



Copake Planning Board
May 22, 2010
Special Meeting Minutes

Approved
June 3, 2010

A special meeting of the Copake Planning Board was called to order at 1:00 pm by Marcia Becker, Chair. Also present were Chris Grant, Gray Davis, Skip Pilch and Jon Urban. Marcia Becker served a recorder of the Minutes. Also in attendance in the audience was Denise Chickery, Copake Lake Conservation Society

The purpose of the meeting was to review the application of Jay and Mona Aronstam inasmuch as work had begun on this project without Board approval. In lieu of a Stop Work Order the Board decided to meet prior the Board's regular meeting to bring this application into compliance.

2010-7 SITE PLAN REVIEW – JAY & MONA ARONSTAM – Lincoln Drive
[Copake Lake]

Scott Decker, Mona & Jay Aronstam and Ray Jurkowski presented support materials for the Aronstam Site Plan Review. Those materials are: a corrected building permit application indicating a 4 bedroom house, a letter from Flood's Sanitation Service Inc. dated July 23, 2002 stating that the 1,000 gallon concrete septic tank is in good working order, a letter dated 2/22/10 from Russ Stein stating the Aronstams are members of the CLSSS Water System in good standing, a floor plan of the existing house showing 4 bedrooms dated 4/24/04, a letter from Mona Aronstam stating the "den/playroom" on the building plans is not intended as a bedroom. Mr. Jurkowski assured the Planning Board that his stamp on the building plans say the plans are for a 4 bedroom house not 5 bedrooms.

A general discussion ensued regarding the "policy" of permitting the modification/expansion of an existing house with an undersized septic system although it may be in good working order according to a sanitation service. The Planning Board unanimously decided this policy would be changed and septic systems within the Town of Copake must now be sized according to current Department of Health regulations.

After review of all the newly submitted material a motion to approve the Site Plan Application for the Morris Associates plans for the Aronstam house renovation and addition dated April 28, 2010 was made, seconded and unanimously approved.

PARCEL REVIEW and/or CONSULTATION

2008-21 MAJOR SUBDIVISION – Michael B. & Barbara S Braunstein – Off Golf Course Road

Ms. Becker informed the members that the Braunstein application for an area variance to locate a septic system on Mosquito Island closer to Copake Lake than allowed (232-9.P. (1) is on the ZBA agenda for May 27, 2010, at 7 PM. There are concerns that lake quality could be harmed by development on Mosquito Island. There is a surface water area recharge calculation which could be applied depending upon the type of system proposed. Ms. Becker will attend the ZBA meeting. Ms. Chickery from CLC (Copake Lake Conservation Society) will try to attend as well.

Cohen Family Partnership Building Permit application (Synder Pond Road).

The building permit was issued in error. The existing house is a non-conforming structure on a conforming lot located approximately 40' feet from a stream in violation of Town Code 232-9 P. (1). The site map provided was inadequate for proper review. According to Town Code 232-24. B. (2) (a) the project should have been referred to the Planning Board for a Site Plan Review. The question arose about what is required by the Building Inspectors before a Building Permit is issued. The Planning Board recommends that the Zoning Enforcement Officer take action to correct the violation. Ms. Becker will consult with the Building Inspectors about what they required for a site map.

ADMINISTRATIVE

General Construction around Copake Lake: - Mr Davis presented photographs of various development around Copake Lake that is in violation of zoning: The Ziglers have no erosion control protection in place for their site work. A building permit has been issued for the construction of a concrete wall along the shore (name?). Several land owners have clear cut land right down to the shore line which also contributes to run-off pollution. Ms. Chickery will write a letter to the Town Board asking for more support enforcing protection and zoning around Copake Lake. Mr. Urban volunteered to notify all Copake Lake property owners that the violation of regulations will damage the water quality of Copake Lake. He felt that informing residents is as important as enforcing zoning regulations as what they are doing can and will damage the Lake.

July meeting date: - The members agreed to reschedule the July Planning Board meeting for July 8 inasmuch as the regular meeting date falls on the Fourth of July weekend. Chris Grant will chair the meeting on that day.

MINUTES

The Minutes from the May 6 meeting were not approved.

ADJOURNMENT

There being no further business, on a motion made by Mr. Grant and seconded by Mr. Urban the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 2:00 p.m.

Marcia Becker, Chair