

Minutes of the Comprehensive Planning Committee  
Thursday, June 29, 2010  
Copake Town Hall

Members Present: Jeanne Mettler, Rus Davis, Frank Peteroy, Charles Dodson, Marcia Becker, Roberta Roll, George Beneke

Members Absent: Harvey Weber, Dan Haas, Bill Kiernan

Minutes from May 25th, with no revisions from Mr. Dodson, were approved, as well as those from June 17th. Ms. Becker commented that the remarks that Margaret Irwin made in the June 17th minutes about current zoning not allowing density in the town are not true; technically they are, but there are cluster zoning regulations as well.

Ms. Mettler reported on the application for the DCHRTA grant. She was told by Supervisor Crowley that Col. County (Ken Flood) had offered to make an application for the CEAB. The county will ask for \$20,000 for Copake to bring business into the hamlet, and \$20,000 for Germantown. Mr. Crowley preferred to go with the county application, rather than the CPC. Ms. Mettler said that Ms. Irwin spoke with him, saying that we would be applying for \$40,000, adding that it would be better to get the comp. plan completed and zoning revised accordingly before attracting business into town. Although we have a contract with River St. to do this application and our grant would have included the three approaches of hamlet revitalization, zoning and planning for the HR land, we now cannot pursue this grant. Mr. Peteroy asked how the town will use the money. Mr. Dodson said it is not specifically stated in the grant. Ms. Roll suggested we talk to the CEAB. Ms. Mettler said that the money will go to Ken Flood's office, then to the CEAB and that an email from Mr. Crowley specifically states that the CEAB and Ken Flood will be working closely together to coordinate the use of the funds. Mr. Peteroy suggested that some of the money be used to fix roofs on commercial building that the owners do not want to fix. Mr. Dodson said that there is Fed. money involved, so the grant has to conform to three guidelines - low income, blight and slum mitigation, and/or imminent health threats.

We then turned our attention to the request by Mr. Crowley for a recommendation from the CPC to form a zoning revision committee. He was considering a committee of 3-5 people. Ms. Mettler suggested he speak with Ms. Irwin. During their conversation, Ms. Irwin suggested a committee of about 7-9 people, including a seasonal property owner, a few from the CPC, and representation from different types of citizens. Mr. Crowley said he would like to appoint the committee now, even if they do not start the work immediately. We noted that it will take a couple of months to appoint the committee. We read a draft letter to Mr. Crowley that Ms. Mettler had prepared, and had a long discussion about planning and zoning - the timing and composition of each, and the very detailed work that will need to be done. Mr. Peteroy said the people who are appointed will need to become thoroughly acquainted with and understand the zoning ordinances and the code. They should also attend zoning and planning board meetings. We finally agreed that it would be reasonable to begin the process of appointing a committee in Sept. We will recommend 8-12 members and that at least 2 members with experience on the zoning board and at least 2 members with experience

on the planning board, with one current member from each board, be appointed. We will also recommend that at least 2 members from the CPC be on the committee, and that the others should represent different interests in the town - farming, business, second home owners, etc. Dr. Beneke asked how we should best make the transition; perhaps we should meet with the new committee. Mr. Dodson said we should remember that zoning is not the only committee that will come out of the comp. plan. There will be committees to implement the catalyst projects, etc. All the committees should work together.

Ms. Becker asked about the timing of the appointment of the zoning commission members, as they will need to educate themselves. Ms. Mettler agreed that their first job will be to get educated about the CPC and zoning. We decided that the letter to Mr. Crowley should include a strong recommendation for hiring a consultant. We will need to pursue other funding sources, now that the DCHRTA grant opportunity is gone. We will also request that the appointment process not be started until after the July 31st public action planning workshop, and after our Aug. 19th meeting, to which we will invite the Town Board to discuss the results of the workshop and other aspects of the planning process and timeline. Our meeting schedule is July 20, 29, Aug. 10, and 19. Regarding the July 31st workshop, Mr. Peteroy said he didn't want to overload people with too much information. He would like to have a shorter vision statement. Ms. Mettler asked if we should call the vision statement a draft, and we agreed that, in fact, everything must be a draft until it is approved in the final CP.

Ms. Mettler said she will speak at the Friends of Copake annual meeting on July 10th. We agreed that if there are questions about the HR land, she will remind them that there are many positive options for that land. Mr. Dodson said he had asked the Environmental Committee for their minutes, and that he had received some. They note that the HR land could be used for a Native American museum, a Boston Commons type park, and a community garden/coop. Ms. Becker noted that in Aug., the six month timeline will expire and the current HR project will be defunct. HR will receive a letter to this effect and they will then have two months to respond. Mr. Peteroy said that the concern of FOC is whether the center of town [Copake hamlet] should grow and how the CPC is looking at this issue. But we have to look at the whole town of Copake, including the Rt. 22 corridor and Rt. 23. He would prefer to have a mixed-use on the HR land. Ms. Mettler brought up the question of how specific the comp. plan should be in its recommendations for the HR land. We had a long discussion about this. Dr. Beneke mentioned tourism and the scenic overlay. Mr. Peteroy mentioned a bike path from Weed Mine Rd. into town and working with DOT, as well as the bridge at the north end of town and the need to take into account the relationship between the stream and farmland. Dr. Beneke also mentioned that years ago DOT effectively shut down future Rail Trail areas when certain roads were built. We need to plan for this type of thing. He also pointed out that we need to plan to save space for deep wells, according to the water report. Mr. Dodson said he had prepared a whole list of specific items for planning at the very beginning of our process; our initial work had been much more general and non-specific, and now we were discussing specificity again. Ms. Roll said that at the beginning we had discussed the need for us to just listen and to get as much public input as possible. Mr. Davis said that perhaps we weren't ready to hear specifics

yet. Mr. Dodson talked about the various hamlets and how they naturally evolved, and how we should think about the future of the hamlets in light of consolidation and costs. Ms. Becker made a motion to adjourn, Dr. Beneke seconded, and the meeting was adjourned at 9:35pm.

Respectfully submitted,

Roberta Roll