

Strategic Planning Committee of the Town of Copake
Copake Town Hall
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February 23, 2005

The Strategic Planning Committee wishes to thank all who attended the public hearing on Saturday, February 12th and everyone who voiced his/her questions, concerns and suggestions.

Based on your comments, the Committee is recommending the following revisions to the Recommended Components (Part II) of the Draft Scenic Resource Protection Plan made public and dated 27 January 2005.

Paragraph 1 of Section D (Applicability) is revised to read as follows:

D. Applicability

(1) Land subdivision, site plan approval and special use permit.
On any parcel of land lying fully or partially within the SCOZ, the provisions of this section shall apply in the following instances:

- a) All subdivisions that exceed the threshold for minor subdivisions as described in Section 197-2, Minor Subdivision.
- b) All land use development that requires site plan approval under the current zoning law as described in Section 232-23.
- c) All commercial structures and uses.
- d) All applications for special use permits or zoning variances.

However, the SCOZ requirements shall not be used to lessen the underlying zoning district density. The provisions of the underlying zoning district shall remain in effect except where otherwise specified herein.

Note: single family homes and minor subdivisions are exempt from the SCOZ.

F. Design Requirements

(2) Restrictions on height -- no change is proposed here. The height of buildings used exclusively for agriculture are exempt from these requirements (see Section F-7-e).

(3-b) "Colors" - the phrase "(2) have a light reflective value of no more than 60%" is deleted. This means that white houses and red barns, for example, would be permitted.

(3-c-2) "Clear cutting." - the one-quarter acre is increased to one-half acre and after the word "prohibited" the following phrase is added: "replanting of trees and/or shrubbery after construction may be required."

(7-c) Dimensional Regulations - the phrase "unless the structure is to be used exclusively for agricultural purposes" is added after the word "footprint."

(7-d) Dimensional Regulations - after the phrase "20%" the following phrase is added: "This includes the footprint of all buildings/structures."

(F-5) Lighting. The following additional item is added after the section on lighting: "Solar energy - Solar energy installations for residential/agricultural use are permitted in all zones within the SCOZ. Solar energy equipment/supply/service businesses are permitted under SCOZ design guidelines. Commercial solar power generating plants are not permitted."