



Columbia County, New York Planning Board

Meeting Minutes – 21 January 2014

Members Present

Cheryl Gilbert
 Arthur Koweek, *Vice - Chair*
 Larry Saulpaugh *(arrived after CTO)
 Deborah Shakotko
 Timothy Stalker, *Chair*
 George Super

Staff Present

Patrice O. Perry, *Senior Planner*
 Alice Platt
 John V. Florio, Jr.
 Steve J. Savarese

Guests

None

Members absent-Notified

CALL TO ORDER and APPROVAL OF MINUTES

Chairman Timothy Stalker called the meeting to order at 6:30 PM. Chairman Stalker opened the floor to the CCPB for any changes to the 19 November 2013 meeting minutes. George Super motioned to approve. Deborah Shakotko seconded. Vote: All in favor.

NYS GENERAL MUNICIPAL LAW §239-l, §239-m REFERRALS

1. #14-001– Town of Germantown Planning Board

Karen Targrove for Site Plan Review.

RESUBMISSION: Cancelled meeting in December 2013 inclement weather

The proposed action is to construct a ground mounted solar array. The parcel is located at 1075 Woods Road/Columbia County Route 35, at the intersection with Round Top Road in the Town of Germantown, NY.

Recommendation: no apparent significant county wide or inter-community impacts

Comment: None

Motion: Deborah Shakotko Second: Cheryl Gilbert

Vote: #14-001

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.				X
5	Arthur Koweek	X			
6	Larry Saulpaugh*				X
7	Alice Platt				X
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	5	0	0	4

2. #14-002– Town of Copake Town Board

RESUBMISSION: Cancelled meeting in December 2013 inclement weather

Adoption of the proposed Town of Copake Local Law of 2014 which amends the Town of Copake Town Code Chapter 232 Zoning as it pertains to slaughtering and processing of poultry and rabbits on a farm operation, as defined in New York State Agriculture and Markets Law (NYSAML).

Recommendation: no significant county-wide or intercommunity impacts associated with it

Comments:

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The CCPB notes that Town of Copake has been in communication with the New York State Department of Agriculture and Markets (NYSDAM) regarding this proposed local law and is working towards revising the zoning law to be consistent with the opinion issued by NYSDAM.

1. Use of Structures: The proposed §232-9.O. 3b[9] reads,
"Any new structure must be located a minimum of 100 feet from any stream, pond, lake or other water body or wetland"

The CCPB suggests that the type of use for "any new structure" be defined, and /or specify if the term applies to structures for processing, housing, storage, etc. In addition coordinate this provision with the Existing code §232-9. O. (5) which establishes requirements for siting buildings for the housing of fowl or farm animals,

"Buildings for the housing of fowl or farm animals, including horse stables shall not be located in the required front yard or within 200 feet of a property line or public street right-of-way"

2. Setback requirements: The CCPB suggests that setback requirements established by the following proposed provisions be coordinated:

§232-9.O. 3b [8] reads,

"The room or area within a structure where processing will take place must be set back a minimum of two hundred feet from any property line"

§232-9.O. 3b [9] reads,

"Any new structure must be located a minimum of 100 feet from any stream, pond, lake or other water body or wetland, and

§232-9.O. 3b [10] reads,

"These requirements apply whether the facility is newly constructed or a re-use of a barn or other existing structure."

Motion: Arthur Koweek Second: Cheryl Gilbert

Vote: #14-002

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.				X
5	Arthur Koweek	X			
6	Larry Saulpaugh	X			
7	Alice Platt				X
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	6	0	0	3

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3. **#14-003 – Town of Copake Zoning Board of Appeals**

Catamount Ski Area – Berkshire Mountain Club

Request of Rock Solid Development LLC, Harry Freeman for modifications to a previously approved Site Plan and Special Use Permit. The proposed action is the construction of the Berkshire Mountain Club, a 156-unit resort hotel with related improvements and amenities. The site is located at the Catamount Ski Area, in Copake, NY and is accessed off NYS Route 23.

Recommendation: APPROVAL

The CCPB finds that this proposed action will likely result in positive county-wide or intercommunity impacts. The basis for this recommendation are the following considerations set forth in New York State General Municipal Law (NYSGL), Article 12B § 239-1. Coordination of certain municipal zoning and planning actions; legislative intent and policy:

(a) compatibility of various land uses with one another

(g) official municipal and county development policies, as may be expressed through Comprehensive plans, capital programs or regulatory measures; and

(h) such other matters as may relate to the public convenience, to governmental efficiency, and to the achieving and maintaining of a satisfactory community environment.

The proposed commercial development is a modification of a previously approved site plan and special use permit. Approval was granted for the previous configurations and upon completion of full environmental review, including preparation of an Environmental Impact Statement in 1989, and subsequent addendum in 2006, it was determined that the project would have no potential significant environmental impacts. All required permits and approvals were granted in each instance. The previous proposals were similar, however larger than the currently proposed commercial resort development.

In 2006, the CCPB made a recommendation of Approval, and seeks to reaffirm that recommendation on this latest modified proposal to be known as the Berkshire Mountain Club. The CCPB notes that the proposal is under review by the Town of Copake Planning Board and the Town of Copake Zoning Board of Appeals.

The Catamount Ski Area is situated on the New York State and Massachusetts boundary. It is a major recreational venue in Columbia County, and attracts county residents, as well visitors and tourists from many other areas in NYS, as well as Berkshire County, Massachusetts, and surrounds. In the recent past, Catamount Ski Area expanded its recreational offerings by establishing an Adventure Park, extending operations into multiple seasons. The ski area and adventure park are among the many popular tourism attractions promoted in Columbia County. This proposed resort hotel development will result in the expansion of this established business, and enhance its appeal as a tourist destination. The resort hotel will provide opportunity to meet the growing demand for additional overnight accommodations in the County.

The establishment of a new business, and the creation of new jobs, is consistent with Columbia County economic development policies. The construction of the Berkshire Mountain Club will result in an increase in the commercial tax base in the Town of Copake and create employment opportunities both during and post construction. The CCPB finds that this proposed development will have a positive impact to the Town of Copake and Columbia County in terms of economic development and tourism.

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The CCPB recommends that the Town of Copake Planning Board grant Approval of the site plan and that the Town of Copake Zoning Board of Appeals issue the special use permit. The CCPB notes that the development will comply with the area variances previously granted.

Motion: Timothy Stalker Second: George Super

Vote: #14-003

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.				X
5	Arthur Koweek	X			
6	Larry Saulpaugh	X			
7	Alice Platt				X
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	6	0	0	3

4. #14-004 – Town of Livingston Planning Board

#14-004 – Cotswold Holdings, LLC, Special Use Permit and Site Plan Review

The proposed action is the establishment of a commercial events venue. The site is located at 65 Bells Pond Road in the Town of Livingston, NY.

Recommendation: no apparent significant county wide or inter-community impacts

Comments: None

Motion: Cheryl Gilbert Second: Deborah Shakotko

Vote: #14-004

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
4	John V. Florio, Jr.				X
5	Arthur Koweek	X			
6	Larry Saulpaugh	X			
7	Alice Platt				X
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	6	0	0	3

EXEMPT ACTIONS - proposed actions exempt from mandatory referral NYSGML §239-m.3. (c) – none submitted

OLD BUSINESS

- Membership:** A copy of the resolution reappointing members will be mailed. Patrice Perry stated that the Nomination for Region 5, City of Hudson, has not yet been received. This seat is held by Arthur Koweek who is interested in reappointment.

NEW BUSINESS

- Election of Officers:** Cheryl Gilbert nominated Timothy Stalker for CCPB chairman and Arthur Koweek for CCPB Vice-Chairman for the year 2014. Seconded by Deborah Shakotko. Vote: All in favor.

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2. **New York Planning Federation (NYPF)**: The annual conference of the NYPF is March 30th – April 1st, 2014 at the Gideon Putnam Resort, Saratoga Springs, NY. The venue location is close enough to allow commuting. The cost to attend the full conference is \$169, and a single day session is \$125 for a NYPF Member. Most of the members present expressed interest in attending one day. The request to attend must be presented to the Columbia County Board of Supervisors County Government Committee on 25 February 2014. Those present at the meeting interested in attending are: Deborah Shakotko, Cheryl Gilbert, Tim Stalker, Arthur Koweek, Larry Saulpaugh, George Super. Chairman Stalker serves as the Second Vice President of the Executive Committee of the NYPF Board of Directs and Vice-Chairman Koweek is past President of the NYPF Board of Directors

ADJOURNMENT

Chairman Stalker adjourned the meeting at 7:26 PM. The next scheduled meeting is

Tuesday, 18 February 2014, 6:30 PM

1st Floor Committee Room, Columbia County Offices

401 State St, Hudson, NY