

Columbia County, New York  
**Planning Board**

***VIA EMAIL ONLY***

21 February 2023

The Honorable Jeanne Mettler  
Supervisor of the Town of Copake  
230 Mountain View Road  
Copake, NY 12516  
[copakesupervisor@townofcopake.org](mailto:copakesupervisor@townofcopake.org)

RE: Referral #23-011 – Town of Copake, Local Law No. 3 of 2023 – Moratorium Subdivisions

Dear Supervisor Mettler:

Pursuant to the provisions of New York State General Municipal Law (NYSGML) §239-l and §239-m, please find the Columbia County Planning Board (CCPB) recommendation concerning the adoption of the proposed Town of Copake Local Law No. 3 of 2023, A Local Law to Enact a Six-month Moratorium on Major Subdivisions in the Town of Copake, "Town of Copake Major Subdivision Moratorium Law."

Pursuant to NYSGML §239-l and §239-m, the CCPB reviews proposed actions for inter-community or county-wide considerations and shall recommend Approval, Modification or Disapproval of the proposed action, or report that the proposed action has no significant county-wide or intercommunity impact. Upon recommendation of Modification or Disapproval, "...the referring body shall not act contrary to such recommendation except by a vote of majority plus one of all the members thereof". The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations made.


Recommendation: The CCPB finds that this proposed action has no significant county-wide or intercommunity impacts associated with it. Therefore, the Town of Copake Town Board may take final action with a simple majority vote. However, the following informal comment is offered for consideration:

1. Appeal: The CCPB suggests that consideration be given to including a relief mechanism for variances or waivers from the terms of the moratorium.

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Please note that within thirty (30) days after final action is taken, the Town of Copake Town Board shall file a report of the final action it has taken with the CCPB. Please contact Columbia County Planning Department at 518.828.3375 or [patrice.perry@columbiacountyny.com](mailto:patrice.perry@columbiacountyny.com) for additional information.

Sincerely yours,



Timothy Stalker,  
Chair

cc: Lynn Connolly, Town of Copake Town Clerk – [townofcopake@taconic.net](mailto:townofcopake@taconic.net)  
Kenneth J. Dow, Esquire - [kendowlaw@hotmail.com](mailto:kendowlaw@hotmail.com)