

Town of Copake
Special Town Board Meeting
Tuesday, August 1, 2023
4:30PM

This meeting is being held "in-person" in Town Hall. The access information for the meeting has been posted and there are members of the public present virtually.

Members Present: Supervisor Mettler, Councilperson Wolf, Councilperson Gansowski, Councilperson Judd, and Councilperson Sullivan.

Present: Town Clerk, Lynn Connolly Town Attorney, Jon Tingley and members of the Housing Review Working Group: Meredith Kane, Dale Peterson and, Bob Haight, and Ken Dow.

Supervisor Mettler states that this meeting is open to the public. The meeting is being recorded and the recording will be posted online within five business days.

Supervisor Mettler opens the Special Town Board meeting with the Pledge of Allegiance.

Supervisor Mettler mentions that there are a few new items of business to discuss with the Town Board before going into Executive Session.

Highway Supervisor Gregory is seeking the Town Board's approval to hire Jeff Farnham as a summer maintenance employee at a rate of \$20 per hour.

A motion was made by Councilperson Wolf and seconded by Councilperson Sullivan to authorize the Park Superintendent to hire Jeff Farnham as a summer maintenance employee at a rate of \$20 per hour from now until mid- November.

All in favor. Motion approved.

At this point, Supervisor Mettler offers Introductory Local Law No. 9 of 2023. Introductory Local Law No. 9 of 2023 is a proposed Local Law to Promote Affordable Housing in the Town of Copake. Supervisor Mettler asks Ken Dow to give an overview of the local law in which he does.

The Town Board schedules a Public Hearing on Introductory Local Law No. 9 of 2023 for August 22, 2023 at 6:00pm.

A brief conversation ensued.

Supervisor Mettler states that the next item of new business is the Short Term Rental Law and the Conservation Easement Law which she discussed with Ken Dow earlier in the day. Supervisor Mettler mentions that Ken Dow will get these laws to the Town Board by the August 12, 2023 Town Board meeting.

A conversation ensued about the details of the short term rental law.

Lynn Connolly, Town Clerk asks for the Town Board's approval of an estimate for General Code for updating the Town of Copake's Town Code.

A motion was made by Councilperson Gansowski and seconded by Councilperson Judd to approve the estimate in the amount of up to \$3,615 to pay to General Code pursuant to the estimate of April 6, 2023.

All in favor. Motion approved.

Supervisor Mettler states that the next item on the Agenda is a request from Tessa Edick Williams for a letter of approval from the Town Board regarding a Cannabis Growers Showcase.

Supervisor Mettler asks Attorney Tingley to give the Town Board an overview of the Cannabis Law and inform them of what the authority of the Town Board is with regard to this request in which he does and his suggestions to the Town Board of how to proceed.

A brief conversation ensued.

Tessa Edick Williams then addresses the Town Board with her request for approval of the Town Board regarding a Cannabis Growers Showcase.

A motion was made by Supervisor Mettler and seconded by Councilperson Wolf to classify the request by Hempire Inc., d/b/a Empire Farm, 1830 as a Type II action under the State Environmental Quality Review Act, pursuant to 6 NYCRR 617.5 (c) (21).

All in favor. Motion approved.

A motion was made by Supervisor Mettler and seconded by Councilperson Gansowski to grant municipal approval of the request of Hempire Inc. d/b/a Empire Farm 1830 to conduct a Cannabis Growers Showcase at 548 Empire Road on Thursdays, Fridays, and Saturdays between the hours of 12pm and 8pm between August 17, 2023 and December 31, 2023, upon issuance of approval by the New York State Office of Cannabis Management, and to authorize the Supervisor to execute a municipal letter of approval for such application.

All in favor. Motion approved.

At this time, a motion was made by Supervisor Mettler and seconded by Councilperson Wolf to go into Executive Session to discuss matters related to the proposed acquisition of real property or rights over real property in the Town.

All in favor. Motion approved.

At 6:30pm, a motion was made by Councilperson Gansowski and seconded by Councilperson Sullivan to come out of Executive Session.

All in favor. Motion approved.

There were no decisions made in Executive Session.

Supervisor Mettler states that the engineer suggested that the Town Board authorize up to \$2,000 which will cover a thousand gallons of sewage pump and about six hours of onsite investigation time.

A motion was made by Supervisor Mettler and seconded by Councilperson Wolf to authorize Barton & Loguidice to engage Superior Sanitation to undertake the underground septic location service in accordance with the proposal reflected in Barton & Loguidice correspondence date July 20, 2023 to be completed at the direction of Barton & Loguidice with use of town employees/equipment where appropriate in Barton & Loguidice judgement.

All in favor. Motion approved.

A motion was made by Councilperson Wolf and seconded by Councilperson Gansowski to adjourn the meeting.

All in favor. Motion approved.

Respectfully submitted,

Lynn Connolly