

TOWN OF POMPEY PLANNING BOARD MINUTES
JULY 17, 2017

The Town of Pompey Planning Board meeting was held on Monday, July 17, 2017. In attendance: Chairman Sue Smith. Members: Dan Bargabos, Robert Neufang, Roy Smith, Carl Fahrenkrug, John Shaheen and Kevin Coursen. Attorney Jeff Brown and Town Engineer Steve Snell were also in attendance.

Chairman Smith called the meeting to order at 7 pm. followed by the Pledge of Allegiance.

Motion by J. Shaheen, seconded by K. Coursen to approve the June 2017 minutes as corrected. All in favor.

THE PILLARS FARM BREWERY: 3149 Sweet Road. Dan Palladino and his engineer, Ed Reid were present.

The name for the brewery is now Hill Country Farms Brewery, LLC.

Chairman Smith stated that last month there was a vote for a negative declaration for SEQR. At that time the Board had several questions for the engineer regarding some changes.

She also said that she would run the meeting tonight, but recuse herself from the discussion and the vote.

Engineer Ed Reid had the plans for the lighting. He also stated that they now have the Health Department approvals (also septic system).

Town Engineer Steve Snell had one comment on the waste from the brewery.

Dan Palladino stated that he doesn't apply to DEC for approval. He uses all the waste on the farm. He also has the driveway permit and it is now combined commercial parking with 41 spaces in the front and side of the building

Bob Neufang asked about the septic and leach field system.

Engineer Ed Reid stated it is on the south side rear pasture.

Dan Palladino stated they would operate seven days a week until 10:00 pm. He doesn't intend to do it all the time. He had previously stated it would be five days a week, 8 pm. in the winter and 9:00 pm. in the summer. He wants the option to do more, but will not necessarily be doing it.

Attorney Jeff Brown said that the safer thing would be to reopen the Public Hearing and decide whether it is a significant change or not. It is safer to re-notice it and make it clear what the intent is.

You could open for informal even though it was not advertised for tonight, it would be a toss up if challenged. Does he think it will go that far, there are a lot of variables. The safest course would be to re-notice public hearing, but not saying it is absolutely necessary. Applicant has made his intention clear.

Dan Palladino stated that it is just a potential, but for now he doesn't plan on being open seven days a week. He just wants to plan in case it comes to that.

Carl Fahrenkrug asked the question, if it is not an intent, why do we need to look at it?

Kevin Coursen stated that originally it was five days a week, until 9:00 pm.

Dan Palladino stated that it was Wednesday thru Sunday, basically the same as the store.

Chairman Smith asked for clarification, if it is seven days a week it will be 10:00 pm. or are you saying five days a week until 9:00 pm?

Dan Palladino if it is at 9:00 pm. and have five people at 9:15 pm., he is just trying to avoid having to come back, so he would ask that the time be 10:00 pm., but can come back if he wants to do seven days a week.

Carl Fahrenkrug stated that the discussion last month mentioned having music. Would it be inside or outside?

Dan Palladino said he envisions two days a week, the weekend mainly in the summer and the music would be outside. He has his 4th of July party for the second year. There are bands all day and he has not had any complaints.

Town Engineer Steve Snell had comments stating that there are four parking spaces shown with a gravel lot. They are delineated.

Dan Palladino said he would do the wheel stops and will be shown on the map.

Town Engineer Steve Snell said the number of handicapped spaces is based on the total number of spaces provided. There is no sidewalk provided for the south door. He also stated there is no sidewalk on the west side. He then asked about the double doors with the steep slope?

Dan Palladino said that he will add a sidewalk out the back door and tie into the deck.

Chairman Smith then asked if the well had been drilled?

Dan Palladino said it has not been drilled yet, just waiting for the approval.

Carl Fahrenkrug then asked about tour buses, would there be enough room to turn around?

Kevin Coursen that the change in hours and motion is the only thing left to do. Keep it at five days, close Monday, Tuesday, open at 11:00 am., just go to 10:00 pm. year around.

Chairman Smith asked if there any comments on the extended hours?

Roy Smith said that he doesn't think it should be a problem.

John Shaheen stated that the Farm Store is not in compliance with what was approved.

Dan Palladino he doesn't serve food. He has guidance from the State. The 20C license covers hot foods. If it is 50% sold, it is covered under Ag & Markets inspector. He has talked to him. The water was tested by Ag & Markets.

Chairman Smith stated that food was not in the Site Plan for the store. Things keep getting added.

Kevin Coursen said that the purpose of the tonight's meeting is the brewery. The store would be for Fred to look into to see if he is in compliance.

John Shaheen stated he only brought it up because it involves food at both places.

Kevin Coursen stated that tonight it is for Site Plan approval for the brewery. It is someone Fred's job to make sure it is being done correctly.

Motion by K. Coursen, seconded by J. Shaheen to approve the Hill Country Farm Brewery Site Plan last revised June 27, 2017 based on architectural plans dated May 2017 A1-A7 for the proposed additional hours until 10:00 pm., five days a week subject to Health Department approval for the septic system, the sidewalk at the south door all the way to the building, that the dumpster will be out of site or screened, wheel stops for parking spaces. 1 abstained. Motion passed.

J MAP SERVICES: Rt. 20. Jonathan Mapstone was present. The code states that the applicant must come to the Planning Board for any changes in the existing use and be in full compliance of the zoning ordinance and the addition does not exceed 50% of structure.

The Site Plan approval was for a proposed sign was 3'X6' and was to be installed on the face of the building. An argument could be made that the sign not be more that 50% of what was approved.

Jonathan would like to have the sign by 4'X6'' and be place near Rt. 20.

Everyone on the Board agreed it was not a drastic change.

HUNTER SPRINGS LANDSCAPING COMPANY, INC.: 3210 Gardner Road.
Andrew Leja, Attorney for the applicant Scott Schaal was present.

Attorney Jeff Brown stated that the applicant does not have everything to come to the Planning Board for a Site Plan. They want to know what is going to be required for them to come to the Planning Board with the Site Plan?

Andrew Leja, Attorney stated that the Zoning Board told them to come to the Planning Board to get approval for a Site Plan at 3210 Gardner Road. Last month the Board asked for an updated survey map. The map they have is part of the Park Subdivision map. An updated map would cost about \$1500, but he fears the information will not give the Board the information they want. We are asking the Board to please waive the requirement for the updated survey map.

Kevin Coursen said the ZBA said it is an approved use. If the property sold, wouldn't you need an updated survey?

Andrew Leja said that they do have an original survey of piece of property. Mr. Schaal employs a landscaping architect and wondered if he could do the map?

Kevin Coursen said that the ZBA did ask the Board to do a Site Plan after the fact (10 years).

Attorney Jeff Brown stated the concept is to get a baseline.

Engineer Steve Snell asked for a survey of the property that would need to be compared to what is there today. How can it be accurate without the survey? He will go there as part of review.

Chairman Smith said it is acceptable to have it prepared by the landscape architect.

Andrew Leja said they will do the Site Plan and get it to Steve to review ahead of time.

Motion by J. Shaheen, seconded by C. Fahrenkrug to adjourn at 8:25 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board