

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: July 7, 2014
7:00 p.m.**

APPROVED 8/4/14

Chairman Brian Goodrich called the July 7, 2014 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Brian Goodrich, Virginia Ambrose, Scott Cole, Gretchen Stearns, Judy Zink, attorney Rob Fitzsimmons, engineer Paul McCreary, and secretary Jodi Keyser

Absent: Rick Gerlach

Correspondence

Review Minutes of June 2, 2014 meeting.

Motion to approve the minutes of the June 2, 2014 meeting was made by Virginia Ambrose with a second from Scott Cole. All members were in favor. Motion carried.

CONTINUING APPLICATIONS FOR 7/7/14:

Singleton, Joseph Micro Farm Distillery Special Exception: Tax Map #(SBL)141 . – 1 – 61 Located at 239 Millbrook Rd. Special Exception for a micro farm distillery to produce vodka and bourbon with direct sales and tasting tours.

Joseph Singleton was present for his application. Mr. Singleton previously submitted new information that the Board had requested and reviewed the information as follows:

Lighting design: 3 straight neck fixtures that hold 100 – 200 watt bulbs located at the front entrance, rear, and side of the building. No motion sensor lights.

Permeable pavers: Mr. Singleton explained that he investigated this as an option for the parking area. Mr. Singleton stated that less than 7% of the total property will be used by the building and parking footprint so runoff will not be an issue.

Local Sourcing: Mr. Singleton asked the Board to consider an agreement with his distillery seeking to be 50% Columbia County sourced at 5 years of operation.

Landscaping: Mr. Singleton informed the Board that he has proposed additional screening of 11 large spruce trees along the perimeter and 41 smaller trees along the Mooring property for added screening.

Mr. Singleton informed the Board that his engineer Pat Prendergast is currently working with NYS DEC for the sanitation and has submitted an industrial permit. Mr. Singleton stated that the property has a current driveway cut approval with the Town of Claverack.

Virginia Ambrose asked how the Town of Claverack Planning Board could be assured that the business was using local materials for production. Mr. Singleton stated that he would be willing to commit to a report of sourcing locations and he is estimating that he will exceed the 50% local sourcing at the end of the 5 year mark. Chairman Goodrich opened the meeting to public hearing at 7:15 p.m. Robin Mooring stated that she is the neighbor to the north of the proposed project and after speaking with Mr. Singleton and having her privacy issues addressed with the extra plantings she is in favor of the project. Betty Grinrod lives two houses down the road and is in favor of the project. No further public comment. Chairman Goodrich closed the public comment at 7:17 p.m. Rob Fitzsimmons and Paul McCreary reviewed the SEQRA Part II for the Board members. Motion to declare a negative impact with regard to SEQRA was made by Judy Zink with a second from Virginia Ambrose. Members were polled as follows: In favor – Judy Zink, Virginia Ambrose, Scott Cole, Gretchen Stearns, and Chairman Goodrich. No members opposed. Motion carried.

Motion to approve the Site Plan application for a micro-farm distillery with the condition that local sourcing of materials reach 50% by the end of year 5 and that a report to substantiate this percentage be submitted to the Town of Claverack Building Department was made by Gretchen Stearns with a second from Scott Cole. Members were polled as follows: In Favor – Gretchen Stearns, Scott Cole, Judy Zink, Virginia Ambrose, and Chairman Brian Goodrich. No members opposed. Motion carried.

Mr. Singleton will submit the approved septic system plans when he applies for his building permit. Mr. Singleton paid fees of \$3.43 for the mailing.

Bell, Steven Micro Farm Distillery Special Exception: Tax Map #(SBL)122 – 1 – 40 . 200 Located at 150 Thielman Rd. Special Exception for a microbrewery/farm distillery to produce craft beer.

Eric and Steven Bell were present for the application. Steven Bell submitted new materials previously for the Board to review detailing the use issue of 6/7/14 meeting regarding a farm. Rob Fitzsimmons read a letter from Ag and Markets that defines a farm or agricultural use and a farming operation used for commercial business. Steven Bell informed the Board that they have filed for a DBA and will be planting three different types of hops during the first year only about 120 plants but will increase next spring. Mr. Bell informed the Board that the area can handle up to 300 plants depending on the need. Steven Bell also informed the Board that he is in talks with the Hess Farm and with another property owner in North Claverack who has 2 acres to grow hops on their properties. Eric Bell informed the Board that he plans to sell the unused hops on the internet. Virginia Ambrose asked who the farmer is and who the brewer is. Steven Bell informed the Board that he is the farmer and his son Eric is the brewer but they are doing the operation together. Virginia Ambrose asked how the beer is sold and if they operation has clients. Eric Bell informed the Board that there are no sales or tastings on the site and he has potential clients set up for off-site sales.

Motion to classify as an unlisted action for SEQRA, deem the application complete, and set public hearing for August 4, 2014 was made by Scott Cole with a second from Judy Zink. Members were poled as follows: In Favor – Scott Cole, Judy Zink, Virginia Ambrose, Gretchen Stearns, and Chairman Brian Goodrich. No members opposed. Motion carried Referred to Columbia County Planning. Continued to August 4, 2014.

NEW APPLICATIONS FOR 7/7/14:

Siegfried Sprenger Site Plan Review: Tax Map # 132 . – 1 – 20 Located at 484 NYS Rte. 23. Site Plan Review to establish a retail business to sell furniture and household items at the former Yorkshire Farms Restaurant. Siegfried and Tara Sprenger and engineer Dan Wheeler were present for the application. Ms. Sprenger informed the Board that she is seeking to open a part time business in her father's closed restaurant to sell antiques, refurbished furniture, home-good items, collectables, and consignment crafters. Ms. Sprenger informed the Board that she plans to be open two weekends a month. Mr. Sprenger informed the Board that the building is still for sale and still set up as a full service restaurant. Ms. Sprenger stated that she will just be using the dining rooms and that no changes will be made to the inside of the building. Gretchen Stearns asked about a sign. Tara Sprenger explained that she would like to have a sandwich sign that she can place outside when she is open. Gretchen Stearns explained that sandwich signs are only allowed for libraries, firehouses, churches, etc. and not for business use. Dan Wheeler explained that the sign would only be out when the business is open. Chairman Brian Goodrich suggested that some sort of two-sided sign that could be hung from and existing post could work. Ms. Sprenger will have her father manufacture a sign that could be hung and she will check on the size allowed. Mr. Wheeler informed the Board that this is a less intrusive use for the building and makes the appearance of the building look like it is not abandoned.

Motion to classify as an unlisted action for purposes of SEQRA, accept the application as complete, and set public hearing for August 4, 2014 was made by Virginia Ambrose with a second from Judy Zink. Members were polled as follows: In Favor – Judy Zink, Virginia Ambrose, Gretchen Stearns, Scott Cole, and Chairman Brian Goodrich. No members opposed. Motion carried. Referred to Columbia County Planning for review. Continued to August 4, 2014.

Public hearing on the proposed Town of Claverack Planning Board Rules of Procedure.

Members discussed the proposed Town of Claverack Planning Board Rules of Procedure and all were ok the document. Chairman Brian Goodrich asked if the Town Board would need to approve. Town Board member Katy Cashen informed the Board that the Town Board would not need to approve the rules and that they just wanted the Planning Board to come up with some rules to take care of any issues that would arise. Chairman Goodrich opened the meeting to public comment at 8:07 p.m. No comments public comment was closed at 8:08 p.m.

Motion to approve the Town of Claverack Planning Board Rules of Procedure was made by Virginia Ambrose with a second from Gretchen Stearns. Members were polled as follows: In Favor – Gretchen Stearns, Judy Zink, Virginia Ambrose, Scott Cole, and Chairman Goodrich. No members opposed. Motion passed. Copy of the Rules of Procedure will be sent to each Town of Claverack Board member. Board member Katy Cashen commended the Planning Board members and hoped that the Town of Claverack Zoning Board of Appeals members might do the same.

Chairman Brian Goodrich informed the Board members that he is not sure of the date for the next joint Ginsberg's meeting. Gretchen Stearns informed the Board that she has ideas for the conditions and will email them to the Town of Claverack and Town of Ghent Planning Board members.

Motion to adjourn the meeting was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion carried. Meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Jodi Keyser, Secretary