



Town of Denning - Planning Board Meeting

January 10, 2013

Members of the Planning Board present were Chairman Carl Landon, Mr. Joseph Sibiga, Mr. Greg Vurckio, Mrs. Jennie Snyder, Mr. Steve Bobik, Mrs. Katherine Parr, and Mr. Dennis Deyo.

Members of the public present Councilman Make Dean and Thomas Matthews.

Meeting called to order at 7:05 pm by Chairman Landon.

Introduced our new member Katherine Parr to the board, she brought brownies!

New Business

Started with Thomas Matthews and the Blue Hill Lodge site plan and the addition to the event center. He brought in new revised site plans for the entire complex. We reviewed it and made notes on our suggested changes:

- Change from the latest approved plan are an addition to the Event Center and Pavilion with larger parking area.(2 story 30x40 now one story 60x36)
- Landscape screening needs to be improved not just for the neighbors but other properties to the east. On the west side the activity is blocked by the building itself and landscape screening is not necessary.
- Parking should be increased to 32 spaces out back (should be corner marked and lighting as required when the Event center is used - low ground lighting for walkways out back) in addition to the existing parking. Tommy said they were going to provide parking next to the house for the residents back by the corner of the house. One space for each motel room and spaces for the store etc...
- Drive remains the same giving access to the back of the property.
- Reviewed the septic areas and they are adequate.
- A new rock patio will be in front of the new addition to the event center.
- Properties will be combined (2 lots now one large lot)
- Access to the back of the new addition to the Event Center for delivery coming off the parking lot and wrapping around the pavilion "Service Road" to the back garage door.
- Suggested they put a box indicating where the neighbors house exist in relation to the property being developed (not a requirement).

Consider this an updated Site Plan as most of what exist has been approved before.
Motion to accept Site Plan listing our recommendations and requirements... all in favor.
The chairman noted and signed the maps.

Next we reviewed the new addition to the Event Center (one story 60x36). This was approved last year but it is now modified, reducing the total area and changing the layout. The building was preliminary approved by the building inspector and septic was approved. One member had concern about an exit near the bathrooms - a new one should be in place. This is a suggestion and is the responsibility of the Code Enforcement Officer so we will pass it along.

Motion to accept modified addition as an attached accessory use to the Event Center... all in favor.

Next Thomas Matthews submitted to the Planning Board an application for the “Manufacturing of Beer” in the new addition of the Event Center from the Blue Hill Lodge (Tomina LLC). Manufacturing is permitted in our current zoning in all districts including the Hamlet. We are using the definition of Manufacturing as the making of commercial products for wholesale and retail and brewing is a manufacturing process. We looked up the definitions to be sure. The application is for a small scale “microbrewery”, with a max output of 32 kegs of beer per month.

Thomas Matthews gave us a description of the process and the description of the equipment they intend to use. It is small scale and they are only brewing and bottling, then retail at the store and a tasting room.

In our current Zoning Law “Regulations and Schedule Governing Use”, Manufacturing is an acceptable use requiring a special permit. We decided to use the proposed zoning as a template for approving this special permitted use, having done some research with other small towns that addressed this brewing issue. Most of the small towns did not have brewing in their zoning and they considered it a manufacturing process, which agrees with the State definitions. Some towns allowed this type of manufacturing in their agriculture district, but most allowed it in all districts wherever manufacturing was permitted.

This will take place at their commercial site 1467 Denning Road (SBL 50.1-1-44) at the addition to the Event Center. We will approach this special permit as it would apply to anywhere in the town as well as the special considerations of its current location.

After reviewing the details and making sure they are applicable to our current zoning we accepted this Application for a “Special Permit” for the Manufacture of Beer.

According to our current zoning we will schedule a public hearing of February 23, 2013 keeping in the required time frame for response to the special permit application. This will be after our next planning board meeting which will give us time to prepare. Then we will make a decision on whether to accept the application and issue a special permit with stipulations if required at our March planning board meeting.

We had a lengthy discussion about the location of the microbrewery in the building and access to the public, and the hours and time of operation, also the bottling process and thoughts on traffic etc... We discussed the process of notifying the public and the requirements of the zoning. There was a thought that we could mail a survey to the public and get some response on the public thoughts of having a microbrewery in town. We decided it is not a requirement of zoning so we will probably not do one.

We discussed what guidelines we will use to make a decision on the issuing of the special permit.

Some of the planning board members asked if we had a budget for the planning board and how much was in the budget. Councilman Mike Dean said there was and it should be funded to cover the cost of a mailing or notifying the public as required. Should be about \$1800 for the year code A8020.4.

The public hearing will be held at the Claryville Firehouse community hall on Saturday, February 23, 2013 at 10AM. The applicant will have a presentation at that public hearing. At our public hearing we will record and consider all public comments before making any decision.

More decision on the time frame for the issuing of the special permit and responding to the application, also the letter writing process to notify the public via survey. We decided that it should be the Zoning Committee doing the survey and that applies to the new zoning.

Someone needs to check if there is a fee for application of a special permit.



January 10, 2013 minutes were read by the computer. Motion to accept January's minutes by Mr. Joseph Sibiga seconded by Mrs. Jennie Snyder. All in favor. The Board signed January's minutes.

The Chairman thanked the Board members for coming to tonight's meeting. Motion to adjourn at 9:50 pm. by Mr. Greg Vurckio, seconded by Mr. Denis Deyo. All in favor.

Next meeting is scheduled for February 14, 2013 at 7:00 pm.

Respectfully submitted by,
Carl Landon
Planning Board Chairman

In need of a secretary...