

TOWN OF POMPEY PLANNING BOARD MINUTES
MARCH 20, 2017

The Town of Pompey Planning Board meeting was held on Monday, March 20, 2017. In attendance: Chairman Sue Smith. Members: Dan Bargabos and John Shaheen. Attorney Jeff Brown, Engineer Steve Snell.

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

We did not have a quorum for the meeting, so no actions could be taken.

THE PILLARS FARM BREWERY: 3149 Sweet Road. Dan Palladino was present. He stated that the Farm Store that he opened in December is a success and he has gotten quite a bit of feedback.

John Frazee has a large brewery in Colorado. He contacted Dan.

Dan had a site diagram and wants to construct a basic pole barn on an existing pad (former dealership building which burned. It will be approximately 6,000 square feet with a 600 foot covered porch. The tasting room will be 1,800 square feet with bar and tables. The remaining space will be used for production, bottling, office, bathrooms and kitchen. There will be limited local foods served.

He cannot apply for a license (will take up to 6-8 months), until he has four walls, roof, etc. Costello Cooney & Fearon (specialize in these types of license).

Dan wants to see about grants. This will be a long process. The design is based on John's experience in Colorado. 300 gallon mash tank, four fermenters will take four weeks, want to leave space to add more, if necessary. Also, will need to add more parking spaces. He wants to focus on the manufacturing process and have a small kitchen. There is room for 37 parking spaces, four will be reserved for the store and there will be two handicapped spaces.

The ingress/egress has been approved by the county. Loading area already exists. All waste will go into underground tanks for the animals.

The water for the brewery will come from a pond on Rt. 91. It never runs out and he has talked to Shute Welling. It will come up hill into two 500 gallon holding tanks and will flow continuously into the tanks.

John Frazee owns all his own recipes. Dan thinks it is a great opportunity. Wants to plant hops in the spring. Also, wants to use other local crops. The plan is for this to be a real farm brewery.

Chairman Smith asked Dan what is the total capacity?

Dan stated that 50 barrels a year for a brewery license. Would do a batch – 300 gallons every two weeks. There will be capacity to do more with the 6,000 square feet. Because the farm is under the land protection, 600 acres, there is no room to expand.

Chairman Smith stated that proposal with the building is on a different site than the Farm Store. In the application it refers to bar/restaurant. We will need an interpretation from the Code Enforcement Officer if it is a continuation. If not, you will need to go to the Town Board or to Ag & Markets.

Attorney Jeff Brown stated that he could combine the parcels. Any farm district can have the farm business overlay. Could do just enough to meet the set back requirements or get an area variance from the Zoning Board of Appeals.

Dan stated he would work on combining it.

Chairman Smith also has some questions. She will recuse herself again, but going back to the capacity, how much water, where does the waste water go and underground tanks. You have the driveway permit for the store, but wondered if they looked at the traffic access or just the site distance/speed?

Dan said he needs someone looking at the traffic in and out of the driveway.

Chairman Smith stated that he needed to get the farm overlay and set back taken care of first. The questions of permitted use for farm overlay zone, but our code does not allow for restaurants.

Attorney Jeff Brown stated that he can talk to our Code Enforcement Office and Ag & Markets.

Dan said that the Value Added Producer Grant is the possibility of a good thing. In Tully, Fabius and LaFayette there aren't any breweries. He doesn't want a huge tasting room. He could open a tasting room (bar) anywhere as opposed to a bar at his home. He wants it to be good thing for the Town.

Chairman Smith asked Dan if the existing barn and silo will stay? Also, what about the driveway?

Dan stated that the barn will stay, not sure about the silo. It will be a paved driveway to the store on south end. Then he will do a topographical map with the exterior lighting, building size. There will be a sign on the building.

Engineer Steve Snell said he should double check the parking. He could show future expansion for parking.

Dan stated the new building will be 6,000 square feet. The store is a separate entity.

Also, could consider the tasting room separate from the brewery for Federal licensing. The storage/consuming would be separate from the manufacturing.

John Shaheen asked for the dimensions of the covered deck?

Dan stated 20x70 would be the covered deck. The pad would be 100x60. It is a simple pole barn with North facing wall with windows.

Engineer Steve Snell said Dan should also list materials for the roof, siding and show elevations. The county could ask for curb cuts.

Chairman Smith asked about the Brewery hours to be open?

Dan stated that it would be open Thursday, Friday, Saturday and Sunday 11-8 pm or 11-9 pm year around.

Chairman Smith told Dan not to forget to show the landscaping.

Jay Radway, Pompey wanted to talk to the Board about what his intentions are for the two properties at the Old Stone Store on Rt. 91 and he has the house next to it. Also owns the Garden Shop across the road on Sweet Road.

He would like to get on the agenda. He would like to have a small engine repair at the Garden Shop on Sweet Road. He has rebuilt the shop and will be back with the plans. He has talked to the Code Enforcement Officer. He also would like to reopen the store with dry goods, etc. in the front of the store and display antiques for sale and old books at the back.

Chairman Smith stated that he would have to check the zoning requirements for permitted uses, then develop a site plan and business plan, then do the application to get on the agenda. Will need lighting, parking, landscaping all shown on map.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board