



TOWN OF AMENIA

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Planning Board Minutes

5/27/15

7pm

2nd floor

Present:

Nathan Roy
Bill Kroeger
John Stefanopoulos
Erich McEnroe

Absent:

Norm Fontaine
Tony Robustelli
Peter Clair

Motion to open meeting 7PM

Nano Brewery 4280 rt. 22 Wassaic Ny-Luther Barn.

The applicant, Jeff Barnett-Winsby represented the nano brewery. Jeff reviewed the application for the board. Mr. Barnett-Winsby discussed the scope of the operation, it is a very small production of beer handling approximately 6 kegs at a time. This application does not include brewery tours or a bottling operation. It will be cast/keg production only. It will be used as a recipe experimentation "test kitchen" space. Limitations within the application will be applied through the approval of the Planning Board. Mr. Barnett-Winsby addressed the questions that were posed to him the Town Engineer, Julie Mangarillo. The exact size of septic and capacity of well information will need to be submitted. The oversight for this project is from Ag & Market. Mr. Barnett-Winsby stated that 150 gallons of water will be used from the onsite well and 50 gallons will be used for cleaning in the

form of steam. There will be 2 part time employees. The nano brewery is under 4,000square feet, it will be exempt from SEQRA. A county referral will be needed and a public hearing will need to be scheduled.

Motion was made to schedule a public hearing-2nd-all in favor. Mr. Winsby will need to supply the town engineer and the board with information that has been requested.

289 Bog Hollow Rd

Matthew Schnepf presented for himself in the renovation and expansion of his private home on a 1.2 acre non-conforming lot. Mr. Schnepf reviewed his application for the Planning Board. The nature of the building will stay the same. The expansion will take place to the south of the building. Mr. Schnepf discussed the setbacks that are addressed on his plans. A question was posed if the storage shed would have to abide within the setbacks? Or do the setbacks only apply to the house? The setbacks will not affect the renovation. This application is exempt from the SEQRA process. A referral to the county will be made since the property lies within the 500 ft distance of county route 3. A public hearing will be needed. Mr. Schnepf has not yet decided if they were going to place a new well or replace filter in existing well. Town Engineer reviewed the application and made minor comments on the site plan. She would like to have the small revisions on the plan made before sent to the county. Mr. Schnepf will provide L. DeLango with the changes. The septic system and the well are located on opposite ends of the property. Septic, well and proposed well will be sited on the plans.

A motion was made to schedule a public hearing for the 289 Bog Hollow application. All in Favor.

Silo

A public comment was made on behalf of the HVA. A request to the Planning Board to uphold the County letter regarding the steep slopes and to take the safety of the public and environment into consideration.

Motion to close the meeting 7:35pm

Respectfully submitted,

Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 6/24 and are not to be construed as the final minutes until so approved.

approved as read

approved with: deletions, corrections, and additions