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Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
January 11, 2017

The regular monthly meeting was called to order by Chair Brewer at 7:00 pm with the pledge of allegiance.

Roll called by Planning Board secretary Anne Ricciardella, and attendance was recorded as follows:

Don Brewer, Chair	Present
Kathy Jordan, V. Chair	Present
Art Christie	Present
John Horn	Present
Joanne Kalb	Present
Allen Shiner	Present
Cliff Rabuffo	Absent

Roll call summary: 6 Present, 1 Absent

Others present: Warren Tutt, Bob Kalb, Anique Taylor, Harry Jameson, Rod Futerfas, Dakin Moorehouse, Gael Alba, Tina Rice, Rick Shobin, John Wasylyk

Minutes of previous meeting:

Motion was made to accept the previous month's minutes by Board Member Kalb, seconded by Board Member Christie, all in favor.

Communications:

None

Old Business:

CMRR – Special Permit

Application is still before the Board for a Special Permit to put down ballast, ties, and rail. Last month's meeting left off with the Board seeking legal advice. The CMRR was granted a 45 day extension to remove their cars from County property, Dec. 15th to Jan. 29th. They wish to move the cars off of the County's property, about 12 ft., onto their property on Station Rd. in Phoenicia until they can find another location for their final resting place. They're currently looking at 8 or 9 different locations in Kingston. Moving them on to their property and leaving them in Phoenicia has never been their intention. They don't necessarily want to leave Phoenicia altogether, but the County's given them no choice. They also have 2 ½ miles of track leased in Kingston but the condition of the track is unknown. It's not really a question of whether or not the cars will be moved; it ultimately comes down to the time frame. They've got a very limited amount of time. Questions came up about it being a 501 C3 non – profit, which it's not. The "Phoenicia Neighbors" are concerned the Railroad has no intention on removing the cars and plan on leaving them in Phoenicia. Many of them live on High Street; some do not but are in support of their cause. It could take the CMRR anywhere from 6 mos. to a year to move the cars from Phoenicia to wherever they end up. The Board discussed whether or not they had the authority to grant this permit, and the lawyer advised them to refer the application to the ZBA. They again feel they should ask the lawyer for advice but approach from a different angle this time, a temporary permit, for one year to remove the cars? They're doing everything they can to accommodate everyone's wishes. Motion was made by Board Member Christie to send the application to the attorney asking about a time limit, etc. seconded by Board Member Shiner. All in favor.

New Business:

Rick Shobin – Special Use Permit – Brewery

Mr. Shobin has submitted an application to the Planning Board for a Special Permit to put a brewery in the Phoenicia Plaza. The last unit on the right, it is 4,000 sq. ft., currently in two parts. 1/3 will be for retail/consumption which triggers the Special Permit, and the rest for production. The entrance will be the door to the far right. It'll be called "Woodstock Brewery," because it was originally supposed to be in Woodstock but didn't end up working out. He's also got a lot of social media advertising and followers. The hours of operation will most likely be Wednesday through Sunday 12-8PM and weekends 12-10PM. They do plan on serving food, bar food and such, wait staff won't be needed as of now but depends on how busy it ends up being. Most likely be 6-10 employees but also depends on how busy they are.

The brewery will have 15 bales, hopefully for 4-12 beers on tap. For now he'll just start with 4. They'll also have wastewater tanks in the back of the building. They are 2,000 gallons each. There'll have reverse osmosis filtration equipment and carbon filters for all the water being used in both the boiler and beer process. The other water that's taken out of the reverse osmosis process will be used to clean, or recycled if possible. Will also be served if it after the process it tastes good, and is approved by the Health Department, otherwise they'll serve bottled water. The vats for the beer were custom made, but are usually standard size, which is about 15 barrels, 472 gallons. Each one turns pre-fermented liquid in to beer. They plan to only start with less than 15 barrels but hope to have 8-12 beers, rotating with some of them changing seasonally. The plaza well can only hold 1500 gallons, per day, and the brewery alone would use about 1,000. That's why the water tanks will be used. They won't be making beer every day, he thinks about 2-3 times a week. The dining area is about 32% of the building and will contain a divider of some kind where the patrons can view the beer making process. The truck loading area will be behind

the building where the service road is, and will not interfere with the fenced in area the daycare will have. Signage, parking lot/spots, and lighting will all be discussed on site with the owner in the coming weeks. After some discussion from the Board, a motion was made by Board Member Jordan to send the application to a public hearing, seconded by Board Member Christie. All in favor. Public Hearing scheduled for Wednesday February 8, 2017 at 6:45PM.

Lot Line Adjustment – Ullman/Umhay – Miller Rd.

Application was submitted by Bob Cross Jr. but the survey map is incomplete and needs to be resubmitted. Chair Brewer will look it over and create a list of the things that need to be added for the next meeting.

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Christie, seconded by Board Member Kalb. All in favor. The Town of Shandaken Planning Board meeting adjourned at approximately 8:13 PM.