

TOWN OF GREENFIELD

PLANNING BOARD

April 9, 2013

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak at 7:00 p.m. On roll call, the following members are present: Tonya Yasenchak, Nathan Duffney, Michael Gyarmathy, Thomas Siragusa, John Streit, Stan Weeks and John Bokus, Alternate. Charlie Baker, Town Engineer, is present.

MINUTES – March 12, 2013

MOTION: T. Siragusa

SECOND: M. Gyarmathy

RESOLVED, that the Planning Board waives the reading of and approves the minutes of March 12, 2013, as submitted.

VOTE: Ayes: Bokus, Gyarmathy, Siragusa, Yasenchak

Noes: None

Abstain: Duffney, Streit, Weeks

MINUTES – March 26, 2013

MOTION: J. Streit

SECOND: S. Weeks

RESOLVED, that the Planning Board waives the reading of and approves the minutes of March 26, 2013, as submitted.

VOTE: Ayes: Bokus, Streit, Weeks, Yasenchak

Noes: None

Abstain: Duffney, Gyarmathy, Siragusa

PLANNING BOARD CASES

BLAKE BARRETT for AT&T – Site Plan Review

Wilton Road

No one is present for this application.

SERGAY SHISHIK – Site Plan Review

Wilton Road

Sergay Shishik is present. T. Yasenchak explains that this is an application for a site plan review for Wilton Road for a distillery. S. Shishik explains that he is interested in establishing a microbrewery at this location. He explains that the Federal and State governments opened up some of the requirements so he took advantage of that and started looking for a site. The application falls under agricultural processing because he is going to get a Farmers' Class D Distiller's permit, which is all agricultural products all grown in New York State and distilled to make spirits. The license limits him to 35,000 gallons per year. He states that he

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is a bit of an entrepreneur having started 4 small businesses and he is a licensed pharmacist so he has a chemistry background. He explains the manufacturing process for spirits and states that it is basically moonshine. He states that the micro distillation industry is right now kind of following exactly what was done by the craft beers. He states that there is a really cool distillery in Valatie at the apple orchard. T. Yasenchak questions if the applicant is just planning on distilling on the property, not looking at selling it on the property. S. Shishik states that is correct, the processing would take place on the property and then the spirits would be taken off and sold elsewhere. T. Yasenchak asks about buildings that will be built. S. Shishik states that he would like to build a 24 x 32' barn around the existing concrete slab that exists on the property, along with the existing power. He will be putting in a well and septic. If this grows, he will be back before the Planning Board. T. Yasenchak asks what happens to the leftovers from the distillation process. S. Shishik states that sour mash is taking your left over product and putting it back into the new product. The left over grain, or solids, is great for feed so he would find a farmer to give it to for chickens. He states that the only bad byproduct is methanol, which comes out before the alcohol, but you get about a cupful of that. T. Siragusa states that that can be used to make biodiesel. S. Weeks states that then you do need a decent water supply. S. Shishik states that he had a dowsing rod come out and found a location. He is hoping that the water is high in limestone and calcium rich, because that is the perfect kind of water supply to do what he wants to do. He states that in Kentucky and Tennessee whiskey and other bourbons, that is what contributes to the quality of the product. T. Siragusa asks if the applicant will be growing anything on the property. S. Shishik states that he would like to but has no immediate plans to do that. T. Siragusa asks if this will be set back from the road so there should be no issues with noise or lighting. S. Shishik states that the still he has in mind to purchase, there are really only two ways to heat them – electric or steam, and he plans to go with the electric and he would like to put solar panels on the roof, down the road. He states that you don't even know that the still is running if you are standing next to it. S. Weeks asks if it will be a metal clad building, metal roof. S. Shishik states that he plans to build it himself and he was thinking stick-built with maybe a metal roof. B. Duffney asks if he is going to be using rye. S. Shishik states that he has not worked out the recipe yet. At least 50% will be corn. They will also use rye, apples and fruit. B. Duffney states that then the applicant could potentially get a lot of the grains from local farms. S. Shishik states that he would love to. B. Duffney states that this could be a boost for some of the local farms that might have some extra corn, etc. S. Shishik states that he would also like to employ some local people. B. Duffney states that he is familiar with this property and logged it some years ago. Where the proposed barn is located is high and dry. There is no water, etc., close by. It is a good piece of property for this. M. Gyarmathy questions if the applicant will have any employees. S. Shishik states that he will be starting it up and would like to be able to hire employees as quickly as possible. He states that it is tough with this product because there is an aging period. He would like to ideally get product on the shelves by the holiday season and then have a good supply by the next tourist season. M. Gyarmathy asks if it will be bottled right here. S. Shishik states that it will. J. Bokus asks the time frame from the time the still is fired up to finished produce. S. Shishik states that it depends on the still. He is looking at stills that range from 150 to 250 gallons, which is your mash yield and you get about 20% product out of that, it runs about 5 hours to 6 or 7 hours for a larger still. He is going to start with a smaller still and then he can get larger if this is successful. He would then repurpose the smaller still. J. Bokus states that this is a good project. T. Yasenchak asks about signage. S. Shishik states that he does not intend to have a sign and it would be better that way for security reasons. He states that he will have to follow the ATF's security regulations and surveillance. T. Yasenchak asks if there will be restrooms and septic. S. Shishik states that there will be. Discussion takes place regarding a public hearing and one is set for April 30, 2013 at 7:00 p.m. Discussion takes place as to whether this should be referred to the County Planning Board. R. Rowland will check. S. Weeks asks if it would be ok to drive into the site. S. Shishik states that he does not own it yet but could try to contact the owner.

ZBA REFERRALS

Alan Eichorst – The applicant is seeking a front setback variance to build a pole barn. S. Weeks states that this property really drops off. No Planning Board issues.

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Casey Cornell – This is an application for a frontage variance. The applicant has an approved subdivision contingent upon purchasing 37’ from the neighbor. That purchase has become problematic and the applicant is seeking a variance instead. T. Yasenchak states that if the applicant does not get the variance, then the 3-lot subdivision is negated and the applicant would be back to the Planning Board for a two-lot subdivision. Discussion takes place that this may be a difficult variance to grant as the applicant is creating the subdivision. B. Duffney questions that this is just for frontage. C. Baker states that if they do not get the variance, they could lose one of the keyhole lots. J. Bokus questions that denying the variance would create a hardship because he would lose one of the buildable lots. T. Yasenchak states that according to the Zoning regulations, the applicant would be able to have two lots. J. Streit states that this is strictly a zoning issue at this point. T. Yasenchak states that the applicant was well aware that he needed to have the purchase of that 37’ in order to have his subdivision approval. B. Duffney asks if the ZBA grants the variance, the applicant would then be able to have the three lots. T. Yasenchak states yes, he would still have to come back because they are making lot line adjustments.

Casey Cornell – This is an application for an acreage variance. The applicant would like to create offices within the building for rentals. This will be back to the Planning Board for a site plan review. C. Baker states that parking could be an issue. There is no existing storm water management on this parcel, but if he is not planning on changing the site at all, there is no requirement to do anything. T. Yasenchak states that we should suggest to the ZBA that their decision does not tie the Planning Board’s hands for the site plan review as it has to do with parking. There are parking requirements for square footage of office space. There is the possibility that the applicant would need a variance for parking spaces.

Prior to adjourning the meeting, the parking lot is checked to make sure that a representative for AT&T is not present. No one is present.

The meeting is adjourned at 7:35 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary