



## Town of Denning – Planning Board Meeting

March 8th, 2018

**Members Present:** Travis Coddington, Jim Leverich, Tony Carminati, Chris McInerney, Steven Bobik and Joseph Sibiga

**Members Absent:** Katherine Parr

**Public Present:** Anthony Siciliano, Councilman Mike Dean and Pauline Leverich

-Chairman Sibiga has called the meeting to order at 6:00 PM

### New Business-

-The Blue Hill Lodge's Special Permit for the "Manufacturing of Beer" is up for renewal by the Planning Board. Frank Nicoletti (owner) has informed the town that there will be some changes to the originally discussed processes used in their brewing of beer. After consideration of Mr. Nicoletti and his brewery consultant, they decided that brewing beer from an already cooked grain mash leaves the brew master with little to no way to put their spin on the batch. Instead, they would like to cook the actual grain on premises, allowing more creativity in the brewing process. This process would require an additional fermentation tank, on top of the three approved. Mr. Nicoletti also mentioned that he would like the maximum amount of barrels (monthly) be increased from 48 to 56 barrels, which he said he doesn't see producing that amount, but doesn't want to be limited.

Some questions arose from the Planning Board members: Does the waste from the brewing contain alcohol? Is the waste pile contained and protected from wildlife? Who is coming to pick up the waste? Is the odor from the waste going to be noticeable/offensive? The Board also is requesting that either Mr. Niccolleti, or his brewery consultant be available to come to our meeting to discuss the new brewing process in further detail, and answer any other questions we may have. Chairman Sibiga will email Mr. Niccolleti with these questions.

To avoid a lapse in the Special Permit, the Board decided to renew the permit as it stands, and make conditional changes to the content once their questions have been answered. Brewing has not taken place yet, and Mr. Niccolleti has informed the Board that it will be some time until brewing can commence.

**Motion** to approve the Special Permit for the Manufacturing of Beer (with condition changes to be made in the near future) was made by Steven Bobik, and seconded by Travis Coddington. All were in favor. The new Permit expiration date is March 31, 2019.

-A Logging Notification has been reviewed by the Board:

- |  |                     |
|--|---------------------|
| -Owner: Richard Aborn                          | -Trees: 262         |
| -Location: Brookhill Rd. Sundown (SBL 51-2-10) | -Acres: 60          |
| -Logger: Peekamoose Farm, Bill Van Aken        | -Board feet: 40,290 |
| -\$100 fee paid                                |                     |



## Office of the Planning Board

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### Old Business:

Anthony Siciliano (Land Surveyor) representing Claryville resident Lee Fischer, came before the Board to propose a Lot Line Change between Mr. Fischer and the Frost Valley YMCA. Frost Valley has agreed to convey 4 acres to Mr. Fischer to add to his existing lot (SBL 50.2-.2) of 8.37 acres, giving him a total of 12.37 acres. The YMCA's parcel of 37.69 acres will be lessened to 33.69 acres after the 4 acre land conveyance to Mr. Fischer. Frost Valley YMCA stated that Mr. Fischer's combined lot shall not be further subdivided, and that Mr. Fischer is still able to use the existing private road to access his lot.

-**Motion** to accept the Lot Line Change as presented was made by Tony Carminati, and seconded by Chris McInerney. All were in favor.

-Chairman Sibiga read the January 11, 2018 minutes. Motion to accept the minutes as read was made by Chris McInerney, and seconded by Steven Bobik.

-The February 8, 2018 minutes were also read. Motion to accept the minutes as read was made by Travis Coddington, and seconded by Tony Carminati.

-Motion to close the meeting at 7:11 was made by Tony Carminati, and Chris McInerney.

-Next meeting is scheduled for April 12<sup>th</sup>, 2018 @ 7pm, Denning Town Hall.

Respectfully Submitted by,

Joseph Sibiga, Chairman