



## Town of Denning – Planning Board Meeting September 14, 2018

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

**Members Absent:** Jim Leverich

**Public Present:** Frank Nicoletti, Joshua Hughes, Nahoko and Ken Kobayashi, Nancy Bobik and Councilman Mike Dean

-Chairman Sibiga has called the meeting to order at 7:00 PM

### **New Business-**

- Frank Nicoletti, owner of the Blue Hill Lodge and Cafe, came before the Board to discuss some proposed amendments he would like to make to his currently issued Special Use Permits. He provided each member with a pamphlet summarizing the various buildings on the site, as well as their current uses and permit conditions set forth by the Planning Board. Mr. Nicoletti requests the following amendments be considered:

- ▲ The term “restaurant” be included as a use for the Event Center (Arts Center)
- ▲ The Pavilion (Events Center) may also be used to cater events
- ▲ The Special Use Permit issued for the 'Manufacturing of Beer' be expanded to include the process of cooking grain (mash) rather than purchasing pre-cooked grain (wort).
  - Changing the maximum amount of product produced from 32 barrels to 48 Barrels per month. Also an additional tank is needed in the brew room for the process.

-Mr. Nicoletti has brought his brewery consultant, Joshua Hughes, to answer any questions the Board may have, as well as give some insight on the proposed changes in brewing. Here are some of those questions answered by Mr. Hughes:

- ▲ Spent mash from brewing (waste) contain alcohol? No
- ▲ How will the waste be contained? Sealed totes
- ▲ How strong will the odor be? Negligible
- ▲ Do wildlife bother with the waste? No
- ▲ Who will remove the waste from the premises? Local farmers will pick up and use on their land for various purposes.

-The Board asked Mr. Nicoletti if he has any marketing strategy for the beer at this time. He replied not at this time. The Board will discuss these proposed amendments to the Special Permits and let Mr. Nicoletti know the outcome.

-Ken and Nahoko Kobayashi have come before the Board to apply for a special use permit for their property on Greenville Rd in Sundown. Mr. Kobayashi has clients that come to their home on weekends for various healing and meditation practices. They have several sheds on the property that people relax in, as well as an outdoor shower. There have been complaints of buses parking on the road for pick up/drop off for these weekend events. The Kobayashi's say that they have events generally in July and August, and have 20 people on average attending at once, 40 people at most. The Board will review this at a later date to set forth restrictions and discuss other issues that may come up.



## Office of the Planning Board

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-Logging Notification: Frost Valley YMCA (2000 Frost Valley Rd.) (SBL 33-1-23)  
Logger: Mike Dean 175 trees 38 acres 51,000 Board Feet  
Start date: 11/1/18 End date: 12/31/18 \$100 fee paid and proof of insurance shown.

-The Board was presented with a letter from the Frost Valley YMCA regarding access to their lands at the end of Kawlijia Rd in Claryville. The letter asks for any feedback with putting trail markers in the woods from the end of the road, leading into the YMCA lands so that members who hike there don't lose their place on the trail. The Planning Board has no negative comments to their request.

-The Board has received notification of a training seminar regarding the 'land use referral process' on Tuesday October 9<sup>th</sup> @ 9:30am at 244 Fair St in Kingston

### **Old Business:**

The Board received a letter from Claryville resident Joan Smalls thanking us for our efforts in rectifying a lighting issue/complaint to the Blue Hill Lodge. She is happy with the outcome and the lighting is no longer an issue.

-Motion to end the meeting at 8:47 was made by Chris McInerney, and seconded by Steven Bobik.

-Next scheduled meeting is for October 11<sup>th</sup> 2018 @ 6PM

Respectfully Submitted by,

Joseph Sibiga, Chairman