Meeting called to order: 7:03pm

Members present: Chairman Serotta, Jackie Elfers, Dot Wierzbicki, Larry Dysinger

Absent: Mark Roberson, Bob Conklin, Carl D’Antonio

Also present: Dave Donovan-Attorney, Al Fusco-Engineer, Alexa Burchianti-Secretary

A motion was made to adopt the minutes from February 6, 2019 made by Larry. Second by Dot. Motion carried 4-0

Next meeting of the Planning Board is scheduled April 3, 2019

Board updates: Mark is still on Active duty and should be back 1st week in April.

**Sugar Loaf United Methodist Church– Architectural Review**

Alex Hillis works for St. Pauly textile appearing before the board. Partners with non-profit organizations mainly churches. Providing wood frame used clothing donations sheds as an alternative to the metal donation bins. This is designed to be more community friendly and a lot cleaner. The church will be responsible for maintaining the shed. They will be organizing donations. Making sure it stays clean throughout the week. They would like to put the shed in the back corner of the property. They would put it with in the proper setbacks according to code. There is a big parking lot in the back.

Polled board for comments. No comments.

Motion made to grant Architectural Review made by Larry. Second by Jackie. Motion carried 4-0.

**Tin Barn Brewery– Public Hearing Continued**

Lauren Van Pamelen is present before the board for a short presentation addressing all of the comments and concerns from the previous meeting, (copy of presentation is on line) some of the concerns were water, sewer, smells, road safety, noise, hours of operation all of which were addressed. There will be no changes to the outside surfaces. No additional blacktop or concrete to create more water runoff.

Jeremy Valentine, stated that she basically addressed all of the public comments. He did receive an email from Mr. O’Rourke the engineer for the Moodna sewer basin, saying he was fine with the flows and the capacity issue. Water is 500 gallons per day at that’s at the end game usage. That is once business picks up and they get a feel of how the brewery is going their end game usage would only be 500 gallons per day. They will be using less water to begin with.

Chairman commented that since the last meeting he has placed a call to the police chief Dan Doellinger for the Town of Chester and had him run an accident report for the last 10 years on the bypass. (this was also posted on line) One suggestion the police chief did make was to try and have they speed limit lowered from 55mph. Pewter Circle and DeRose none of those developments were there at the time. This board has no say in that all we can do is make a recommendation. He did reach out to Supervisor Valentine he has assured the Chairman that he will petition the County to get it lowered. The rest of the Highway is at 40mph. He does suggest the people go to the Town Board meetings.

Chairman also stated that out of curiosity he reached out to Village of Chester Building Inspector about the Roaring Duck, they have been in business for 6 or 7 years and there has been only 1 smell complaint and that’s when a farmer about 5 years ago did not pick up the spent grain in time. Otherwise there has been no police issues, no smell issues, that’s right in the Village itself and has absolutely no complaints and was a welcomed addition to the Village of Chester. He also reached out to a bigger one in the Village of New Paltz and spoke to the Code Enforcement Officer the Gilded Otter it’s much larger, and he had nothing but glowing remarks about the Gilded Otter he said they serve a lot of food there and if there were any smell issues people wouldn’t be coming in to eat food.

Polled the board for any comments or questions before the Chairman opened the Public Hearing again.

No comments.

Chairman made a statement that we received several letters regarding this project, Nick Zungoli and the Sugar Loaf Community Foundation is support of the project hoping to be able to welcoming them to the Town. Merrily Paper boutique and Orange County Citizens Foundation letter of support. Ed Mullins who owns AnneMaries Country Deli was in support of the project however his only concern was additional stormwater runoff. Received letter from Tracy Schuh and Chris Maurer which was circulated to the board.

Al Fusco Letter 3-19-19:

Found the new water agreement very workable with the limited flows that they are talking about. Review concluded they will need a permit from OCDPW, building permit for backflow prevention. Al went over his review letter.



Jim Farr Letter 3-16-19:



Public Hearing is now open again.

Patrick Sansone - DeRose Lane - Noticed the on the plan a manhole cover kind of on his property but must be the right of way, was wondering how big is it does it disturb his lawn? Jeremy explained that is a wet tap, there is no manhole cover. They dig it up to find the line, they tap it, they bury it again.

Joseph Somma - President of the Sugar Loaf Chamber of Commerce read letter of Support.

Bill Fervante- Spoke in support

Walter Kannon - He took the liberty of checking with a business own that is across the street from the brewery that owns ice cream stand in Chester. He asked about traffic, they said the traffic helped there business, smell - there was no smell that they could tell. The only smell was you had to go to the dumpster where the grain was in and you had to stand within 5 or 10ft of it then there was a smell. Spoke of support.

Chris Maurer - First wanted to find out how many festivals they are planning are running? Lauren: Stated that she had put something out there in the very beginning because she knew there were some concerns from the presentation with the Sugar Loaf PAC center. That was an entirely different project. Their main goal is not to run festivals and have lots of loud music, their main goal is crafting locally produced beer. It is possible that they will how some events and would not call them festivals. If you look at the site plan mostly everything is indoors, so if there were to be any live music it will be inside, it will be by occasion only. She would like to have a grand opening, during the summer would like to have a BBQ but don’t have any other major things. Chris Maurer: So it will only be indoor music no outdoor? Lauren: It is mostly indoor, and doesn’t have any outdoor music planned. They may put a picnic bench outside in the nice weather. Chris Maurer: Stated her concern is people that live in Creamery Pond and Fox Hill, you say you are on a berm but the problem is we can hear the music and the concerts which is fine it’s only Friday nights or weekends all the way down by the post office and its loud. You can hear it with your air conditioning on and windows shut. So she just wanted to clarify. Chris: Traffic when there are these big events? Has a traffic study been done? Chairman: The parking lot isn’t big enough, we didn’t feel there would be any major traffic event that is going to happen. They were not required to hire a traffic engineer. Chris: Final question, the 2 breweries that you mentioned earlier can you name them would like to look into it herself. Chairman: The 2 he looked at was the Gilded Otter in New Paltz and Russian Duck. Chris: How do they compare in size? Chairman: Gilded Otter is substantially bigger.

Maureen Halahan - Orange County Partnership President & CEO - spoke in support

Motion to close the Public Hearing made by Dot. Second by Larry. Motion carried 4-0

Will accept letters from the public for 10 days.

Tin Barn will appear again on April 3, 2019 for a decision.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti

Planning Board Secretary