

Town of Milton Planning Board May 13, 2009

Attendance: John Frolish, Ron Lacey, Larry Woolbright, John Whittel, Jim Staulters, Keith Leal (Chair), Wayne Howe (Zoning Official), Garry Robinson (Town Engineer), Martin Pozefsky (Planning Attorney), Sue Talmadge (Secretary).

Ben Zlotnick was absent.

1. The meeting began with the Pledge to the Flag.
2. The February 11th 2009 minutes were deferred to the next meeting.
3. Review Site Plan Saratoga Winery NYS Route 29

Bob Bolt, property owner, represented the project.

Wayne Howe briefed the board on the application;

The application is for Site Plan,

The ZBA granted a Use Variance for retail and associated products,

A public hearing was held and the neighbors came in to speak,

There was no negative discussion,

There is an existing closed landfill on the property,

The property previously had a roadside stand,

The applicant plans to relocate the parking and use existing curb cuts,

The applicant is a new owner and is fixing up the existing home,

The owner may farm some of the remaining land in the future.

Ron Lacey inquired about the septic.

Howe indicated that the septic and drainage would have to be engineered as part of the building permit process.

Howe indicated the handicap bathroom will meet today's standards.

Mr. Bolt explained he is not a land developer, but is an absentee owner who is an airline pilot by trade. He explained he is fixing up the 150 year old house and the Nimmo's are going to be tenants.

Mr. Bolt explained he put together the packet of information.

C1, C2, C3 are site plan.

I-VII is pictures representing the building.

VI is aerial with structures, pavement shown and side parking area.

III shows disturbance representation – paved handicap parking, grass area to prevent pull off parking, crush stone parking.

Bolt indicated the building is in nice shape. The greenhouse roof will be replaced. The entrance to the building will be paved and the handicap parking will be paved.

A 3x4 sign on site and a 5x4 sign would be for the roof.

Mr. Bolt indicated he followed the site plan checklist and further explained;

North arrow, wetlands are shown, grade and drainage, 2' contours shown on C1, IV has 10' contours and everything drains away from the building,

Pavement in the front will be replaced with grass,

Parking will be crushed stone.

Howe indicated there appears to be less impervious surface than they started with for the site.

Mrs. Nimmo explained the fermentation process is juice only and there is no fruit waste,

The dumpster will be behind the back shed.

Bolt agreed the dumpster would be fenced/screened and would be accessed through the parking area in the rear.

Mrs. Nimmo explained the hours would be on Sat 11-3or 4PM. The other days would be until dark 4 days per week, there would be no employees, and during the racing season the hours would be open longer, there would be no food service, and wine tasting would be available.

Howe explained the driveway had a verbal approval from DOT.

Mr. Bolt would have to supply a letter of approval from the State DOT.

Mrs. Nimmo explained she has applied for her liquor license from the state for the wine tasting.

Bolt indicated the plantings in the front of the building would be raised up about 15" with timbers to block highway from the road.

Whittel asked that the greenery be substantial.

Mrs. Nimmo explained the lighting would be minimal and there would be some down-lighting for security,

The building would be painted tan and the roof would be a burgundy color.

Mrs. Nimmo explained that they would be selling cheese, potatoes, syrup, wine products, Smith's pies and natural sweetener products only.

Pozefsky advised no public hearing is required.

Lacey made a motion to waive the public hearing.

Staulters made a second.

All members were in favor of the motion.

The public was allowed to speak.

Ron Woitowicz of Middle Line Road – spoke in favor.

Terry Minsch – neighboring business – spoke in favor.

Garry Robinson explained the use is considered residential by DOH and they would be looking at a pre-existing use - a water portability test is advisable.

Robinson explained – the handicap space – signage is required in front of the space and in front of the walkway.

Staulters inquired about the old fire truck on the site.

Nimmo's indicated they have moved it further back on the site and will have it painted and fixed up and a rendering of it will be incorporated in the labels for some of their wine product.

After a brief discussion **Whittel** made a motion to approve the site plan dated 4/17/09 with one condition

1. The dumpster location be noted on the plan and is fenced and on gravel.

Discussion - Whittel noted the signage is approved at the time of building permit and the handicap parking signage will be addressed by the zoning official so there is no need to add it as a condition.

Lacey made a second to the motion.

Frolish abstained. **All other members** voted in favor of the motion.

The meeting was adjourned.