

WILLIAMSON PLANNING BOARD

Meeting Minutes October 4, 2016

Present:

J. Ferrante
D. Hoffman
A. Reid
J. Willis

Absent:

J. Fox
R. Stevens, Alternate

Also in attendance: L. Arena, J. Arena, C. Gowan, N. Gowan, J. Maliga, H. Young, J. Twomey, J. Lemik, L. Kilbury, W. Pellett, T. Hens, M. Bernard, R. Bernard, L. Bernard, B. & J. Dildine, L. Schuster

The **Work Session** was opened at 7:03 p.m. by J. Ferrante, Acting Chair for the October 4, 2016 Planning Board Meeting. Materials were distributed and reviewed.

The **Planning Board Meeting** was opened at 7:30 p.m. by J. Ferrante, Acting Chair.

AGENDA ITEM #1

Application for Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 and for Site Plan Approval per Town of Williamson, Town Code, Chapter 178, Article VI, Section 178-83 for Timothy J. Hens, PE of 7319 Quinlan Rd, Leroy, NY 14482. Owner desires to operate a winery at 7483 Salmon Creek Road. Property is 46.04 acres, is owned by Mark Bernard of 1267 Wall Rd, Webster, NY 14580, and zoned A-1 (Agricultural).

The Public Hearing was opened.

The applicant is proposing the addition of a farm winery on his existing parcel.

Presenting the overview were R. Bernard, J. Twomey (architect), T. Hess (site engineer).

The parcel consists of 46 acres and is currently being farmed. The area of development is 0.76 acres (less than 1% of the total lot size). There are no plans to remove trees. All setbacks are met: 293 feet from road; side setbacks 255 feet. The existing driveway will be extended and expanded with a distance of 300 feet, 16 feet wide and will include adequate turnaround for emergency vehicles. The driveway of crushed stone will accommodate apparatus.

Utilities will be underground; public water. A proposed hydrant will be approximately 100 feet from the building.

The 2000 square foot winery production facility will include a temporary tasting room (less than 700 square feet) in the facility. Bathroom is ADA compliant.

The building design includes minimal windows with skylights proposed for natural lighting. The overall height is 31 ½ feet - height requirements for the building are met. The floor (concrete) will include drains. The roof and siding are of a metal type. Energy codes are met.

J. Ferrante asked if there were comments, questions, and/or concerns.

Discussion included:

The Drainage Committee has requested a 12 inch drainage pipe. A small bio retention area is proposed. There will be a retention pond. The site currently drains in to the woodland. The area being disturbed and developed does not drain toward the Mystic Meadows area.

Parking – currently there are 11 spaces with 1 handicapped space. This meets requirements. In the case of overflow of spaces, there would be space for parking on site and on the driveway – not on the public road.

Hours – standard times of noon – 6:00 p.m. Friday, Saturday, Sunday

The term “temporary” was questioned. This term will be deleted.

There is a proposed future expansion of a tasting facility on top of the hill.

J. Ferrante asked if there were additional comments, questions, and/or concerns. There were none.

The Public Hearing was closed.

The Motion was made to accept the application for a Special Use Permit per Town of Williamson Town Code, Chapter 178, Article II, Section 178-10 and Article III, Section 178-62 and for Site Plan Approval per Town of Williamson, Town Code, Chapter 178, Article VI, Section 178-83 for Timothy J. Hens, PE of 7319 Quinlan Rd, Leroy, NY as written. Motion carried.

The Motion was made to approve the Minutes of the September 6, 2016 Planning Board Meeting as written. Motion carried.

Intra Board

Zoning Map approval – The Zoning Map for the Town of Williamson was reviewed. **The Motion was made to accept the Town of Williamson Zoning Map revised September 2016 as submitted. Motion carried.**

The Motion was made to adjourn the October Planning Board Meeting at 8:33 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney