

Approved  
**Town of Red Hook Planning Board**  
**Meeting Minutes**  
**October 7, 2013**

**CALL TO ORDER/ DETERMINATION OF QUORUM**

Chair Christine Kane opened the meeting and confirmed the agenda at 7:30 pm. A quorum was determined present for the conduct of business.

Members present — Sam Phelan, Sam Harkins, Brian Walker, Charlie Laing and Christine Kane. Also present was planning consultant Michele Greig. Betty Carr was absent.

The minutes from the September 9, 2013 meeting were approved on a motion by Sam Harkins, seconded by Brian Walker, and carried unanimously.

Christine Kane announced that Michelle Turck has resigned from the board effective Oct. 4. Ms. Kane also announced that a program covering the new SEQR environmental assessment forms will be held Thursday Oct. 24 at the Farm and Home Center in Millbrook.

**REGULAR SESSION-NEW BUSINESS**

**From The Ground Brewery at Migliorelli Farm – 245 Guski Road – Minor Site Plan**

Jacob Cirell presented his application to establish a 500sf brewery in an existing 10,000sf agricultural storage building at Migliorelli Farm on Guski Road. He said the proposed brewery, when fully operational, would produce approximately 200 barrels per year. He said that Planning Board approval is the first stage of approval for the project. State and Federal licensing is also required, which could take up to a year.

Mr. Cirell said that the space has electricity and water. A gas line, refrigerator, sink and brewing equipment will be added. Brian Walker asked if he would be using the farm's existing well water. Mr. Cirell said yes. He added that Migliorelli farm has begun growing wheat and rye to supply the brewery, and plans to plant barley and hops as well.

Sam Phelan asked about facilities to accommodate waste. Mr. Cirell replied that spent grains will be taken to other area farms for animal feed. In terms of water, he stated that rinsing water and peresetic acid, which he described as an eco-friendly cleaning/sanitizing agent, will be disposed of in the farm's catchment pond. Mr. Phelan asked what the volume would be. Mr. Cirell said 2-3 times the amount of beer brewed, the majority being rinse water.

Mr. Phelan said he was not entirely comfortable with the plan to dispose of waste in the pond. Mr. Cirell said he had discussed this with another local farmer with an approved winery on his site who disposes of waste water the same way. Mr. Cirell said a brewery's cleaning processes is basically the same as a winery or a dairy operation, which require the use of sanitizing agents. Charlie Laing commented that he felt Ag and Markets has practices and standards for disposal for such operations. Mr. Cirell said he would check into it and report his findings to the board. Mr. Laing asked if the water to be used is tested. Mr. Cirell replied that Mr. Migliorelli tests the water each year. He added that Migliorelli Farm uses the same well water to produce cider on the site.

The board reviewed a project memo from Michele Greig. The memo stated there will be no sales or sampling of products on site, and no parking, lighting or signs are proposed. She suggested parking spaces be identified for the brewery operator and any helpers or employees. She determined that a public hearing is not required, and an agricultural data statement is required to be circulated to farm operators within 500 feet of the proposed project.

Ms. Kane asked Mr. Cirell if he planned to employ help in the future. Mr. Cirell replied that he did not, although friends often help out with chores like bottling. Ms. Kane said parking and traffic circulation for deliveries should be included on the site plan. Mr. Cirell said the brewery would use the farm's loading dock. He said he anticipates a large delivery about once a month.

Mr. Phelan asked what other agencies might have oversight of the brewery besides Ag and Markets. Mr. Cirell replied that the NYS Liquor Authority and the Federal Alcohol and Tobacco Tax and Trade Bureau would be regulating agencies.

The board resolved the proposed project to be a type 2 SEQR action on a motion Charlie Laing, seconded by Sam Harkins and unanimously carried.

The board asked Mr. Cirell to complete the Ag Data statement and return to the board with a site plan that is drawn to scale and includes designated parking areas.

#### **Plimpton & Hills Corporation – 7311 South Broadway – Site Plan**

Mark Graminski and Calvin Hills were present to introduce an application for the re-development of the former NAPA building on 1.38-acres in the TND-CC (Traditional Neighborhood District–Commercial Center) into a center for plumbing, heating and HVAC products for commercial and residential application.

Mr. Hills described his company, Plimpton and Hills Corp., as a Hartford, CT based distributor of plumbing, heating and air conditioning products with facilities in Massachusetts and Connecticut. He said they recently opened a sales office in the village of Red Hook, and are under contract to purchase the NAPA site.

Mr. Graminski explained that the original site plan application was to remodel the existing building. Now, however, the applicants wish to revise the site plan to include the construction of a 2400sf showroom with residential apartments on the second floor in front of the improved existing building as shown on the required master plan.

The board and applicants discussed septic, water, green spaces, parking and architectural considerations for the revised submission.

Mr. Graminski asked about establishing a phasing process for the proposed showroom since the applicant would like to make improvements and begin conducting business at the existing building before starting construction on the showroom.

Christine Kane asked what the timeframe might be. Mr. Hill said he would attempt to start construction on the showroom within a year after opening the business in the existing building, give or take a season for construction considerations. He said he did not foresee any difficulties in financing the building.

The board generally agreed that the project could be phased, governed by specific conditions of approval.

Mr. Hills clarified for the board that the proposed project will not be a distribution center or a wholesale operation. He defined the business specifically as retail sales to contractors and the general public.

Michele Greig asked the applicants to submit the new SEQR short form with the revised application.

Brian Walker suggested pedestrian traffic be considered and incorporated into the revised submission. The board generally agreed that pedestrian protection would be important since the project has a residential component.

**The Red Hook Diner – 7329 South Broadway - Site Plan**

Robert Turner and Terry Keramas were present for the continued review of Mr. Keramas' application to make structural changes to the former Apple A Day restaurant.

Mr. Turner said that the applicant has removed the outdoor dining area from the plan. He reviewed other changes made in response to Michele Greig's initial review of the project, including verification of area bulk standards for all the buildings on the site and clarification of the maximum impervious surface area in the zoning legend. Fencing upgrades and landscaping were also discussed.

Mr. Turner said the applicant had been asked by the property owner to pursue a variance for three non-conforming parking spaces. Ms. Kane said the project would be on hold with the planning board until a variance is received or the three non-conforming spaces are removed from the site plan.

The board and applicants went on to discuss details regarding sign size, shielded lighting specifications and the types of materials that are acceptable for the exterior of the building.

The board generally agreed that they would like to see actual samples of construction materials to be used. The applicant agreed to bring them to the next meeting. Ms. Greig also asked for more specific information concerning proposed lighting.

Sam Phelan made a motion to determine the project to be an unlisted SEQR action with the planning board as the lead agency and an uncoordinated review. Charlie Laing seconded the motion and it was carried unanimously.

**ADJOURNMENT**

There being no further business before the board, the meeting was adjourned on a motion by Sam Harkins, seconded by Charlie Laing, and carried unanimously.

Respectfully submitted

Kathleen Flood  
Clerk