

Town of Fayette
Planning Board
1439 Yellow Tavern Road
Waterloo, NY 13165
315-585-6282

Minutes January 5, 2015

Ron Schubert, Chairman called the meeting to order at 7PM with the following present: Mark Lott, Jeff Rosenkrans, Ronald Schubert, Keith Tidball, Dave Fitzgerald, Cindy Lorenzetti – Town Supervisor, Katie Nelson Town Board Liaison, Harriet Haynes – Seneca County Planning Rep., Leslie Mauro, Thomas Thompson, George Irwin, Steve Barto – TOF ZBA Chairman,

Chairperson Ron Schubert opened the public hearing regarding the amending of section 500D (uses allowed by conditional use permit in agricultural/rural residential district) by adding: #23 Farm Breweries, Farm Cideries, Farm Distilleries and farm Wineries, as defined by NY State Alcohol Beverage Control Law and which may include tasting areas, sales, food service and retail of related products. And the adding of Section 854 Farm Breweries, Farm Cideries, Farm Distilleries, and Farm Wineries.

Proposed Amendments to the Town of Fayette Zoning:

This draft has not been officially proposed for consideration by the Fayette Town Planning Board or the Fayette Town Board and is a working document comments regarding this draft should be submitted to Fayette Planning Board for its consideration. Comments may be sent to: Town of Fayette Planning Board. – Harriet A Haynes, Planner Seneca Co. Dept of Planning & Community Development

Amend section 500D (uses allowed by conditional Use Permit in agricultural/Rural Residential District by adding:

- *#23 – Farm Breweries, Farm Cideries, Farm Distilleries, and Farm Wineries, as define by NY State Alcohol Beverage Control Law and which may include tasting areas, sales, food service and retail of related products.*
- *Add Section 854 Farm Breweries, Farm Cideries, Farm Distilleries, and Farm Wineries*
- A. *Intent: The Tow Planning Board may issue a Special Use Permit for: Farm Breweries, Farm Cideries, Farm Distilleries, and Farm Wineries in the Agricultural/Rural Residential District. As well as production o Beer, Ciders, Liquor, or Wines, and the businesses may include tasting areas, food service, and sales of beverages and related items. These businesses may or may not be part of a Farm Operation as defined by NY State Agriculture and Markets Law.*
- B. *Definitions:*
 - i. *Farm Brewery: A Business operation which meets the requirements for a Farm Brewery License and outlined in the NY State Alcohol Beverage Control Law Article 4, Section 51-A.*
 - ii. *Farm Cidery: A Business operation which meets the requirements for a Farm Cidery License and outlined in the NY State Alcohol Beverage Control Law Article 4A, Section 58-C.*
 - iii. *Farm Distillery: A Business operation which meets the requirements for a Farm Distillery License and outlined in the NY State Alcohol Beverage Control Law Article 5, Section 61:2-c.*
 - iv. *Farm Winery: A Business operation which meets the requirements for a Farm Winery License and outlined in the NY State Alcohol Beverage Control Law Article 6, Section 76-A.*

C. *Requirements for Special Use and Operation:*

1. *The applicant shall provide evidence that the operation will conform to the requirements to be considered a Farm Brewery, Farm Cidery, Farm Distillery, or Farm Winery under NY State Alcohol Beverage Control Law.*
2. *Information regarding Site Lighting shall be provided. Such lighting shall not illuminate adjacent to residential sites. Site Lighting shall be restricted to providing adequate security lighting for the property after the use of the property has been concluded.*
3. *Landscaping buffers and /or berming shall be provided around the perimeter of the parking lot and/or any lot line abutting a residential use to visually screen the adjoining properties from the headlights of motor vehicles using the parking lot.*
4. *No more than two (2) driveways into the site shall be permitted. Entrance and exit driveways shall have an unrestricted width of not less than 25 feet and not more than 30 feet and shall not be located closer than 15 feet to any property line apart from the property line adjoining the highway. Landscaping or other barriers shall be provided to prevent vehicles from entering the site from anywhere other than the driveways.*
5. *No parking areas shall be closer than 50' from a residential property.*
6. The entire area of the site traveled by motor vehicles shall have a hard surface and shall be maintained in a dust free condition.
7. No public address system shall be permitted except where such system will not be audible at any property line.
8. Normal Hours of Operation shall not be before 9AM and shall not be after 7PM.
9. Special Event Hours shall not be before 8AM and shall not be after 11PM.
10. Uses shall provide and demonstrate adequate water supply and sewage disposal.
11. Off-Site Parking shall be provided as required in Section 800 for the total of areas of Retail & Service, Restaurant, and Warehouse as is appropriate for those portions of the operation.
12. Signage shall comply with Section 808.

A motion to close the public hearing was made by Keith Tidball, 2nd by Jeff Rosenkrans. All in favor, Motion carried. Discussion was held with some changes in wording for the classification of retail and food service with supporting definitions.

Motion by Keith Tidball, 2nd by Jeff Rosenkrans that Public hearing on this proposed change to be held in February with corrections to draft made by Harriet Haynes, County Planner and being referred to the Town Board in Fayette. All in favor, motion passed

Motion to open regular portion of meeting was made by Keith Tidball, 2nd Mark Lott. Discussion was led by Keith Tidball in regards to updates/corrections to the Town of Fayette Land Use Regulations on the following:

amend R818 on recreational vehicles,
change of wording of clerk to secretary,
duties of secretary,
number of board members,
comfort care homes,
expiration dates of permits issued,
signage,
after reviewing decided not needed to alter regulations on windmills or turbines

minor mining /landfill - limestone pits (due to foundations) should be banned – all members voted in agreement.

Property maintenance - continue to follow state code regulations as we have been.

Motion to close discussion of updates and corrections was made by Dave Fitzgerald, 2nd by Mark Lott. All in attendance voted in favor, motion carried.

Public comment by Thomas Thompson regarding his plans for the Bottomless Brewery was heard.

Motion to adjourn was made by Jeff Rosenkrans, 2nd by Dave Fitzgerald. All in favor. Meeting adjourned at 8PM.

Respectfully Submitted by

Katherine “Katie” Nelson
Town of Fayette Councilwoman / Planning Board Liaison

