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**Planning Board Minutes**  
**May 18, 2017**

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton, Matt Rogers, Fran Overmoyer, Fred Fink

**Others Present:** Kimberly Rayburn (Secretary) Jim Kier (Code Enforcement Officer) Mark Mansfield (Applicant)

**Bennett opened the meeting at 7:30 pm, Bennett waived the reading of the public hearing as there was no public in attendance.**

**I. SPL3-17 Site Plan Review, for use of an existing Commercial Building with an outdoor cold storage container and outdoor seating area.** Lands located on 2971 Whalen Road Bloomfield, NY 14469 tax map # 81.00-1-33.100 owned by Mark Mansfield.

Mansfield stated that his Brother owns Three Brothers Winery and Brewery, he just put in a new brew house and Mark will have his brother brew four (4) of his main brers to help him pay for that brew house. It has a canning line and they hope to get their beer and cider sold in other establishments. He will have a two (2) barrel brew house at this site which will be cider and his seasonal specialty ales. He will use an insulated cold storage container that will be stored behind the existing building. There will be a tasting area and a limited menu of food available such as burgers and fries as the building still has a operational kitchen. There will be a fenced in outdoor area for eating or standing.

A discussion was held on signage the property has an existing area variance to allow for a ground mounted and a building mounted sign. Mansfield has proposed to utilize the building mounted sign and use the ground mounted 2-sided sign on a grain silo so it can be visible from 5 & 20 as well as Whalen Rd. the signage will meet the thirty-two (32) square feet regulations with a max of 64 sq. ft. for both. There will be lighting on top of the silo that will be downward facing. Mansfield stated his intentions are to build another building in the future so he can have his own canning line.

The Board reviewed the application, site plan and pictures provided, a discussion was held and it was stated that the fencing must met the height regulations meaning the front portion of the fence on Whalen Rd can only be four (4) feet tall but can be eight (8) feet on the sides. The fenced in area will only be accessible from inside the building, however there will be a gate that can be opened on the inside in case of emergency.

The Board asked Mansfield what his time line for opening was he stated the middle of June.

Bennett asked for any further questions or concerns, there were none. Compton made a motion and Pellett seconded the motion to close the public hearing, all Board members present voted aye.

Bennett made a motion and Rogers seconded the motion to declare SEQR a type II no further action, all Board members present voted aye.

**Planning Board Decision:**

**Overmoyer made a motion and Smith seconded the motion to approve SPL3-17 Site Plan Review, for use of an existing Commercial Building with an outdoor cold storage container and outdoor seating area. Lands located on 2971 Whalen Road Bloomfield, NY 14469 tax map # 81.00-1-33.100 owned by Mark Mansfield.**

Whereas:

1. The fence will comply with current zoning codes.

**Record of Vote:**

**Bennett Aye Pellett Aye Smith Aye Compton Aye Rogers Aye Overmoyer Aye Fink Aye**

**III. Discussion:**

Rayburn informed the Board of a Special Use Application that has been submitted for a Kennel in the AR-2 District, the property is located on Cherry Street the owners are selling their property and the interested party has a business of scent training. Dogworks has been working with the University of Pennsylvania working dog center as a field research specialist to assist the medical needs of diabetic individuals. The Board held a brief discussion and would like to know how many dogs will be on the property at any given time as the property owner will have to keep the noise from becoming a nuisance to adjacent property owners. This review will take place on June 15, 2017.

**IV. Minutes of May 4, 2017**

**Fink made a motion and Overmoyer seconded the motion to approve the minutes of May 4, 2017  
All board members present voted Aye, Vote was carried unanimously.**

**VI. Meeting Adjourned**

**Smith made a motion and Pellett seconded the motion to close the meeting @ 8:35 pm.  
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary