

Minutes of: Sept. 12, 2012
Date Approved: October 10, 2012
Date Filed/Village Clerk:

September 12, 2012
TUCKAHOE ZONING BOARD AND BOARD OF APPEALS
TUCKAHOE VILLAGE HALL – 7:30pm

Present: Ronald Gallo Chairperson
 Nicholas DiSalvo Member
 John Palladino Member
 David Scalzo Member

Absent: Steve Alfasi Member
 David Kubaska Member

Also in Attendance:
 John Cavallaro Village Attorney
 Bill Williams Building Inspector

Chairman Gallo announced the agenda of this meeting as follows:

- Item #1 Approval of Minutes from the Regular meeting dated June 13, 2012**
- Item #2 Approval of Minutes from the Special meeting dated July 19, 2012**
- Item #3 225 Alpine Place Area Variance**
- Item #4 173 Marbledale Rd. Special Use Permit**

Item #1 Approval of Minutes from the Regular meeting dated June 13, 2012
Member Scalzo motioned to approve the minutes from the June 13, 2012 with a minor correction on pg. 12. Member DiSalvo seconded the motion for the amended minutes and was carried unanimously by the Board.

Item #2 Approval of Minutes from the Special meeting dated July 19, 2012
Chairman Gallo motioned to approve the minutes from the July 19, 2012 Special Meeting, was seconded by Member Scalzo and carried with a vote of 3 – 0 with Member DiSalvo abstaining.

Item #3 225 Alpine Place Area Variance
Mr. James Veneruso, attorney for the applicant requested that this application be adjourned until next month.

Chairman Gallo offered clarification stating that the applicant needs more information pertaining to the tax maps.

Chairman Gallo motioned to adjourn the application as per the applicant’s request, was seconded by Member DiSalvo and carried with a vote of 4 – 0.

Next Zoning Board meeting is scheduled for October 10, 2012

Members of the public were disappointed that they were unable to voice their concerns regarding this application. The Board members along with John Cavallaro, Village Attorney, explained that the process allows the applicant to present his proposal first and then open the discussion to the public. As of now, the application was adjourned, so therefore, the public needs to attend the next scheduled meeting.

Item #4 173 Marbledale Rd. Special Use Permit

Mr. Rocco Salerno, attorney representing the applicant, indicated that this is for a Special Use Permit to open up a microbrewery in the commercial district on Marbledale Rd. The property is 18,548 sq. ft. with a single story building which is 7582 sq. ft. The microbrewery, Broken Bow Brewery, will sell wholesale and retail. The operation will have office space, a brewery and a tasting room. There will not be any food served at the establishment, nor will this be a bar.

Mr. LaMothe, owner of Broken Bow Brewery, indicated that this is a family run business. The intention is to produce a very high quality beer, not quantity, and sell to individuals and commercial. There will be 4 employees, all family members. The hours of operation will be Mondays – closed to the public, the brewing process will be done on Mondays. Tuesday, Wednesday and Thursday – 3:00 to 8:00 open to the public to taste the beer in the tasting room which holds 12 people. Friday and Saturdays – 1:00 to 10:00 with tours scheduled for 2:00 and 3:00. The tours are for education purposes and to share in the enjoyment of the process with the public. The kegs produced will be distributed via a van to local restaurants. A truck will deliver the grain once or twice per month.

Mr. LaMothe stated that he signed 10-year lease for the building, and he has a first right of refusal. He has invested \$500,000 into this new business. He hopes to have his liquor license within 60 – 90 days and the renovations should be completed in 60 days. A Grand Opening is scheduled for January 2013. The plan is to produce 500 barrels in the first year. There is ample parking in the lot adjacent to the building, which has 16 spaces.

Chairman Gallo asked to which authorities does the brewery answer to.

Mr. LaMothe noted the Health Dept., Water Dept., Fire Dept., and NYS Retail Authority.

Chairman Gallo motioned to open the public hearing, seconded by Member DiSalvo and carried with a vote of 4 – 0.

Craig McGuinn 11 Verdi Ave. voiced his concern regarding the vehicle, as well as pedestrian traffic. It is a very congested area.

Mr. Salerno noted that the tasting room only accommodates 12 people. The facility will not generate a lot of traffic. The facility is only selling one specialty beer to customers that like this special product.

Linda Doherty Alpine Pl. asked if the brewing process would produce a smell.

Mr. LaMothe noted that the brewing process would only be performed on Mondays. While the product is at the boiling phase, approximately one hour, there may be a slight bakery smell, as all the products used for beer are the same as for making bread, except the hops.

Ms. Doherty asked about the noise level.

Mr. LaMothe stated that the machines are amazingly quiet. He could be standing right next to the machine and not hear it running.

Ms. Doherty welcomed the applicant and his family to the Village.

Mr. Charles Irwin, Scarsdale, noted that he and his wife operated a microbrewery for many years. There is no noise produced and a minimal smell of a bakery, during the one hour of boiling. He wished the applicant good luck.

Chairman Gallo motioned to close the public hearing, seconded by Member DiSalvo and carried with a vote of 4 – 0.

Chairman Gallo stated that the Building Inspector would inspect the facility periodically. He added that the Fire Dept. did not have any issues regarding the plans. He indicated that the Board would consider a 10 year Special Use Permit that would run with the duration of the lease. The Special Use Permit would be limited to this application only. A Special Use Permit is required as it is a permitted use subject to conditions. He noted that these are trying times for tax rolls for municipalities. Empty buildings pay less tax.

Chairman Gallo read a memo from the Planning Board stating their favorable recommendation for this application. He thanked the Planning Board.

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.