

DRAFT

ZBA Monthly Meeting 10/17/11

Roll Call:

Betty Prohonic	present
Jennie Cipperly	present
David Milano	present
Norm Wiley	present
Kristina Hallenbeck	absent

Also present:

Christopher Chartrand, applicant
Christopher Chartrand, Jr., applicant
Frank Palladino

Betty opens the meeting at 7:02 p.m.

Betty informs the Board that she received a letter from the Mayor inquiring as to the terms of the Board members and that she will speak with him about this.

Old Business:

Jennie moves to accept the minutes as amended and Norm seconds the motion.

New Business:

The Chartrand's are here tonight to request a use variance for garage space. On September 13, 2011, they filled out and signed the application. Betty informs we only have a building permit. Mr. Chartrand says he was not given a zoning permit application.

Mr. Chartrand is looking to have a small commercial space for a home brewery business. He can produce 3 barrels per cycle, which is about 93 gallons. He can make 3 types of beer: Castleton Ale; Castleton Lodger; and Rat Dog Red. He is only looking to provide direct sales to the public. He wants to market to businesses in Castleton and serve a small customer base and by special request.

He will be using his detached garage which sits 41 feet from his home as he informs the federal government will only approve the application if the brewery is in a separate building. He has been going through the application process for the last year and has been making beer for the last 15 years.

Norm asks if he will be having frequent deliveries of supplies by truck? Mr. Chartrand replies not really. He will need a grain delivery, a ton in size. A 22 foot box truck with a lift gate will suffice. Also, he may just rent a small route truck and get the grain himself. Mr. Chartrand says he will have a sliding bolt and security system.

Jennie asks if Mr. Chartrand has gone before the Planning Board. Mr. Chartrand replies no.

David informs Mr. Chartrand to be aware that there are procedures to follow. Norm asks Mr. Chartrand if the Building Department has denied him a building permit. Mr. Chartrand replies no, he did not.

Betsy says she will contact Glenn Hebert, the Building Inspector and find out the status. How can the Zoning Board proceed if the applicant was not denied? Betsy informs she will recommend that Mr. Hebert send the Chartrand's to the Planning Board for site plan review. The Zoning Board takes no action on this application.

The next applicant before the Zoning Board is Frank Palladino who begins by saying Glenn Hebert did not deny him a permit.

Mr. Palladino is requesting a 10 foot variance on front yard on the property located at 24 First Street, Castleton, NY. The property is a side by side duplex. David asks Mr. Palladino if he has gone before the Planning Board? He replies no, he has not.

Board members look at the historic district overlay and it appears Mr. Palladino's property is in the mixed use district. There are no parking requirements under mixed use. He would only need a front use variance for a 10 foot setback.

Betsy's interpretation on this is that Mr. Palladino has no business to address before the Zoning Board.

Mr. Palladino says he will call Mr. Hebert about the mixed use and if he needs to check with the Planning Board and come before them.

The next applicant before the Zoning Board is Matthew Dunbrook, owner of property located at 84 S. Main Street, Castleton, NY. He says he built 2 units upstairs and finished the downstairs, which is commercial space. Between property purchase and repairs, he says he has invested \$180,000. His former tenant broke his lease and left. The apartment is vacant.

Betsy says we are missing lots of details as we only have one page of the permit application. We need to see if the Building Department has denied the request. Mr. Dunbrook says he will speak with Mr. Hebert.

Betsy will write a letter to Glenn Hebert regarding these applications before us tonight and copy the Mayor and the Planning Board. All applications were not denied. Two applications were incomplete and the Board could not move forward. The Board needs to see the portion of the code as to why the request was denied.

There being no more business, Norm makes a motion to close the meeting and David seconds the motion. The meeting was closed at 8:56 PM.

The next scheduled meeting is scheduled on November 21, 2011 at 7 PM.

Respectfully submitted,
Helen Barrington, Secretary