

The Town of Fenton Planning Board held a meeting on Tuesday, August 30th, 2016, at 7:00 pm, at the Fenton Town Hall, 44 Park Street, Port Crane, New York.

PRESENT: Planning Board Members John Eldred, Chairman
 Richard Armstrong, Board Member
 Jason Aurelio, Board Member
 James Keough, Board Member
 Patrick Mullins, Board Member
 Thomas Standard, Board Member
 Tina Fernandez (Hinman, Howard & Kattell)
 Melodie Bowersox
 Legal Counsel
 Town Clerk

ABSENT: Planning Board Member Brian Randall, Board Member

OTHERS PRESENT: Broome County Legislator Cindy O'Brien, three Residents.

MINUTES TO APPROVE

The Planning Board Members were either mailed or emailed the minutes from the Planning Board Meeting held on July 26th, 2016. With no corrections to be made to the minutes from the July 26th, 2016 Planning Board Meeting, **Mr. Keough made a motion to approve the minutes**, seconded by Mr. Armstrong. **Motion carried.**

VOTE: Ayes 6 Armstrong, Aurelio, Eldred, Keough, Mullins, Standard
 Nays 0
 Absent 1 Randall

NEW BUSINESS

Dog Boarding Business – Luke and Lacey Parga – 25 Jenks Road – The Pargas are interested in having a Dog Boarding Business at their property located in an Agricultural Residential-A area on Jenks Road. The Pargas distributed a "Planning Board Application for Permit Review" and a site plan that showed the proposed pre-made Amish shed to be 14'x36' and located 20' off the property line. The maximum amount of dogs to be boarded at one time would be 15. The Pargas plan to offer "competitive" prices for boarding dogs. One Planning Board Member asked what their background was; both Luke and Lacey grew up on farms. Lacey has also bred dogs, worked at a vet office, and pet sat for pet owners. Also, a Planning Board Member noted that at one particular Dog Boarding Business he is aware of, at 1500'-2000' away, he often hears and smells the dogs; he wonders if this would be a concern in the Parga's situation and if they should talk to the neighbors about the proposed business. The Parga's have discussed it with some of the neighbors who have not seen it as a problem; they will talk to the other close neighbors but do not feel it will be an issue. Lacey has done research on the animal waste and they do not want to keep it on the premise for long periods of time. They will be taking it to her father's property further up Jenks Road at the end of each week and he has a manure spreader. They have put in good material for the urine drainage in the spot where the building will be and it will drain toward the back of the property where there are no neighboring homes. As for the noise, the building is fully insulated because it has heating and central air. **Mr. Standard made a motion to accept the site plan as**

presented with the understanding that the animal waste will be disposed of on a weekly basis, seconded by Mr. Keough. **Motion carried.**

VOTE: Ayes 6 Armstrong, Aurelio, Eldred, Keough, Mullins, Standard
Nays 0
Absent 1 Randall

Brewery – Brendan Harder – 197 NYS Route 369 – Brendan Harder distributed information to the Planning Board Members regarding the Brewery that he would like to start at 197 NYS Route 369, which use to be a strawberry field. (This is zoned Agricultural Residential-A but it is not an Agricultural District. Brendan intends to make an effort to qualify for an Agricultural District.) Currently he has a 300 acre farm in Willet, New York that has 20 acres planted with hops and various grains such as buckwheat, barley, etc. Last year the Agriculture and Markets Law (AML) definition for farm operations was changed to include the growing and distributing of beer. Brendan is asking that the Town amend the Town of Fenton's Comprehensive Plan to include the manufacturing of beer as well; this would need to go before the Town Board for approval. The project would include a Brewery and a Tasting Room. Due to the property being in a floodplain, the building for the Tasting Room would have to be built 10 feet above where he wants to build it which would give a view of the river from the deck on the back of the building. Brendan hopes to close on the property this week then once he finishes with testing the soil, he will decide whether to plant hops or some type of multi-grain. He has the intention of selling his hops to other breweries in the Binghamton, NYC, and Syracuse area. Brendan mentioned that when the brewing is done, the only odor you will smell from the brewing smells like bread baking, but the neighbors may not be able to smell the brewing. Because the project is in proximity of a NYS highway and located 500' from the Town of Chenango, Mr. Armstrong will need to submit a 239 Review to the Broome County Department of Planning for the different departments' feedback, suggestions, and requirements. The County has 30 days to respond; the Planning Board will not take action on this project until they have heard back from the County and they have an application from Brendan. Mr. Armstrong said Brendan will need to acquire an entrance/driveway permit from the State and a commercial building permit from the Building Inspector of the Town of Fenton. (Melodie Bowersox gave Brendan a commercial building permit at the end of the meeting.)

OTHER

St. Francis School for Student Housing for International Students attending Seton Catholic School – Mr. Armstrong received a call from a gentleman interested in converting the St. Francis School into a dormitory for International Students who attend Seton Catholic School. Currently there are no provisions in the Town Code for student housing; there are provisions for nursing homes and convalescent housing. Mr. Armstrong told the gentleman that he could request that the Town Board include his goals in the Town Code. Another option would be for him to approach Building Inspector Matt Banks with an application who would reject it, send him to the Planning Board who would also be obligated to reject it, then he could go to the ZBA for further consideration.

DLA Federal side to consider for Organic Farming – Another individual called Mr. Armstrong who is interested in purchasing the Federal portion of the DLA and using it for organic farming, inside and outside. Again, organic farming is not part of our Residential

Neighborhood zoning. Mr. Armstrong basically advised him of the same options he did the gentleman regarding St. Francis School.

Binghamton Precast – West Service Road – Jay Abbey – Mr. Armstrong will check with Matt on Thursday to see if he received an application from Jay Abbey because the Planning Board wanted to review the application and drawings.

At 7:41 pm, **Mr. Keough made a motion to adjourn the meeting**, seconded by Mr. Eldred.
Motion carried.

Melodie A. Bowersox, Town Clerk