

December 11, 2013

**PINE PLAINS PLANNING BOARD MINUTES
DECEMBER 11, 2013
7:30 PM**

IN ATTENDANCE: Don Bartles, Jr., Chairman
Sarah Jones
Vikki Soracco
Ken Mecciarello
John Forelle
Steve Patterson
Kate Osofsky (arrived 7:35pm)

ALSO PRESENT: Louisa Grassi, Alternate
Peter Salerno, Alternate
Drew Weaver
Two members of the public

Chairman Bartles called the meeting to order at 7:30 pm.

GOODMAN GUEST COTTAGE: The applicant was not present for the continuation of the discussion for a proposed guest cottage located at 383 Skunks Misery Road. Discussion was tabled for a later meeting. Proper to be in touch with Mr. Goodman to see when he will be ready to continue in front of the Board.

DUTCHESS SPIRITS: Chairman Bartles advised that this is a walk-in applicant. Ariel Schlein was present to update the Board on his project. He is the president and co-founder of Dutchess Spirits located at 98 Ryan Road. Schlein presented the Board with a packet of information containing the company's mission statement, current products, photographs of the site development (before and after), photographs of the distillery, photographs of the bunkers and tunnels located on the property, a proposed site plan for the property showing all floors and proposed uses and key attributes that he expects the business to bring to the Town. Schlein explained his history and how he came to Pine Plains for this business. Schlein went over the hand out page-by-page and answered questions from the Board. Weaver stated that everything Schlein has done up until this point is covered as an agricultural operation. Weaver stated that Ag & Markets advised in a formal opinion letter that for production purposes it is an agricultural operation. Weaver stated he believes the second phase would have to go before the Board. Schlein stated they went ahead with the farm distillery and can sell directly on site. Schlein stated the larger project that he has envisioned would be more of a working farm including other spirits, farm market goods, a café/restaurant and possibly a bar

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that sells New York State spirits. He stated he would like it to be similar to Blue Hill. Schlein stated the story of the property is what drew him and he feels it needs to be uncovered. Schlein stated they are not a fully working distillery yet and they tested out the product and the brand and story by partnering with two other NY State craft distillers. Schlein advised that he has a 25-year ground lease with an option to purchase. Schlein stated that the Board is welcome to come tour this site either as a group or individually. Bartles asked Schlein what his next step would be that would include the Board and when that would happen. Schlein stated his plan is to have an application for the January 2014 meeting as he is looking to get started for the next season. Schlein stated that realistically they could be open for tours, tastings and sales by June. Schlein stated that his general contractor has been updating Weaver through the entire process. Bartles stated there would have to be involvement with County Planning and the Health Department. Schlein stated the business now employs seven people and expects to employ an additional six to seven full time and a lot of part time over the next three to five years. Jones stated she would like to see Schlein do whatever he can to deal with the trails issue, as it is really important to this town. She stated it is not essential but it would be wonderful. Schlein stated it would be a waste to not use the acreage for walking trails. Schlein stated that he would like to use as many local resources as possible.

Motion by Jones; second by Patterson to accept the November 2013 minutes. All in favor. Motion passed.

Motion by Jones to adjourn at 8:15 pm; second by Patterson. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper
Secretary