

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK  
August 25, 2020

Present: David Cooper, Heather O'Grady, Pat Liddle, Brian Lossaw, Craig Dillon, Ginny Nightingale (Town Board Liaison)

Board Chair David Cooper opened the meeting at 7:04 with 2 people in the audience. There is one file to consider on the agenda for this meeting.

Motion made by Pat Liddle to accept as submitted the May meeting minutes. 2<sup>nd</sup> was made by Brian Lossaw. All in favor.

7:05- Consideration of file #2020-2 which is an application submitted by Peter Bartlett and Susan Power for property located at: 146 Flints Crossing Road, Canaan, NY. Tax ID #70.-1-20.200

David read the file. Application is for a zoning permit to utilize an existing barn to serve as a production facility and a tasting room as a farm winery.

David explained to the applicant that in order to schedule a public hearing the application needs to be complete. A referral would need to be sent to the county because the property is 500 feet from a state/county road (NY Thruway). Technically a decision cannot be made until a referral is sent to the county. The application needs to be complete. Once we have a completed file a hearing date will be set. Once the hearing is closed the board has 6 days to make a final decision. David went on to explain that a special use permit would be needed through the planning board

David read the brief description provided on the application:

- Historic barn on site has been updated to serve as a production facility & tasting room as a farm winery. It is licensed through NYSLA, and applied to be exempt from Department of Ag & Markets. Barn was originally used for hay production and now will be used as wine production with only additional component of on-site retail.

Susan Power explained that the Board of Health came to the property for an independent water study. In the meantime she hired someone to test their water and the water came back exemplary. The water is being tested just in case someone wants to fill up their water bottle. There is no water in the wine. David wanted clarification that there would be no construction at all. Ms. Powers explained that there is not new construction taking place.

David explained to the applicant, "You should describe how your business qualifies as a farm/winery. Talk about wine and production. You should work on the narrative to explain how the tasting room works Talk about wine production. Work on the narrative on how the tasting room works with this operation which would help us understand the limits and parameters. We would like to hear about the product. Go into detail about the farming aspect of the operation.

Brian suggested to remember to include in the narrative that the business is open seasonally. Heather inquired about how the harvest host program works. Susan explained, "The harvest host program is self-sufficient. The customers make a \$20.00 merchandise purchase and have a limited 24 hour stay. We only accept 2 RV's per night. We have two designated parking spots for these vehicle". Pat suggested to designate on the map where the harvest host and food truck parking is.

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David made a motion to accept the file with the conditions mentioned be addressed and the application be complete and submitted by Monday August 31, 2020 with a rebuilt narrative and maps. Heather second the motion. All members voted in favor.

Pat made a motion to adjourn the meeting at 8:00. Brian second the motion, All voted in favor.

For the Board,  
Michelle Blenes  
Clerk