

**Planning Board
December 10, 2013
7:00 PM**

Members Present:

Pat Rice
J.Phil Strand
Richard Johnson
Steve Senske
Louis Rieg
Brad Lawson
Wally Geist

Others Present:

Daniel Swanson
Clayton Emick
Helen Emick
Riko Chandra
Neil Volt
Micah Meredith
Larry Meter
Richard Sena

Mr. Rice opened the meeting, Mr. Lawson, Zoning C.E.O gave report. See December 10, 2013 minutes.

Mr. Lawson started the meeting by introducing Riko Chandra and James Howard requesting a special permit to locate an Artisan cheese making facility with café, tasting and retail at property owned by Barbara & Warren Berry and located at 5889 Magnolia Stedman Rd., specifically Section 314.00-2-31 thru 33.

The “Reverie Creamery” will be opened in the current location of the Berry Book Store located across from Camp Chautauqua. This meeting is held for a site plan review. This will be a change of use of the building. All changes to this building will be done inside the building, which include some building code modifications. The Zoning Board of Appeals will need to approve a special permit.

Pat Rice invited Riko Chandra to explain his proposal of the “Reverie Creamery”. Riko Chandra explained that he would be the owner and cheese maker. Mr. Chandra has been a resident of Chautauqua County for the past five years, and good honest food is his passion. He has attended cheese workshops in Texas and Vermont, and completed a certification at Hornel for basic cheese making.

Neil Voit would be the engineer and Micah Meredith, the contractor from Empire Construction. Mr. Chandra feels the location and size of this facility would be perfect, also including that it was a restaurant in previous years owned by Mr. Swanson. He added that there isn’t any Artisan cheese making in the area. He also plans to collaborate with the local wineries, such as Johnson Estates and Mazza.

The commitment is 80-90% local cow milk. The quality of the milk used will be premium and one heard will be used to produce a richer taste. Goat milk will be supplied from Alfred Station and/or Allegany County, until Mr. Chandra can find someone with a local license. The goal is to sell healthy local fare to the community and tourists year round.

12-10-13 (pg2.)

Mr. Rice asked how big the café would be. Mr. Chandra replied he will be keeping it small approximately 30 seats, with 25 available parking spots. Opening and operating should take 3-6 months after purchasing the property, with a 6-9 months wait for the NYS license (opening possibly in 2014). The lot is 4.7 acres, with 3 buildings offering 6000sq. ft. Storage tanks will be 170 gallon water tank, and 180 gallon cheese vat that will also be used to pasteurize which will remain inside the facility. The first focus will be making the cheese the first year and then the possibility of selling it, in the facility. All renovations will be to the interior of the building.

Soon thereafter Mr. Chandra may open a small café using local and seasonal (organic) ingredients. Plans to build a raised box garden in back of the facility would be used to provide fresh produce in the cafe. Future ideas may include a picnic area in back.

Mr. Rice asked if anyone would like to make a motion. Mr. Johnson motioned for a favorable recommendation on the application and Mr. Strand seconded that motion. All were in favor. The applicant will be appearing in front of the Zoning Board of appeals December 18, 2013.

Mr. Rice and members wished Mr. Chandra luck and are delighted to welcome him to the community.

Mr. Lawson discussed the revised sketch plan on Carlton Homes. They were a no show this evening. Mr. Lawson hasn't seen the sketch plan and was told the following:

Two homes will be located on the lake. Two properties will be moved into the hillside, for a total of four new homes. A 40ft. right away to the lake will be created for access to the lake by the two homes above with no variances necessary.

Larry Meter expressed concerns that there will be an erosion problem. Mr. Lawson replied that the sketch plan review would be to feel out the town and board on what they would like to see. This would help in the decision before investing too much into this project. Mr. Seraki didn't represent himself but is expected to return in January.

Don McCord had a lengthy discussion of the overall update of the 1989 Zoning Ordinance.
Items discussed included:

- General Purpose
- Change in Purpose
- Modify the language
- Solar Systems access

Mr. McCord was hoping to have revisions by February or March for the Town Board review.

The next regular meeting is scheduled for January 14, 2013 at 7:00 PM.

The meeting adjourned at 8:30 PM

Respectfully Submitted
Kristy Vaillancourt
Planning Board Clerk