

Torrey Zoning Board of Appeal
Public Hearing April 2, 2012
Johannes Reinhardt Special use Application # 11-12
"Kemmeter" Small Farm Winery and tasting room

Present:

Chairman-Tony Cannizzaro, Patrick Hoke, Marty Gibson, JM Couevan, Chris Hansen

Others: Johannes Reinhardt, Kate Smith, Ron Kenville- Code Officer, John Christensen

Chairman called the meeting to order and opened the public hearing at 7:05 PM
He asked that all members present be noted. He read a statement of the case and the order in which the meeting will be run.

Chairman noted that all property owners directly affected by this zoning change have been notified and presented certified receipts of such notification for the minutes.

Dave & Joan Wiley - 1250 Rte. 14 Penn Yan

Bernard Ladd - 1218 Rte 14 Penn Yan

Daniel & Kate Smith -1130 Rte 14 Penn Yan

Nate Daggett - 1131 Rte 14 (PO Box 82 Dresden)

John & Ann Martini – 1031 Anthony Rd Penn Yan

Panta Rei LLC, Anthony Road Winery

William & Donna West - 5158 Ide Road Newfane, NY 14108

Dave & Sherri Shoff- 1042 Larzalere Rd Penn Yan

Dave & Mary Thoma-s 1095 Larzlere Rd Penn Yan

Petruzziello Trust - 9 Drummond Place Glen Head, NY 11545

Johannes Reinhardt owns property at the north corner of Route 14 and Larzalere Rd.
He has applied for a special use permit to operate a small farm winery- tasting room at this location once he has constructed the buildings. This is an Ag District.

Chairman read recommendation letters regarding Johannes Reinhardt application # 11-12 from the following:

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Torrey Planning Board dated 3/19/12 approving the application for Special Use Permit
Approving issuance of Special Use Permit with two stipulations

1. Must follow Yates County Soil & Water Erosion Control plan during construction
2. Must receive approval from the Yates County Planning Board

(Dave Granzin – Chairman)

Yates County Planning Board letter dated 3/26/12 approving the application with the condition that the applicant addresses the concerns of the Yates County Soil & Water letter to the YCPB Director dated 3/13/12. (Shawna Bonshak – Director)

Yates County Soil & Water dated 4/2/12 which states they have reviewed a set of updated plans dated 3/28/12 as prepared by Stephen Maybee P.E. for Kemmeter. The updated plans have addressed our concerns regarding erosion and sediment control practices for this project. (James M. Balyszak- District Manager)

Chairman asked Mr. Reinhardt to present his case. Johannes and his family have a long history of wine making in Germany. He presently is the wine maker for Anthony Road Winery. He came to the US as he wanted to go in a different direction in wine making and the Martini's have become his second family for the past nine years. He purchased the land a few years ago with the intention to have a small winery. Last year he installed drain tile. He will build his house and small barn first on the property. His financial institute suggested that in the future he may need to sub divide the property splitting the residence from the winery. He will build this site in phases, as his finances allow. He will locate the driveway off of Larzalere Rd this in keeping his plan of small operation. He plans on a 2000 cases per year production.. He has 13 acres in which he will plant vineyards. Business will be open April thru December.

He has no plans for signage at this time. He has named his winery "Kemmeter", in homage of his heritage.

John Christensen Anthony Beach Rd. spoke in favor of the winery as evidence of the work so far on this land, he feel this will be an asset to the Town.

Kate Smith 1130 Rte. 14 asked about borders or fences, concerned about people wandering onto her woods property bordering Johannes property as she has small children.

Johannes stated that he will install deer fencing around his property to protect his grapes with a gate at the entrance.

Pat stated that he has read about Johannes and his family's long winemaking tradition as wine makers in a book "Summer in a Glass" by Evan Dawson. His expertise is a welcomed addition to the Town.

No one spoke in opposition to this application.

Being no further questions or statements on this application, Chairman thanked all for attending and their comments, closing the public hearing at 7:30 pm.

Respectfully submitted

Betty M. Daggett
ZBA Sec.