

TOWN OF CLIFTON PARK
COUNTY OF SARATOGA
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING REGARDING
PROPOSED AMENDMENTS TO THE CHAPTER 208 OF THE TOWN ZONING CODE
RELATIVE TO THE LIGHT INDUSTRIAL ZONING DISTRICTS

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on April 1 2019, at 7:05 p.m. in the Wood Memorial Meeting Room in the Town Office Building, located at One Town Hall Plaza, Town of Clifton Park, County of Saratoga, State of New York to consider amendments to the Town's code relative to the Light Industrial Zoning District.

The proposed legislation would define Breweries, Distilleries, as well as taprooms and tasting rooms incidental to their use, as allowed uses within the Light Industrial zones.

Copies of the proposed local law are posted at <https://cliftonpark.org/government/legal-notices.html> , and are available for review in the Town Clerk's office during normal business hours.

Patricia O'Donnell, Town Clerk

[ACCESSORY BUILDING

See "building, accessory."]

[ACCESSORY RETAIL

The retail sales of various products (including food service) intended to be ancillary to the primary uses within an office or industrial complex. Accessory retail is also intended to meet the daily needs of immediate employee populations through the offering of goods and services in close proximity in order to promote sustainability and reduce traffic. Typical accessory retail uses include, but are not limited to, a cafe, coffee/sandwich shop, automated teller machine, bank, and mini-market/newsstand.]

[Added 2-28-2011 by L.L. No. 7-2011]

ACCESSORY USE

[See "building, accessory use of."]

ACCESSORY USE

A term applied to a use, building or other structure, clearly incidental or subordinate, but customary to the principal use, located on the same lot with the principal use. Uses accessory to residential homes may occupy not more than 25% of the total floor area thereof used for residential purposes.

[[BUILDING, ACCESSORY USE OF

A use customarily incidental to the use of a building for dwelling purposes, not occupying more than 25% of the total floor area thereof used for residential purposes, including the office or studio of an accountant, acupuncturist, architect, artist, audiologist, barber, chiropractor, dentist, engineer, hairdresser, landscape architect, land surveyor, lawyer, musician, notary, nurse (visiting nurse), occupational therapist, optometrist, osteopath, physician, physical therapist, podiatrist, private investigator, psychologist, social worker, speech pathologist, surveyor or teacher, residing on the premises, provided that there is no advertising display visible from the street other than a small, unlighted nameplate not over two square feet in area. The above shall not be interpreted to include the office or place of business of a mortician.]]

Article II Definitions

BREWERY, LARGE

An establishment where beer and malt beverages are made on the lot at an annual beer production rate in excess of 15,000 barrels. A large brewery may engage in ancillary sales of merchandise promoting the products produced thereby.

BREWERY, MICRO

An establishment where beer and malt beverages are made on the lot and then sold or distributed, and which produces less than 15,000 barrels (a barrel is approximately 31 gallons) of beer or malt beverages per year. Microbreweries sell to the public by one or more of the following methods: the traditional three-tiered system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer. A micro-brewery may engage in ancillary sales of merchandise promoting the products produced thereby.

DISTILLERY

A facility licensed under Article 5 of the New York State Alcohol Beverage Control Laws to manufacture of liquors by distillation or re-distillation onsite.

TAP/TASTING ROOM

A room that is ancillary to the production of beer and malt beverages or alcoholic beverages at a Brewery, Microbrewery, or Distillery where the public can purchase and/or consume only the alcohol products produced on site and ancillary sales of retail merchandise, pursuant to license issued under Sections 51 3-a, 61 2-c and 63-a of the NYS Alcohol Beverage Control Law.