

# **APPROVED**

**HAROLD GARY**  
*Chairman*

**CRAIG PAEPRER**  
*Vice-Chair*

**BOARD MEMBERS**  
**ANTHONY GIANNICO**  
**DAVE FURFARO**  
**CARL STONE**  
**KIM KUGLER**  
**RAYMOND COTE**

## **TOWN OF CARMEL PLANNING BOARD**



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**MICHAEL CARNAZZA**  
*Director of Code  
Enforcement*

**RICHARD FRANZETTI, P.E.**  
*Town Engineer*

**PATRICK CLEARY**  
*AICP, CEP, PP, LEED AP  
Town Planner*

**VINCENT FRANZE**  
*Architectural Consultant*

## **PLANNING BOARD MINUTES**

**MAY 9, 2018**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, CRAIG PAEPRER, ANTHONY GIANNICO, DAVE FURFARO, CARL STONE, KIM KUGLER, RAYMOND COTE

| <b><u>APPLICANT</u></b>  | <b><u>TAX MAP #</u></b> | <b><u>PAGE</u></b> | <b><u>TYPE</u></b> | <b><u>ACTION OF THE BOARD</u></b> |
|--------------------------|-------------------------|--------------------|--------------------|-----------------------------------|
| Angelo Senno Trust       | 44.13-2-2               | 1                  | Res. Site Plan     | Public Hearing Scheduled.         |
| Alexandrion Distillery   | 55.10-1-1               | 1-6                | A. Site Plan       | No Board Action.                  |
| Random Ridge Subdivision | 76.13-2-78-81           | 6-8                | Subdivision        | No Board Action.                  |
| Charry Subdivision       | 54.19-1-1               | 8                  | Extension          | 6 Month Extension Granted.        |
| Minutes – 03/28/18       |                         | 8                  |                    | Approved.                         |

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Rose Trombetta

**ANGELO SENNO TRUST – 19 FOWLER AVE – TM – 44.13-2-2 – RESIDENTIAL SITE PLAN**

Mr. Carnazza stated the variances were granted by the ZBA and the zoning data table is now correct.

Mr. Franzetti stated the Engineering Department does not have any additional comments related to the project.

Mr. Cleary stated all site planning issues have been addressed.

Chairman Gary said to schedule a public hearing for the next meeting.

**ALEXANDRION DISTILLERY – 39 SEMINARY HILL ROAD – TM – 55.10-1-1 – AMENDED SITE PLAN**

Mr. Carnazza read his memo which stated the applicant proposes to renovate and add to the former Guideposts property on Seminary Hill Rd. in Carmel. The property is in the C-BP Zone and the C-Commercial Zone. The use will be a distillery, visitor center, and banquet area which is permitted per the schedule of district regulations. In addition to the building additions, the applicant is adding a clarifier tank, raw water storage a pre-treatment facility, a cooling system, and a tank farm. I would like to meet with the design professional to discuss the Site Plan Requirements (Zoning Table, Parking Calculation (actual calculations), aisle widths, parking space size, loading spaces, loading space calculation, and other required details). The parking spaces to the east do not appear to have the necessary 24' aisle width required to be on the property by code. Several of the parking spaces do not meet the minimum requirements. The Carmel Fire Department needs to be included in the process as they need to have the ability to fight a fire at this site and the knowledge of the operation(s). There is currently an application to re-align the three lots which must occur PRIOR to the approval of the site plan (the lots do currently not exist in this configuration). There is a garage structure near the house that must either be removed or obtain a variance. It is in the setbacks and it is an accessory use that is not permitted to remain without a principal use on the site.

Mr. Franzetti stated this is the Paladin Center formerly Guideposts. It involves the conversion of that to a banquet center and a production facility for a distillery which is located on lot 1 is 13 acres. The applicant has previously met with the Town to discuss the project and understands that additional details are required for the Amended Site Plan approval. He said we have some general comments for tonight, some more detailed ones that I'm not going to go through with the board. He said a water and wastewater report will be needed. He said they are aware a pre-treatment system is needed. They are currently in the process of developing the footprint for that and identifying what is needed for pre-treatment. Regulatory permits include the NYSDEC stormwater permit, water and sewer connection permits from us and a pre-treatment permit from the town.

Mr. Cleary stated this is a new application for a fairly significant renovation of the Guidepost/Paladin site. He said this is the first of these types of operation we have ever seen. It's a fairly significant distillery operation. Most of our comments relate to understanding how the facility will operate, its water demands, the material that's exported from the site deliveries, etc. He said it is in the CB-P zone and there are in our code regulations that deal with industrial uses and performance standards that are associated with industrial uses. Once again, understanding noise generation and those sorts of performance standards are issues the applicant will have to clarify for use. He said generally they are re-using the existing building with some modifications. There will be a new accessory facilities that are specific to the distillery will be constructed on the site as well. He said there is some new construction. He this building is on lot 1 and some of the parking will flop over onto the lacrosse field lot. They would need to give themselves an easement to accommodate that. The facility will also be used for activities as well. He said this is a permitted use and they are complying with the zoning requirements on the site. He said this is an interesting and exciting application for us.

Mr. Randy Tharpe of Epstein Architects and Engineers of Chicago, representing the applicant addressed the board and stated the clients themselves as part of purchasing this lot, is in the process of designing this. He said the client is designing the process while we are trying to determine what needs to happen physically on the site and with the building to accommodate that. He said in terms of the appearance and façade and looks especially for the design of the visitor center we are actually undergoing a good portion of a new design for that right now. He said the primary process, involvement and activity on the site will be for the distillery operations. Secondary and an important component of that is the visitor center. He said people want to see where the spirits and liquors that they are buying are produced. It actually becomes a national tourism type thing. He said in the visitor center there will be a retail space as well as tasting rooms and events/banquet center. For the distillation process itself it involves bringing grains onto the site. They are stored into silos outside the building. He said the silos receive the grains and then the grains are run through a process inside the building where they're milled and mixed with water to create a mash, which is then pressed and extracted and goes into fermentation tanks. The fermentation tanks have yeast added to that and that's what generates the alcohol portion. It then gets piped and transferred into either distillation columns or into large copper pots which is in front of the building. He said from that there are a number of other processes that happen for the distillation process and then eventually the distilled liquid and alcohol gets transferred to storage tanks which will be outside the building. He said from those storage tanks it will get piped in, diluted and then bottled or casked. We expect there will be some casking and aging done on site. He said with regards to the outside operations that are involved, we will have a water storage tank that will act as a buffer, so that we could have the body of water needed. Also, based on the process it does produce waste water that does not meet the town standards, so we will need to have a pre-treatment facility that will pre-treat that water to the levels the town is able to accept. That pre-treatment facility will be all indoors. There probably will be a clarifier tank that we will try to enclose. He said the site is large and there is a lot of open area around the site. He said in terms of the other factors from industrial standpoint, there are no vibrations involved, the traffic will be

about 5 to 6 trucks a day including shipment and receiving and that will come off of Route 6. Seminary Hill Road will act as the primary visitors' entrance, so that we are separating our truck traffic with our car traffic. He said if the alcohol concentration is an issue that we want to discuss and go over with the fire department, but it's pretty common and standard around that end. He said we have good practices for most of the operation. One of the client's employees has been in the distillation consulting business for many years. The client operates two facilities currently in Europe, so they are familiar with the standards for fire safety and other hazards related to the alcohol and storage. Those tanks will be in a tank farm and will have containment.....

Mr. Carnazza asked when you get rid of the grains (waste product), what do you do with it?

Mr. Tharpe said there will be an outside tank that called a "draft". He said that draft tank is an elevated, so the mash residue is pumped into there and that is loaded into a truck and hauled away for sale as animal feed.

Vice Chairman Paepre asked Mr. Cleary due to the anticipated increase traffic on Seminary Hill Road will they have to do some sort of traffic study?

Mr. Cleary said we have to know exactly what they are generating in terms of traffic. He said there are employees associated with the operation of the facility, but during special events we would need to have a handle on what's going on.

Mr. Stone said and not to mention box trucks or tractor trailers.....

Mr. Tharpe said it will probably be tractor trailers. He said the turning radius study onto the site from Route 6 and within the site will be accommodated.

Mr. Franzetti stated as the board is aware there are two entrances, Seminary Hill Road & Route 6 and the truck traffic will come off of Route 6.

Vice Chairman Paepre stated I know it's early on in the process, but do you have any idea how big the banquet hall will be.

Mr. Tharpe replied we are not sure yet. He said we will be having some discussions in Romania next week on some of those topics and issues. He stated Alexandrion Group operates in Romania and run two distillery locations there. He said they are the largest distiller in Romania and they are very much interested in developing this project here in the United States.

Mr. Stone asked if this has to go through a SEQR process.

Mr. Cleary replied yes it does.

Ms. Molly Bauer from the State stated SEQR under the state level has been cleared of all SEQR stage 2.

Mr. Cleary asked can you provide us with that documentation.

Ms. Bauer replied yes I can.

Vice Chairman Paepre asked Mr. Cleary we're talking about 3 lots. Where do we stand with the other 2 lots.

Mr. Cleary stated on the lacrosse field lot there will not be any development on that property and lot 2 which was the old office building lot is a lot that will be developed in the future, but there's currently no plan for that and the office building approval would be vacated by virtue of the subdivision.

Mr. Furfaro asked about the lot line adjustment/subdivision merger.

Mr. Cleary stated the lot line adjustment happens first and the 3 lots are created and this is the first site plan that would be approved on lot 1. No plans for lots 2 and 3.

Mr. Carnazza said the subdivision merger has to happen before this lot exists.

Mr. Furfaro stated I'm very excited for this project, I think this is really good for the Town of Carmel. He asked as far as jobs, you are going to create 60 or so positions, correct?

Mr. Victor Savinims of Alexandrion Holdings replied there will be about 100 plus U.S. workers and there will also be some people from Romania.

Ms. Bauer stated as part of our proposal to Alexandrion, they committed to 100 plus employees in Carmel with an average salary of \$70,000 plus.

Mr. Furfaro asked are you buying the property?

Mr. Savinims replied we will eventually own that lot.

Mr. Carnazza stated there is a fire department access that is grass or pavers, is that shown on the plan?

Mr. Tharpe replied no. He said currently there is fire department access for 100% of the building on the road. He said there is a paved road all around the entire building for fire department access. We may need to look at with the fire department if there is a need for additional fire hydrants and the building will also be sprinkled.

Mr. Giannico asked if the distillery will have security.

Mr. Tharpe replied I believe there will be security and it will also be a 24 hour operation.

Mr. Giannico asked what kind of contaminants will be in the waste water.

Mr. Tharpe replied it's actually residual alcohols that are not the preferred alcohols. He said there is a process for removing those, but I'm not a waste water treatment expert.....

Mr. Franzetti said it will be a high carbonaceous biological oxygen demand type of compound that's coming out. He said it would need to be brought down to a level so it doesn't impact our waste water system.

Mr. Giannico said once the after treatment takes place this is going to dump into.....

Mr. Franzetti said when their pre-treatment is completed; it's going to be exactly like when you are at a regular home. It's the municipal sewer system.

Ms. Bauer added New York State has over 400 distilleries and all the different towns and cities have been able to handle these types of plants similar to Alexandrion.

Mr. Cote asked Mr. Cleary if an engineer for the board would be needed to review the waste water.....

Mr. Cleary said we asked them to provide the study first and see what comes to us. It may or may not be necessary.

Mr. Stone asked about total power consumption and gas.

Mr. Tharpe stated we have already met with the gas company. He said we are looking to increase the size to the main supply. The gas company said they will have no problem capacity to serve the needs that we have. He said we are looking into electrical right now. He said based on the size of the facility and existing operations that are there, we may be able to utilize the existing transformers.

Mr. Stone asked if there will be a generator on site.

Mr. Tharpe replied there probably will be a generator on the site that will mostly provide backup for systems.

Mr. Stone asked about the lighting, industrial look with the 24 hour operation.

Mr. Tharpe replied we are looking to soften the industrial look. At which time, Mr. Tharpe discussed what the building would look like and the lighting.

Mr. Stone asked with an industrial process like this dealing with alcohol will there be special training for general safety protocols other than dealing with fire.

Mr. Tharpe replied that would be something that we would have to talk about and we will be talking in detail about safety issues.

Chairman Gary stated you need to have answers to all the questions before you come here to make it easier for the board. I know you want to fast track this process. He said you need to meet with one of our consultants that could handle the whole process with your consultants, so when you come back to this board they give us those answers to the questions. That's how we could fast track this. We can't do it the way we are doing it now. The consultants will tell you the concerns of the board.

Mr. Tharpe replied he understood.

Ms. Bauer stated this project has the full backing of the State and Governor's office and we really want to come here instead of New Jersey which is the option.

Chairman Gary said as the Chairman I can't be concerned with where you want to go. I have to be concerned with what you want to do, that's my obligation.

Mr. Savinims said this project will be a unique project. He said we need to make it better, we know what we need. He said we cannot allow any kind of mistakes; I can assure you of that. We will re-visit the banquet center.

Mr. Furfaro asked Mr. Cleary where do they go from here.

Mr. Cleary said they need to meet with us and address all the issues that you heard this evening.

Mr. Tharpe stated our team will be in Romania next week meeting with the Italian processing engineering firm. We will work with them and go through a lot of the details that we need to be able to answer some of the questions so that I could come back to you with more definitive answers.

At which time, a discussion ensued amongst the board members regarding the application process for the distillery without compromising the board members. All the studies need to be submitted such as traffic, water, etc.

**RANDOM RIDGE SUBDIVISION – KENNICUT HILL ROAD – TM – 76.13-2-78-81 –  
AMENDMENT TO FINAL PLAT**

Mr. Carnazza had no comments.

Mr. Franzetti read his memo which stated this application encompasses a proposal to amend the previously Cluster Subdivision which received final approval in August of 2015. The modifications include grading changes in the vicinity of Lots 3, 4, 5 and 6 and some minor drainage modifications. Based upon our review of this submittal this Department has no objection to the substantive changes shown on the drawings, however this Department has the following general comment: A note should be added to the drawings indicating that the roads shown will not be offered to the Town of Carmel for dedication.

Mr. Franzetti stated there was a bigger issue behind this, Mr. Lynch; the applicant's engineer came to Mr. Carnazza and myself asking for this to be a site plan change. However, there was concern about the change of grade. He said the drainage was easy; we approved that at that time, because that was a minor change. But the change in grade was a concern for us, because the offering plan had everything on the same level and we didn't think that was something that was allowed by our decision. We recommended they come back to the board as an amended site plan and that's why they are here tonight.

Mr. Cleary stated the more pressing reason is this is a clustered subdivision. It wasn't a field change to the grading plan. It was amendment to the clustered subdivision.

Mr. Carnazza stated the first floor elevations will go up substantially.

Vice Chairman Paepre asked why the change.

Mr. Franzetti replied because of blasting. And the reason why we required them to come back here, is what was presented to attorney general's office as the offering showed it in the original site plan regarding the homeowners association. He said modifying it this way was not part of the offering. This will make it official and they would have to go back to the attorney general.

Mr. Cote asked if any variances are required for the height.

Mr. Carnazza replied no. You are allowed 35 feet.

At which time, Mr. Paul Lynch of Putnam Engineering, representing the applicant pointed to the map showing where the rock was blasted. He said in order to get the grades from the original site plan they would have had to take out an additional 4 to 5 feet of rock and because of the expense of it they didn't want to do it. They felt it was just easier to raise the grade by having the garage underneath.

At which time, a discussion ensued regarding how many floors the houses will be and how the driveways will be constructed.

Mr. Lynch stated basically you will have a 2½ story home.



Mr. Cote asked for a rendering.

Mr. Lynch displayed the rendering.

Mr. Stone stated it only affects those four lots, correct?

Mr. Lynch stated from what I understand right now, we are looking at three lots (points to map).

Mr. Furfaro asked what is the issue with the dedication of the road?

Mr. Franzetti stated before this was a cluster subdivision, the original site plan approval had the roads dedicated to the Town of Carmel meeting town specifications. When it came back to the board as a cluster subdivision, they changed the road specifications. They don't meet Town of Carmel road specs.

Mr. Stone stated in perpetuity all the utilities and services provided for this will be with the homeowners association.

Mr. Cleary said that's why we want the note on the plan.

Chairman Gary asked what are we doing now with the application.

Mr. Cleary replied right now nothing. We have to wait to see what the applicant wants to do about the note. It may be a non-issue. He may not come back.

**CHARRY SUBDIVISION – 85 WASHINGTON ROAD – TM – 54.19-1-1 – 1<sup>ST</sup> EXTENSION OF FINAL SUBDIVISION APPROVAL**

Mr. Carnazza had no comments.

Mr. Franzetti had no objection to the extension.

Mr. Cleary had no objection to the extension.

Mr. Cote moved to grant an extension of final subdivision approval for 6 months. The motion was seconded by Vice Chairman Paepre with all in favor.

**MINUTES – 03/28/18**

Vice Chairman Paepre moved to approve the minutes of March 28, 2018. The motion was seconded by Mr. Giannico with all in favor.

Mr. Stone moved to adjourn the meeting at 8:20 p.m. The motion was seconded by Mr. Furfaro with all in favor.

Respectfully submitted,

Rose Trombetta