

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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*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD MINUTES

JULY 25, 2018

PRESENT: **VICE-CHAIR, CRAIG PAEPRER, ANTHONY GIANNICO, CARL STONE, KIM KUGLER, RAYMOND COTE**

ABSENT: **CHAIRMAN, HAROLD GARY, DAVE FURFARO**

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
EMTK Realty	44.18-1-40	1	Resolution	Resolution Adopted.
McDonald's USA, LLC.	86.11-1-22	1	Resolution	Applicant Did Not Show Up.
D & L Ford Inc (Kidz Country)	65.13-1-52	1	P.H. & Reso	Public Hearing Closed & Resolution Adopted.
Mancini, Daniel & Courtney	64.13-1-75	1-2	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Alexandrion Distillery	55.10-1-1	2-17	P.H.	Public Hearing Closed & Planner to Prepare Resolution.
Minutes – 06/13/18		17		Approved.

The meeting was adjourned at 9:32 p.m.

Respectfully submitted,

Rose Trombetta

EMTK REALTY – 1736 ROUTE 6 – TM – 44.18-1-40 – RESOLUTION

There was no volume for the first 2 minutes of the DVD.

Mr. Cote moved to adopt Resolution #18-18, dated July 25, 2018; Tax Map #44.18-1-40, entitled EMTK Realty Final Site Plan Approval. The motion was seconded by Mr. Stone with all in favor.

MCDONALD'S USA, LLC. – 154 ROUTE 6 – TM 86.11-1-22 – RESOLUTION

No representative from McDonalds came forth.

D & L FORD, INC – KIDZ COUNTRY – 854 ROUTE 6 – TM – 65.13-1-52 – PUBLIC HEARING/RESOLUTION

Mr. Carnazza stated they submitted floor plans and the sign detail that was asked for. All my comments have been addressed.

Mr. Cleary stated that Mr. Franzetti (not present) had no comments on this; there are no planning issues left with this; it's on for public hearing and you do have a site plan approval resolution before you this evening as well.

Vice-Chairman Paepre stated we've met a few times on this; you've gotten variances. You were in front of the zoning board a couple weeks back. Zoning Board approved; adding children to the upstairs area. He asked if anyone in the audience wished to be heard on this application.

Hearing no comments from the audience, Mr. Giannico moved to close the public hearing. The motion was seconded by Mr. Cote with all in favor.

Mrs. Kugler moved to adopt Resolution #18-17, dated July 25, 2018; Tax Map #65.13-1-52, entitled D&L Ford (Kidz Country) Amended Final Site Plan Approval. The motion was seconded by Mr. Cote with all in favor.

MANCINI, DANIEL & COURTNEY – 149 MACGREGOR DRIVE – TM – 64.13-1-75 – PUBLIC HEARING

Mr. Carnazza stated this application is on for a public hearing; I have no further comments at this time.

Mr. Cleary stated the regrading application is on for public hearing; no planning issues and Mr. Franzetti also has no additional issues on this application.

Vice-Chairman Paeprrer indicated that Mr. Franzetti's earlier comments regarding the overall disturbance for the project was 4,880 sf which is below the threshold. Being that this is a public hearing is there anyone from the public that would like to be heard on this regrading application.

Hearing no comments from the audience, Mr. Cote moved to close the public hearing. The motion was seconded by Mr. Stone with all in favor.

Vice-Chairman Paeprrer asked the Planner to prepare a resolution for the next meeting.

ALEXANDRION DISTILLERY – 39 SEMINARY HILL ROAD – TM – 55.10-1-1 – PUBLIC HEARING

Mr. Carnazza stated they were granted the variances and are noted on the plat.

Mr. Cleary stated this is on for a public hearing.

Vice Chairman Paeprrer stated Mr. Franzetti had no comments.

Mr. Will Stevens, attorney for the owner of the property addressed the board and introduced the audience members that were with him. Dr. Nawaf Salameh, Chairman of Alexandrion Group, Stelious Savva, CEO of Alexandrion Group, Alan Anderson, Master Distiller, Stephen Crudy, Business Development Director, Randy Tharp, Vice President of Epstein Global, Matt Shorr, Senior Project Architect, Harold Lepler, Owner of Property, Seamus Crickley, engineer with Ireland-based WEW Engineering and David Timmons of Timmons Spirits.

Vice Chairman Paeprrer asked for an overview of the project before he opened it up to the public.

Dr. Nawaf Salameh, Chairman of Alexandrion Group approached the podium and stated our group started in Europe about 25 years ago. He stated we are present in 50 counties around the world. We chose the U.S. (for this project) for one reason, because we believe in U.S. He said we need to use our distillery in the U.S. for export. At least 50% or even more of the capacity of the distillery will be for export product, not just for the U.S. market. He said we will hire at least 100 qualified people from this area. We are talking about top management, marketing, sales, engineering and export people. He said after 5 years will have 500 people in the whole U.S. He said this is our business. This will be the biggest distillery in New York; we believe in New York.

Mr. Stelious Savva, CEO of Alexandrion Group approached the podium stated he is with the group for the last 10 years. He said we are very proud to be here and really love the location. He said this will be very good for the city and town. We are looking forward to a great collaboration.

Mr. Randy Tharp of Epstein Architects and Engineers approached the podium and stated primarily this project is a re-development of the existing Paladin Center site at 39 Seminary Hill Road. He said we could have started from scratch, but we found the facility to have a lot of features and capabilities that we could utilize so we can modify this existing building in a number of ways to put the operation in use. He said on the site plan that we presented, the gray areas are the areas where we would be basically touching and making some structural impacts. The existing foundations of the old Seminary school building, which now has a roof over it and it is enclosed, we are going to build a visitor center there. Other areas of the operation where the pot stills and the distillation stills are we will redo the façade. He said some of the internal operations will include fermentation tanks, so we are going to raise the roof and make the roof a little bit taller, but within the limits as required by the zoning ordinance. We have out buildings that we are putting in for wastewater pre-treatment in order to meet the city standards into the wastewater treatment system. He said we also have an area for cooling towers that will be located on the backside of the building which are part of the process. He said on the site we have maintained all the existing access road. The primary access to this facility will be from Route 6 for commercial purposes. There will be approximately 100 employees in this area, but there will only be 60 employees at this facility for the operations which include both the visitor center and operations of the distillery. He said those employees will be spread across three shifts. The facility will operate for distillation purposes five days a week, 24 hours during those five days. The off-shifts will only have about five employees or less just to monitor equipment and processes that are going on. He said on a daily basis there will be no more than six to eight trucks a day either bringing in grains to the site or taking off the finished product or there are some waste materials which mostly are the spent grains after the mash process which goes to animal feed in the local area. And again, all of that will be directed off of Route 6. He said we will be making some minor improvements in regards to the widening of some of those access ways. It will be mostly for emergency vehicle access for a clear path all around the site.

Mr. Tharp continued and stated we will be utilizing most of the bulk of the main building of the original Guideposts facility as they built it now being operated by Paladin Center. He said the area that faces Seminary Hill Road will be where we will have the copper pot stills in that area. The existing opaque façade will be replaced with a glass façade, so you will be able to see the copper pots in that area. He said we will utilize this also as a tour. There will touring through the active distillery area. There will be large tanks in the fermentation room and there will be access to see the tanks and the process taking place. On the back of the building is where we have most of our receiving for our grain silos and for the mash process which produces the mash that goes into the fermentation tanks for the distillation to begin and basically create the alcohol. He said there will be warehouse operations and as well as some bottling and casking. There will be no storage at this facility and no aging will take place. The only storage that might be here would be any bottled storage before it gets shipped out and distributed, but nothing long term. We do have some alcohol storage tanks that are outside, and we have consulted with the fire department and have agreed to meet the requirements that they have for all the fire

protection issues and will supplement with firefighting equipment there that they don't have.

Mr. Stone asked Mr. Tharp to identify the tanks that are indoors and outdoors.....

Mr. Tharp points to map to show the indoor and outdoor tank (for alcohol storage). He said the tank for the alcohol storage has a certain zone by code that it has to be set away from the building. He said it will also have a concrete containment barrier around it. There will be leak detection in all of the tanks as well as a barrier so if there were any leaks they would be contained and would not spill outside (the barrier).

Mr. Giannico asked if there will be a fire suppression system dedicated to that area.

Mr. Tharp replied yes, a foam system.

Mr. Tharp continued and stated as far as the design of the building, for the visitors center, we wanted to do something that was reflective of the history of the site. So, we did some research into the appearance of the old Drew Seminary School and this is basically what was there. He said our plan is to reflect the gambrel roof form that the Drew Seminary school had.

At which time, Mr. Tharp displayed the architectural drawings depicting the look of the building and continued to discuss the design of the façade and building.

Mr. Tharp stated he wanted to address some concerns or questions that have come up during the process. One of the primary concerns is water supply and wastewater. At which time, he introduced Harry Boyd of Boyd Artesian Well Company of Carmel.

Mr. Henry Boyd of Boyd Artesian Well Company of Carmel addressed the board and stated the amount of water they are looking for is not a tremendous amount of water from what I know. He said the area has no wells whatsoever. He said the only wells that we drilled were for Pulte Homes. We drilled irrigation wells. It shouldn't affect them, because they are far enough away. He said there should be no problem getting enough water for what they need. He said it will bring a lot of people into our community.

Mr. Cote asked how many wells are you considering putting on this property.

Mr. Boyd stated we would have to bring in a hydrologist. We do fracture analysis. He said if we only got 20 gallons a minute in the well and we drill five wells that would be 100 gallons per minute and that is more than what they need. He said it would probably be a minimum of five wells.

Mr. Tharp stated in regards to water treatment and wastewater treatment, he introduced Seamus Crickley to discuss ways to save and reduce water.

Mr. Semus Crickley, engineer with Ireland based WEW engineering address the board and stated it does appear from the preliminary studies that we need about 135,000 gallons of water daily for the process and that is from the distillation process itself. He said it shouldn't be an issue, there is plenty of water. He said the other area is recycling technology. He said having decided on the amount of water that is required, different areas of the process will require different water qualities. In this particular case, the wastewater having come from the main distillation process is the CIP (cleaning in place) wastewater is taken to evaporation and basically a core product spirit is developed from that. The overflow from the evaporation then goes to wastewater, not the total. He said we need to treat the wastewater especially if we are going to recycle some of it. We put it through normally balancing to collector equalizer and then going forward to PH correction, so that it's not neither acidic or alkaline and then if necessary we may need to add nutrients before going to a biological stage. The biological stage will reduce the carbon equivalent and some of the nitrogen in cases down to a minimum level. From there it needs to be filtered, an area of membrane filtration. Different pressures across different membranes we give different qualities. He said once the water is recycled, it will put a lower demand on any other source of raw water to be used. Sustainability will be applied. The town supply would only be used at the lower end of the required scale. He said we should be able to remove up to 75% of the solids and 75% of the water will be recycled as clean water. He said the wastewater resulting from the recycled process will be in the order of 20,000 to 40,000 gallons per day out of a total recycled water for the process of 135,000. That brings home the point that recycled technology is here. The processes are pretty well defined. The new areas of technology are probably led by best available technology international expertise and that is what is being proposed here. He said if it can be incorporated with the level of control that what need at the distillery level we will have a perfect plant. It's one that personally, I would be very proud to be associated with. One thing I might have missed is the sludge. Sludge is generated from the treatment, it's thickened and dewatered and taken away by licensed contractor for use.

Mr. Tharp stated another area that has been brought up is storage. He said we are not planning on doing any aging at this facility; there will be limited amount of cask storage of maybe 20 casks at the facility, mostly for the visitors' experience. There have been some concerns regarding environmental impacts outside of the storage facilities. We have a consultant to address those issues and to clarify the release of the ethanol and how much ethanol and what the impacts of that ethanol is from storage facilities. And again, that's not what we are doing here.

At which time, Mr. Tharp introduced David Timmons to the board.

Mr. David Timmons, consultant with Spirits Science addressed the board and stated he has 14 years' experience in the industry. He said the concern that has been raised is what we call in the industry as "whiskey moss" or molds that grow around whiskey warehouses. This is associated with whiskey warehouses that hold anywhere from 30,000 to 50,000 barrels and you have anywhere from 8 to 20 of those in a certain area in Kentucky and then whenever you have houses that are very close to those

warehouses, then there can be these molds. He said on this site, because there is no aging there will not be any issues with this at all. The ethanol emissions come from the “angel share” (the amount of alcohol which evaporates from the casks during maturation). He said they are going to have about 20 barrels for display, so the emissions from the site are less than a gas station. He said it only grows when you have a tremendous amount of ethanol emissions over a very long period of time.

Vice Chairman Paeprer asked the way you would be running the facility over a very, very long period of time; you will not anticipate any mold.

Mr. Timmons replied no. I expect zero concern for generations to come on mold. He said everything is very high end, first class environmentally for the facility.

At which time, Mr. Tharp introduced Alan Anderson, master distiller for Alexandrion. He said he will go over the distillation process.

Mr. Alan Anderson, group distiller for Alexandrion addressed the board and stated he has been in the industry for nearly 30 years. He said the facility will produce about 1,000 casks weekly and they will be locally sourced. He said we hope to employ local operators and engineers, who will hopefully be trained to become world class distillers. We will be making a range of whiskeys, single malt, bourbon and grain whiskeys similar to scotch. We will also be doing gin and vodka. We hope to make about 20,000 liters of alcohol per day. It's a considerable amount of spirits. He said this will all be done using green technology. Normally, a distillery takes about 7 kilowatts of power to make one liter of alcohol. We designed this distillery to half that, so it is very green technology that we have applied. The whiskey will be first class; very high quality.

At which time, Vice Chairman Paeprer opened the public hearing to the audience.

Ms. Barbara Scherer who lives across the street from the facility approached the podium. She asked what are the amounts of trucks that will be going in and out per day off of Route 6?

Vice Chairman Paeprer stated the answer to that are 6 to 8 trucks per day that was discussed earlier in the presentation.

Ms. Scherer stated there is parking right now in front of the property, will there still be parking there or is there only parking in the back. She asked which entrance will stay open and which will close if any. She asked about the construction noise.

Mr. Carnazza said there is a code on that and they will have to work within the code.

Ms. Scherer stated there are trees in the front that line the street, Seminary Hill Road that are basically falling down. Will be taken down and replaced? She asked about the smells coming out of the building. She said my biggest concern is whiskey fungus.

Mr. Carl Albano approached the podium and stated he has lived in that neighborhood for over 40 years. He said this is a fantastic opportunity and a plus for the neighborhood without putting a burden on the schools. He said I lived here when Guideposts was here with many, many cars. A lot more traffic then what this is going to produce and it worked very well. He said I look at this in a very positive light.

Ms. Nina Walters, a resident of Seminary Hill Road addressed the board and stated she has been a resident of Putnam County for 20 years. We moved to Seminary Hill when Guideposts was there and they were always a good neighbor. Paladin Center is also a good neighbor. She said one of her concerns is the whiskey fungus. She said there were some discrepancies in the paperwork regarding the number of employees. It was mentioned earlier that there would be 60 employees and somewhere in the paperwork it said 400 employees. She said since we have been there the Guideposts facility has always been a community gathering spot for parades. She asked if they will still be open to community activities, such as parades. She said the paperwork also stated that in 2020 there will be some expansion of increase production. She asked about the wastewater and infrastructure perspective. Do we have the capacity?

Vice Chairman Paeprrer stated if there is additional growth in 2020, they would have to come back to the Planning Board for site plan approval process to discuss the wastewater, traffic, water use, etc.

Ms. Walters stated they are anticipating a minimum of five wells on the site. She said some of the homeowners have wells and is concerned about droughts. What happens then? How do we handle it? She said I'm not against business, but this is my home.

Mr. Cote asked Ms. Walters if she was on a well?

Ms. Walters replied we have a well, but we are not on it. Our water supply is municipal.

Ms. Lori Kemp who resides on Mechanic Street approached the podium. She addressed the board and stated her biggest concern is the whiskey fungus. She is also concerned about the water. She said I know they said they will be dig wells, but my understanding of hydrology of the location of the project; they will be digging wells in the aquafer and water table of Lake Gleneida. She said that's a concern. She said it creates odors, what does it smell like. She said the sewer treatment plant occasionally smells now, with the increase use will it smell more? She asked about the grain dust and said it has no screening and may pose a concern for the senior housing development on the north site of the project. She said maybe they could double up on the screening in that area. Also, what is being made that doesn't require any sort of aging process.

Ms. Ann Fanizzi, a resident of the town approached the podium. She addressed the board and stated she was concerned about some technical things. She said with regards to the commercial/business park code it fitted the former occupants such as Guidepost and the Paladin Center, but this is a different animal altogether. This is a different industrial use. It has components in it, that do not fit that code and I urge this planning

board to look at it very carefully. Secondly, you have industrial performance standards and those standards are excellent and I would hope these standards will be adhered to. Again, when I looked at the performance standards, certainly this facility (I have nothing against the facility itself), but this facility needs another careful look because of all the wastewater, the possibility of ethanol emissions. She said the gentleman from Kentucky or Tennessee knows there was a tremendous wastewater problem in that section and there was such a fish kill. The entire creek was degraded beyond belief. We have Lake Gleneida that is our focal point of our town. Nothing can happen that in anyway degrades, impairs, threatens or imperils that particular area. She said with regards to the fire suppression systems, there will an ethanol detection system and it looks like a very good system. She asked if that particular detection system will be at that site. In addition, you have foam suppression system for fires and things of that nature. She wanted to know if that system will also be used on the site. She said she wanted to have a firm idea of the parameters of this particular development. Is this \$100 million or \$40 million. Is this 400 employees or 102 or 60 employees, what is it? She said the local papers all have different numbers, so let's get the base figures correct.

Mr. Alan Darin of 59 Seminary Hill Road approached the podium. He asked for a clarification of the visitor center and banquet hall. Will there be weddings held at the banquet hall. What are the hours for the visitor center? He asked how far will the odors of the plant transmit? How much sound will there be? He asked about the truck traffic.

Mr. Steven Morse of 71 Seminary Hill Road approached the podium. He stated one of his concerns is the noise that may be coming from events that may be happening at night. Will there a time limit for those events to end. He stated he was concerned that this may affect our property values. Will there be a turning lane off of Route 6 for the trucks to enter and exit the area. When they have their events will there be Police Officers or Safety Officers to direct traffic on Seminary Hill Road.

Mr. Brian Gates, Vice President of Hudson Valley Economic Development Corporation from Goshen, New York. He addressed the board and stated we submitted a letter of support for the record. He said we certainly support this project and we hope you look favorably on the project based on the merits they laid out. He stated beverage alcohol produced by both Kraft Companies, national companies and now international companies are extremely hot right now, not only in New York State but also the country. There will be good quality jobs. The State of New York is behind this project financially. And we believe the partnership between Alexandrion and the town will be a long lasting and fruitful one for all. He said this particular site reminds them (applicant) of home, not only the structure, but the view.

Ms. Christine Loibl stated she is speaking on behalf of her mother who lives near the property. She stated she doesn't quite understand the engineering involved with this project. I have worked for a major oil company, I have worked for a pharmaceutical company and something doesn't quite wash. The presentation has been, we have this many employees, this many off shifts and nobody on the weekend. As far as I understand, a distillery runs constantly, so what happens on the weekend. For safety

purposes, if this project goes through there should be a weekend staff. She said the water use was a major concern, regardless of the wells and ground water. She said this is a residential area, putting Guideposts and the Paladin Center aside, isn't there some place in Pawling or Kent that would be more suited for this? She asked about the recycled water. She said 75% of the water will be recycled, will that be recycled and then sent off to the sewer plant or is to be recycled and used again in the distillation process. She asked what will happen with the Paladin Center? Will it be all for the distillery?

Vice Chairman Paepre replied that's correct.

Ms. Loibl said it's kind of ironic, you have Arms Acres, a rehab center, up the hill, and down here you have a distillery. These people have day passes. You see them walking into town. Did somebody not think of this?

Mr. Ken Ford who resides at Crafts Road approached the podium. He said like many of my neighbors I was initially very concerned about the mold and also the wastewater. He said the wastewater concern went away immediately because of the NYCDEP and NYSDEC. We have the toughest, strictest requirements for wastewater than anywhere else in the country. He said when he researched online about ethanol release; there is more ethanol release from homemade wine being made in the town, then what will be released from this site. He stated he was extremely grateful with the consideration the applicants have put in, trying to maintain the natural character of this site. We could be faced with some type of ugly industrial building or some type of noisy, smelly manufacturing facility, but we're not. We are faced with a clean, beautiful project that I think in 5 to 10 years from now we will all be looking back and saying these guys were great neighbors. He said compared to what has been there in the past, it would be far less impact on the community than Guideposts ever was, and certainly the Paladin Center. He said this is a beautiful site and I think we will have a great neighbor and I am in 100% support of this project.

Mr. Bill Trabulsy who resides at Lindy Drive approached the podium. He stated the commercial traffic is proposed to come off of Route 6, what's the penalty if it's not. Are you policing, am I policing it? He said if it's not being policed what is the penalty? My recommendation would be to put gates on the Seminary side of the entrance. So the only vehicles that can enter off Seminary Hill Road are passenger vehicles. This would eliminate, oh I'm sorry, please forgive me scenario. He said I'm not against this at all, I am for it, but I'm going to do everything for my community that I can to protect it, to respect it and to for the applicants to deliver on their promise or pay the price if they don't. He asked about the storage and aging. Is that for sure, will that change? He said we need to know the long term desire of this company is not just the short term desire. He said as far leaks is it all preventable, can it all be contained. And if does leak, will the DEC and DEP know about it. He asked if there is a drought, and the wells run dry the distillery still needs to run, where will they get their water to run and what impact will that have on us. He asked what are the auditing procedures, who is going to audit what they are promising to provide us our community security measures that what they promise they will deliver on. That is key for me.

Mr. Bob Buckley a resident of Carmel approached the podium. He addressed the board and stated I think this is a good project and we should support it. I heard the word re-development earlier, any time I see projects before the planning board or zoning board on vacant land, I hear many people come up and say why don't they just take a pre-existing building and develop it. We have a situation here that is exactly what's being done. Re-developing a building that is currently in existence. I think it is a great thing for this town and it is in a great location. As far as the noise is concerned, I live about a mile away as the crow flies and I could hear the helicopters and I can't imagine this distillery making any noise close to those helicopters coming in from Camp Smith. I think the issue with noise will balance itself out. He said as far as the trucks are concerned, if there will be only 6 to 8 trucks a day, I think it is very reasonable. He said I agree with most of the comments that were presented tonight, they are legitimate questions and legitimate concerns and I'm sure the planning board, the consultants and the distillery company will hopefully meditate those issues. As far as economic development, Dutchess County and Westchester County they have development everywhere. They are promoting it and they are trying to steal it from Putnam if they can. He said I would like to see good businesses and Putnam County and the Town of Carmel. He said I do believe the planning board and professionals care about this town. We need life in this town, our student population is going down by 25 percent. He said everyone is trying to push economic development out when we should be bringing them in. We complain about our taxes year in and year out. He said maybe it will soften the blow, but in reality it won't lower our taxes. He said we all know taxes aren't going down, but can we keep them where they are at now. A start with a good company like this, that's going to create jobs and it will be a great thing for this town. He said we would like to see some jobs in our town. He said we have some of the toughest restrictions in the country with the DEC and DEP. The Governor, County Executive and the Town Board support this project.

Mr. Alan Darin returned to the podium and stated Carmel has a lot of power outages and would like to see backup power. He said nothing was said about generators on the property. Will the plant shut down? Will there be backup generators in place?

Ms. Nina Walters returned to the podium and asked about tax incentives. She asked what kind of tax incentives is the distillery getting and what point will they be paying their full share of the taxes.

Ms. Ann Fanizzi returned to the podium and asked if the board will be keeping the public hearing open.

Vice Chairman Paeprer replied I'm planning on making this final, unless something changes. We will see if the responses are satisfactory or not and it will be discussed with the board.

Ms. Fanizzi asked if the board will be permitting written comments after a certain date.....

Vice Chairman Paepre stated tonight is the public hearing.

Ms. Fanizzi stated in the Town of Southeast what happens is you have a public hearing and then what is also permitted are written comments are accepted a week to 10 days later. She said in the SEQR process, the applicant has to be respond in writing to the questions being asked not just communicating back and forth. Perhaps the attorney could clarify that.

Mr. Charbonneau replied you are not in Southeast.

Ms. Fanizzi replied the SEQR process extends throughout the state. It's not only the town.

Mr. Charbonneau replied if the board wants to close the public hearing, they have every right to do so.

Mr. Cleary stated what Ms. Fanizzi is speaking to is an environmental impact statement. SEQR requires written responses to an environmental impact statement. We are not dealing with an environmental impact statement in this instance. So the obligation is for the applicant to address the issues. They may be able to address verbally this evening. Depending on if there is anything that's beyond the scope of our conversation tonight it may require a written response.

Mr. Marcelo Laviano of Hickory Bend Road approached the podium and stated the experts did a good job explaining the fungus and distillation process, but maybe there is some ethanol release during the fermentation process and someone mentioned the scrubbers. What do scrubbers do? Does it just get rid of the mold? Does it get rid of anything else? He asked is the town doing anything to vet this claims. Do you have experts on your side that is going to look into claims and making sure the fungus issue isn't going to be an issue.

Mr. Bob Buckley returned to the podium and stated I have been to a lot of town board meetings in different towns and I'm pretty familiar with the process. He said this is not Southeast. You do not want to set a precedent for the future where everyone will want a 30 – 45 days extension for comments. It's time consuming and it is very costly to the applicants. He said you would be making a mistake to change your practices.

Mr. Harold Lepler of Hinckley Holdings and the owner of the property (Guideposts facility) for approximately 8 years approached the podium. He stated with regards to questions that came up, one question was what will the landscaping look like on Seminary Hill Road with this development. He said existing trees and shrubs that have been damaged due to past storms will have to be replaced. He said when we acquired this property we met with every homeowner on Seminary Hill Road. We tried to be respectful neighbors. He said the entire frontage from the second driveway beyond the single family home that's on this property; we created a covenant, a deed restriction in perpetuity that goes beyond anything they are doing. That there will be no building, no

development on the entire front lot. He said since we have owned the property, we maintained the landscaping. He said we have sponsored the community parades, meetings and conferences and have not taken any money at any time from any of the groups. We are cutting the grass, we cover the insurance. We never asked for anything. He said my children were born in Carmel and my wife taught in this school system. We tried quietly to be good neighbors. He said the SPCA has been in the building and the Civil Air Patrol and we ask for no rent. There have been health providers that deal with our senior citizens, our veterans and others in need that the County didn't have space for. They have all been tenants in this building quietly. He said Paladin came to us with a concept of a homeland security training center. They needed help, they needed a home and financial help. They do exercises with the Town, County, State and Federal government. Other than a contribution towards real property tax, we have supported them from day 1. He said there are some things that you just don't talk about. He said the Paladin Center will find a new home and the County will have a new training center for all first responders. He said with regards to traffic, their truck traffic is 6 to 8 trucks. He said when we had Guideposts, we probably had about 100 trucks and 600 employees. He said they will have employees out of Carmel and other areas as they expand their corporate business. It's not inconsistent, it just needs an explanation. He said they have been totally responsible in bringing in some quality people to address the conservation of water and recycling. We have asked to address the issues of wastewater, so they don't put a burden on the community now or in the future. They have been responsible in every request, they've have never said no. We waited eight years to find a company this was responsible to bring in. We had said no to other companies that wanted to locate here, because we felt it wasn't appropriate or defensible. We feel this is.

Mr. Tharp returned to the podium and stated some of our representatives will come up and address these questions. He with regards to the employee count questions, investment questions, etc., I ask Mr. Stelious Savva to come up.

Mr. Savva returned to podium and thanked the audience for coming and for sharing their concerns. We hope to address everything now. He said the initial investment that will be for this specific building is around \$14 million. \$100 million is the total investment in the United States that the company is planning to make over the course of foreseeable future. As far as employees, 60 employees will be based in Carmel over the course of the next five years. One hundred employees is the total number of employees in New York State and 400 employees is the total numbers of employees in all of the United States over the course of the next five years. With regards to the Romanian employees that were mentioned, of course we do not want to have any discrimination, but the intention here is to build the U.S. distillery to produce U.S. products and we want the U.S. workforce to support this operation. He said we already have our first United States colleague who is here with us. We are planning to build a full United States team.

Mr. Tharp addressed the board and stated currently there are three access points to the site. He said Route 6 will be the commercial access, all trucks will be directed to that. We will probably need to make some changes to the entrances, but I don't think it's really possible. It's not in the plans that have presented as such. All trucks will be through

there. He said we will look to address the traffic that goes from Route 6 to Seminary Hill Road with the possibility of speed bumps. Again, the number of trucks is only 6 to 8. There will be a variety of types of trucks. There may be some tankers, grain trucks, etc.

Vice Chairman Paepre raised a question that was brought up by an audience member. He asked if someone is coming to the banquet or for a taste testing where will the access be?

Mr. Tharp stated we will be directing them from Route 6 to enter that way. That is the main thoroughfare.

Mr. Carnazza said we won't want you to close the Seminary Hill Road side like it was requested. He said needs to stay open for firetrucks and other emergency vehicles.

Mr. Tharp stated there is an easement to provide access to other portions of the site that have been subdivided from the original site. Access from Seminary Hill Road is required to provide access to other portions of the overall prior site. He stated as far as the trees are concerned we have not done a full assessment of the existing landscaping, but we will take care of anything that's there that may cause a hazard or unsightly. Our plan is to beautify the site and make it a pleasant place to be. With regards to the aging of the product, we mentioned that there will not be any aging taking place. The casks storage will only be for the visitor experience. The plan is to have casks storage offsite. He said the casks will be filled onsite and then stored offsite for products like gin and vodkas. Those products don't need to aged; they will be bottled and shipped out from the site. He said the leak detection system is a requirement from a process standpoint. The ethanol storage tanks will have leak detection on them. The containment is required by fire protection codes as well as the foam fire suppression system. He said it will fill a containment area and also have a hose so the firefighters could direct that foam to suppress an alcohol fire. He said the hours for the visitor center have not been fully determined. Basically, we are talking daytime hours. Probably not all five weekdays. There will probably a day or two when they are off. Most all visitor center distillery tours are typically by pre-appointment only. You would probably have to buy a ticket in advance online. He said the weekend hours will probably be from 10:00 – 6 p.m. He said the tour groups will probably be 15 to 20 people. We are not expecting volumes and volumes of traffic events. They will be corporate events and community events that will utilize the facility. He said we have a noise ordinance that we have to maintain and abide by. He said from the site and the operation itself, there is really no sound generated. Probably the most sound you will hear will be required beepers that on back of trucks when they are backing up. There are fans on the cooling towers, but those will be screened and sound shielded.

Mr. Giannico stated a question was raised about emergency power.

Mr. Tharp said someone else will answer that.

Mr. Lepler approached the podium and stated we asked them when we started this process to provide for full access on the interior circulation that exist for now and in the future for all first responding vehicles and that applies to the residents that are immediately next to it. He said there was a question on landscaping. We have created a conservation restriction and it varies in areas, but minimally it's 100 feet around the entire parameter of this property and 100 feet or better for our neighbors on Seminary Hill Road. We weren't asked to do that. On the plan that this board previously looked at we provided on the original office approval very significant landscaping to be put in by the development to shield our neighbors.

Mr. Tharp stated with regards to the other issues, Mr. Alan Anderson will come up to cover some of the issues related to the process, particularly about the smells and odors.

Mr. Alan Anderson approached the podium and stated the smells generated by a distillery are actually very pleasant. They use organic and raw materials that you would use in your own kitchen, which are wheat, flour, rye, barley, water and yeast. He said the columns will have vent condenser, so basically there is no release of ethanol. As far as the number of wells on the property we earmarked 5 locations that we could potentially drill wells. We have established that 2 of the well locations will be more than enough water supply for the whole distillery. He said when you move wheat or corn you generate dust. He said that is the discharge from the grain truck, from any of the conveyers and the silos. What we have engineered is an aspiration system which is like a vacuum cleaner. As far as the staffing of the distilleries, some are fully automated, runs 24/7, 365 days. He said his last project, it ran 24/5 and was off on Saturday mornings and restarted on Monday mornings. During the weekends there was engineering staffing for maintenance. He said there will 24/7 security staff on site. Effectively, the site is manned 24/7. So, there will be a full security team 24/7.

Mr. Anderson continued and discussed the whiskey mold. He said the whiskey mold is an opportunist mold of bacteria and it eats ethanol. So, if you remove the source of food you wouldn't have any moss. For that reason we are not maturing on the site. He said typically, in the first year we will probably fill 50,000 casks. If you keep each cask for 10 years you will have half a million casks. Each cask in its first year will lose 4% and then 2% of the volume thereafter for every year. That is the food for the moss. If the food is not there, there is no moss.

Mr. Tharp stated there were some questions about wells running dry and he asked Mr. Henry Boyd to return to the podium.

Mr. Boyd returned to the podium and stated all water comes from rain whether it's to fill Lake Gleneida or to fill the wells we drill. The rain comes; it purifies and goes down through the ground, runs through the brooks, into the lakes and soaks into the ground and purifies through soils and gets into the bedrock. He said if a well is 200 to 300 feet or deeper, droughts really don't affect them so much. He said so if my wells went down 200 feet, which basically is on the same level as your lake we would all have to leave town because there would be no water. He said in a normal household you only use

about 100 gallons per person per day. Average family is about 5 people, which amounts to 500 gallons a day. He said the people that have wells in neighborhood and are not using them; those wells should be properly abandoned because that's just a big hole in the ground for contamination to get in.

Mr. Tharp returned to the podium and there was a question brought up on whether the recycling is actually recycling and then going into the wastewater system or if it's going back into the process. He said it is actually going back into the process. He said we are planning on bringing water from the wells, some supplemental water from the town and then the third source is wastewater that comes out of the process that we are treating to basically be drinkable water again and treating to the level that we could put it back into the process and use it for the process as opposed to using fresh water from the well or from the town. He said there was a question about pollutants in our wastewater. Our wastewater needs to meet the same standard that everyone's house wastewater meets. He said our pre-treatment will clean the water to the same level as what comes out of your house.

Mr. Stone asked for clarification on the residual waste from the treatment process, the solids and things that the membranes and process are removing are not going out with the wastewater to our facility. He said they are being handled separately by truck disposable, correct?

Mr. Tharp replied that's correct. He said the waste sludge will be removed. As you know, the waste sludge is valuable for use for fertilizers and other components in other industries. We will be selling those very much the same way as the waste "mash"; the grains after the sugars have been extracted. Those will be sold for animal feed.

At which time, Vice Chairman Paepfer gave the public the opportunity to respond once more.

Ms. Loibl returned to the podium and commented on how bad the traffic is coming off the highway, passed Putnam Plaza to get up the hill. Now, if you have a lot of left turning trucks, I don't know what it is going to turn into. She said during the winter, the ramp is always closed because of the grade. How will they get those trucks off that road?

Vice Chairman Paepfer asked the board if they had any comments.

Mrs. Kugler stated she had a couple of comments. She thanked everyone for their responses and for coming to the public hearing. She said there were a lot of valid points and we all want to be good neighbors. She said this is a beneficial project for our community. She said we want to think ahead. A lot of the residents are concerned with thinking ahead. One of them being the traffic on Route 6. She said it is a high traffic area, how is that going to be affected? Making left hand turns is a problem in that area. She said this is a wonderful opportunity for Carmel to bring in tourism and I think that is something that is highly needed in our area. However, we need to think of our community and our residents and I understand that you have your experts for this

distillery which you absolutely need, but we want keep in mind resident jobs as well. You will have a banquet center, a community center. Is that center going to be run by residents or by your own staff? That's something some of the residents are questioning, maybe you could elaborate more on it.

Dr. Nawaf Salameh returned to the podium and stated we chose to come to the United States, especially to New York, because we want to use it for export. So, we are going to build an American company, with American staff. The management will be foreign, but the full staff will be American citizens, because we want to build an American business. He said we will make American products, whiskey, gin and vodka will be American and will be exported around the world. So, we will not bring in Romanian citizens to sell American products. Again, he stated it will be an American company with American staff to control this business around the world.

Mr. Stephen Crudy approached the podium and stated I am very proud to be a U.S. employee for the Alexandrion Group. More importantly, I am very proud to be a lifelong resident of upstate New York. I lived in a small town called Owego which is 30 minutes south of Ithaca and is in the heart of another craft beverage industry, the New York wine industry. He said there are over 450 wineries in New York State. He said that is a massive impact in terms of use of local natural products. Something that is very much supported by our Governor of New York State. He distilling is already here in the Hudson Valley, we are not first. There are currently 18 distilleries operating today in Hudson Valley. He said before coming to Alexandrion, I worked 8 years for family owned winery on Seneca Lake. There are over 100 wineries on the perimeter of Seneca Lake alone. There are over 200 in the Finger Lakes and altogether the New York State wine industry in 2017 directly produced 5 billion dollars in sales from the production of a natural product using local resources. When you add together all of the ancillary businesses that support that industry, such as packages, grape growers, finance, restaurants, all of the businesses that benefit from having those wineries in their local towns, you are talking a huge economic impact that is supporting the local economy. He said we talk about producing American products for sale throughout the United States and export throughout the world, but we are also going to producing products made in the New York State. That's very important because when we go before New York State, they are asking the question are you using local ingredients. He said to receive certain tax benefits; we have to use a very high proportion of made in New York products. So not only are we going to benefit, but local farmers will be benefiting from the use of local corn, barley, rye, yeast and wheat. He said Alexandrion right now produces an entire portfolio of fruit based spirits, using plums, peaches and grapes for brandy. We are one of the number one produces of grapes in the country. He said our business is going to have a huge local impact on not just local employees that we will be hiring, but we are going to be helping a lot of people who are involved in the agricultural industry in our local area. He said he is very happy to be working with Alexandrion, and this is one of the most exciting projects I've seen come our way.

Mr. Giannico thanked everyone for coming out to express their concerns. He thanked Alexandrion for doing a great presentation. He said you heard the public, you heard their concerns. We talked about having good neighbors and we hope you will be a good neighbor to us. He said we all want industry in the Town of Carmel and you are knocking on our door and I would personally like to see this move forward, but with the sensitivity of what the public concerns have and what your neighbors have.

At which time, Mr. Cote moved to close the public hearing. The motion was seconded by Mr. Giannico with all in favor.

Vice Chairman Paepre asked the Planner to prepare a draft resolution to include everything that was heard tonight.

MINUTES - 06/13/18

Mr. Giannico moved to accept the minutes. The motion was seconded by Mr. Cote with all in favor except for Mr. Stone who abstained.

Mr. Cote moved to adjourn the meeting at 9:32 p.m. The motion was seconded by Mrs. Kugler with all in favor.

Respectfully submitted,

Rose Trombetta