Meeting called to order: 7:00pm

Members present: Chairman Serotta, Bob Conklin, Mark Roberson, Jackie Elfers, Dot Wierzbicki, Larry Dysinger

Also present: Dave Donovan-Attorney, John Nosek-Engineer (for Al Fusco)

Absent: Carl D’Antonio, Alexa Burchianti

A motion was made to adopt the minutes from October 2, 2019. Motion made by Dot. Second by Larry. Motion carried 6-0

Next meeting of the Planning Board is scheduled November 6, 2019

Board updates: Meadow Hill was rescheduled and removed from the agenda; just received the endangered species report. Also had last minute addition on the agenda; Tin Barn Brewery.

**Tin Barn Brewery-Architectural Review**

Lauren Van Pamelen was present, they are proposing barn style gooseneck light fixture on the front portico. Downward facing measuring approximately 30” with a 90 watt flood light. You cannot see the logo without some sort of light. 2nd proposal is a secondary sign on Kings Hwy Bypass. The existing sign is in the County ROW and had to be moved back 8’ so there is very poor visibility due to the lower elevation. There is a point by a utility pole when walking with Mike Carroll when the property was being surveyed that they would like to put a sign. Heading from the firehouse towards Bellvale it would say Tin Barn Brewery next right. It gives people time to react and slow down to make the turn. After you pass them there would be a sign saying, thank you for visiting.

Wood framed stained cedar to match the portico and actual sign would be cut out of steel plate with white backing. With downward facing solar lights that would only last a couple of hours so they won’t have to run electric to them. Size of dock or deck steps solar lights. Only 30 Lumens.

Polled board for comments or questions:

Bob: The 2nd sign “thank you for visiting” is where? Lauren explained on the other side of the driveway.

Mark: Do you plan on having a sign on the opposite side of the road coming from Bellvale? Lauren: Stated that not as of yet since its private property, but maybe in the future if they can come to an agreement with the property owner.

No further comments r questions.

Motion to grant architectural review for the gooseneck light fixtures and the signs. Motion made by Jackie. Second by Larry. Motion carried 6-0

**Broccoli Patch-Site Plan Review**

Ross Winglovitz with Engineering & Surveying Properties and Lewis Donnelly owner of property located at 1355 Kings Hwy were present for the meeting along with the consultant that the Planning Board hired to do a fire review on the plan Adam Mc Carey.

They were last before the board in September, they have since prepared a response letter to the comments of the board and the engineer which they have submitted. They had the habitat assessment performed regarding the bog turtles. As they more advanced in the detail design they will perform the well testing. John found a buffer stripper that they missed so that was added to the plan. It’s 15’ from the rear property line but they already had a setback due to the lake. Mr. Farr’s letter regarding fire apparatus access to the building. Currently they are proposing the building will be sprinklered and the tank on the plan will be used for storage for water for the sprinkler system. They prepared an additional plan for access that was submitted.

They updated the entrance to 20’ width additional pavement marking, traffic flow. Curbing was not proposed but paved, is supposed to be a rural concept on this building. No Hydrants were proposed. Added signs for traffic flow. Planning board had comments regarding the berm, they have added that. To direct all water runoff directly into the ponds and have discussed porous parking material but won’t get into that until the detail design of the stormwater.

Orange County DPW response 10-15-19:





Ross reviewed the DPW response letter and stated that they believe that Lew may have some rights regarding the parking below in the front, but they will discuss it with DPW.

Ross stated the other letter from Adam Mc Carey was a little scary and did some research, having a distillery with other uses is not an uncommon thing. Lew stated there are over 126 distilleries in urban areas in NY State alone some of them actually having residences above them. Obviously they will comply with NYS Building Codes regarding safety, fire protection and separation to different uses. He is certainly willing to do whatever is required. The storage is going to be in the basement and is going to be all concrete. The biggest still is 500 gallons, so he can easily put up a containment facility if that was to rupture they could capture the whole 500 gallons of water. With 500 gallons of water you only get about 100 gallons of alcohol. There is no discharge into the air, everything has shut off valves and safety valves. It’s a clinical environment so it will be subway tiles and kept immaculate. No fumes everything is contained, but that’s how you re-condense the alcohol. However Lew is going to hire his own consultant who can converse with Adam regarding these issues and that can give him the information he needs. Ross stated he was not the guy with the expertise in that part.

Chairman stated we are going to need a Long EAF form. Chairman also stated that on the planning board we have a lot of expertise, the one thing we don’t have is fire safety experience. What we are talking about here is a large building on a sloping piece of property where you could have an upwards of 300 people coming in. We have telecommunications expert come in on big cell towers, we have Karen Arent who is a landscaping Architect come in on big projects as well. Adam is going to be our fire safety guy. You can call Adam and negotiate and talk this way you can figure out between the 2 of you what needs to be done. Ross stated that’s why Lew is going to hire another consultant so he can speak Adam’s language.

Adam Mc Carey submitted a letter to the board after review of the project plans, Adam stated they did answer some of the questions and was kind of mixed where they were at. He will review some of his list and they can tell him if it’s something that has already been discussed.

Adam Mc Carey letter 9-22-19:



Discussions continued regarding hydrants. Chairman stated they should talk to Bill Keller our water administrator and the Town Board. Both parties opined on the list of remarks on the list that Adam produced.

They need to figure out how much is going to be stored on site. And what is actually going to be produced. After that then they can figure out everything else. It is all coming down to how much is going to be stored on site which will determine what the threshold is.

Lew Donnelly stated that he will hire another consultant and do some research this way they can discuss with Adam. And call Bill Keller as well. They will let us know when they will come back on another agenda, they will never be able to make November 6th meeting.

Lew and Adam started opining again on the evacuation plan and explosion proof building.

Dave Donovan stated every community is required to have an emergency response plan, is the evacuation plan inside that plan? You aren’t talking about a separate and distinct evacuation plan for this project? Everyone is supposed to have one, basically it may sit on a shelf and nobody pays attention to it and when there’s any emergency it’s every man for himself. But the emergency response plan you are talking about is the one that is adopted by Chester? Adam stated no, they have to have their own. Where do you go, who gets called, where do we meet, they would have to do their own drills and procedure and it would get submitted to the town, except it, approve it, keep it on file, this way if something does happen they follows those rules and regulations.

They will get in touch.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti

Planning Board Secretary

This meeting was transcribed from listening to the recording only. I was absent for this meeting.