

13.5012.001
February 13, 2018

Mr. Scott Cole, Chair
Town of Claverack Planning Board
Town Hall
PO Box V
Mellenville, NY 12544

Re: Drumlin Field – Special Exception and Site Plan for Farm Distillery

Dear Mr. Cole:

On behalf of Drumlin Field Land, LLC, we are submitting an application for Special Exception and Site Plan for a farm distillery at the subject site, located at 2554 County Route 27, in the Town of Claverack. The subject site is a 181.96 acre site, consisting of three tax parcels. The farm distillery will be located on tax parcel 131.00-01-45.200. Drumlin has recently acquired the property for the purposes of restoring the orchards, planting vineyards and operating a farm-to-glass brandy distillery. This application has been prepared consistent with the Town of Claverack Zoning Law and with New York State Agriculture and Markets Law's definition of a farm operation.

New York State Agriculture and Markets Law (AML) identified the production, preparation and marketing of farm crops as farm operation protected by AML 305. We have excerpted from the Agriculture and Markets *Guideline for Review of Local Laws Affecting Farm Operations Which Produce, Prepare and Market Crops for Wine, Beer, Cider and Distilled Spirits*:

The on-farm "production, preparation and marketing" [AML §301(11)] of grains, grapes and other fruits are considered part of a farm operation. The Department considers agricultural commodities produced "on-farm" to include any products that may have been produced by a farmer on his or her "farm operation," which could include a number of parcels owned or leased by that farmer throughout a town, county, or the State.

The Department considers the processing, distillation, brewing and fermentation activity and the on-farm buildings and equipment which are needed to produce, store, distill, brew and/or ferment grains, grapes or other fruits as part of the farm operation to the extent that the distilled or brewed product, cider and/or wine that is prepared is composed predominantly of grain, hops, grapes or other fruits produced on the farm.

In addition, the on-farm marketing of distilled and brewed products, cider and wine, when the distilled and brewed products, cider and wine is composed predominantly of on-farm produced grain, hops, grapes or other fruits, is part of the farm operation.

This application consists of the following items:

- Completed application forms for Special Exception and Site Plan
- A Copy of the denied building permit application with the Code Enforcement Officer's reasons for the rejection
- A Completed Agricultural Data Statement for the property and the Assessor's list of farm operations within 500 feet of the subject parcel
- Site plan set including an Overall Site Plan
- A copy of the survey map, prepared by Crawford & Associates, and deed



- A list of the names and mailing addresses of all property owners within 300 feet of the parcel's boundaries, including cross streets, roads, highways, streams, received from the Assessor's office
- A Completed (Part 1 only) Environmental Assessment Form

We understand Town Zoning Law Section 16.3.5 exempts agricultural structures from site plan review. The farm distillery will have two agricultural structures for the storage of fruit and spirits. These structures are configured to optimize the farm distillery operation and the site configuration is not discussed here.

Existing Conditions

The subject site consists of three tax parcels, 131.00-01-45.112, 131.00-01-45.120, and 131.00-01-45.200. Parcel 131.00-01-45.200 currently has an existing driveway and entrance off of County Route 27. The driveway is defined by two masonry structures. The driveway, which has a total length of 3,500 linear feet, is approximately 12 feet wide and is surfaced with processed gravel. Existing grades on the driveway range from 1% to 11%. Drainage structures including swales and culverts convey stormwater runoff. Other improvements on the site include a 15-foot by 30-foot horse stable and paddock located at the northerly extent of the driveway.

The site consists of rolling topography which rises to a knoll approximately 250 feet in elevation above County Route 27 and coverage consists primarily of abandoned orchard and early successional fields. Densely wooded areas are located along the east and north property lines, and a perennial stream, wetlands, and a pond are located parallel to the County Route 27 frontage. The site has 1,069.01 linear feet of frontage on County Route 27. The parcel is located in the Town's Rural Agricultural District.

Proposed Conditions

Drumlin Field proposes the following improvements to the site:

- Restoration/Planting of new orchards and vineyards (Russ Bartolotta of Klein's Kill Farm is consulting orchardist)
- Construction of an on-farm brandy distillery and related agricultural buildings
- Site improvements necessary to market and sell the distilled spirits on-site including a tasting room, driveway improvements, parking, water and septic.

The distillery will be accessed by the existing site driveway. The driveway entrance will be improved to accommodate delivery trucks up to tractor trailer size (WB-50 design vehicle) as well as tour buses and passenger vehicles. Columbia County Highway Division Superintendent Bernie Kelleher has been contacted regarding the existing entrance location and design; he has indicated the existing entrance will need to be improved to accommodate larger vehicle sizes. The proposed entrance plan (shown on Sheet C502), which is subject to review and approval by Mr. Kelleher, shows the driveway apron being widened from 40 feet to 123 feet and the driveway being widened from 12 feet to 24 feet for the first 50 linear feet. The existing driveway will be modified by providing pull-outs, at a maximum interval of 500 feet along the driveway, to accommodate two-way traffic. Driveway pullouts will have a total length of 70 feet and will accommodate vehicles of up to 30 feet in length (SU design vehicle).

The existing driveway will also be modified to provide reinforced shoulder along the curves of the existing driveway to accommodate the turning radius for the largest design vehicle (WB-50). Reinforced turf areas are shown on Sheet C102.

The distillery and production buildings will be sited on the west side of the knoll and a new gravel parking area will be constructed on the east side of the knoll. The parking area will accommodate up to 49 vehicles for staff and visitor parking. Half of the parking area will consist of reinforced turf overflow parking. Wheel stops will be provided to define parking spaces. The parking area will include two handicap accessible spaces finished in a firm stable slip-resistant stone chip/stone dust material. A walkway, meeting the requirements of an accessible route, is provided from the parking area to the distillery/tasting room. The walkway will be finished in a firm, stable, slip-resistant stone chip/stone dust material; grades on the accessible route do not exceed 1:20. Parking and the walkway are shown on Sheet C103.

As previously mentioned, a farm distillery is defined in the Zoning Law as a special exception use per section 5.2 of the Town Zoning Law and Table 1 of the Schedule of Uses (Item D.18.) and is subject to review under Chapter 15 – Special Exception Use Regulations. No farm distillery specific use standards are provided in Chapter 15, thus it is expected the use will be reviewed under Section 15.2 – General Standards for Special Exception Uses. These Standards are listed below in italicized text, and the Applicants means of addressing the standard is described in plain text.

§ 15.2 General Standards for Special Exception Uses

§ 15.2.1 For every such special exception use the Planning Board shall determine that:

- A. Such use will be in harmony with and promote the general purposes and intent of this Law.*

The proposed special exception use will return vacant agricultural land to agricultural use and promote agri-tourism in the Town of Claverack, consistent with the Town's comprehensive plan.

- B. The plot area is sufficient, appropriate and adequate for the use and the reasonably anticipated operation and expansion thereof.*

The subject site is approximately 182 acres and has adequate space to accommodate the use and ancillary water and wastewater facilities.

- C. The proposed use will not prevent the orderly and reasonable use of adjacent properties in adjacent use Districts.*

Development of the farm distillery is a farm operation and will support agricultural use of the site and will be consistent with the land use in the surrounding District.

- D. The site is particularly suitable for the location of such use in the community.*

The site has an existing driveway to a knoll which will be utilized to site the farm distillery providing public access to an aesthetic location on the site.

- E. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area or other place of public assembly.*

The subject site is located in a rural agricultural district and it is not unsuitably near a church, school, theater recreational area or other place of public assembly.

- F. The proposed use, particularly in the case of a non-nuisance industry, conforms with the Zoning Law definition of the special exception use where such definition exists or with the generally accepted definition of such use where it does not exist in the Law.*

The proposed farm distillery is a special exception use in the Town Zoning Law, and is also defined by AML as a farm operation and is consistent with Town's Comprehensive Plan goals of preserving and maintaining farm operations.

- G. Access facilities are adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and further those vehicular entrances and exits shall be clearly visible from the street and not be within 75 feet of the intersection of street lines at a street intersection except under unusual circumstances.*

The farm distillery would be open from the public from May through December, thus the existing gravel driveway with pull outs is adequate to convey visitors from the

County highway to the site. The existing entrance will be modified to increase the driveway apron and entrance to accommodate a range of vehicles from passenger vehicles, buses and tractor trailers. Refer to Sheet C502. The highway entrance location is more than 75 linear feet from existing public street intersections and has been reviewed by the Columbia County Highway Division.

- H. *All proposed curb cuts have been approved by the street or highway agency which has jurisdiction.*

A curb cut is existing at the site. The Columbia County Highway Division has reviewed the location and finds it acceptable with upgrades to accommodate the increased traffic and larger design vehicle anticipated by the farm distillery.

- I. *There are off-street parking and truck loading spaces in adequate number for the anticipated number of occupants, both employees and patrons or visitors; and further that the layout for the spaces and driveways is convenient and conducive to safe operation.*

The existing driveway will be modified to accommodate two-way traffic using pull-outs at an interval not to exceed 500 linear feet. Pull outs will accommodate vehicles of up to 30 feet in length (SU design vehicle) and are 14 feet wide, 70 feet long and surfaced with processed gravel. A total of 49 parking spaces are provided at the farm distillery to accommodate up to 28 employees and 20 passenger vehicles. Parking will be provided in a gravel lot with the size of the lot based on angle parking spaces with dimensions of 9-feet by 19-feet. Parking spaces, with the exception of the handicap spaces will not be striped however wheel stops will be used to delineate parking spaces. Half of the parking area will be constructed with reinforced turf or grass-pave type system.

- J. *Adequate buffer yards and screening are provided where necessary to protect adjacent properties and land uses. Any materials or products that are stored or used in conjunction with the special exception use must meet the required lot line setbacks for that zone.*

The farm distillery is situated on the 182 acre parcel such that all yard setbacks are met. The nearest residential structure is located more than 1,200 linear feet to the west.

- K. *Adequate provisions will be made for the collection and disposal and stormwater runoff from the site, and of sanitary sewage, refuse, or other waste, whether liquid, solid, gaseous or of other character.*

The subject site offers adequate space for the treatment and dispersal of sanitary wastewater consistent with New York State Department of Environmental Conservation (NYSDEC) and AML requirements. Sanitary wastewater will be disposed of in a conventional on-site sewage disposal system designed consistent with the SPDES P/C/I General Permit GP-0-15-001. The site consists of 182 acres with varying soil types; however there are adequate locations on the site with soils with grades less than fifteen percent slope and soil characteristics that can accommodate on-site septic. A conceptual location for on-site sewage disposal is shown on Sheet C102. The distillery will provide convenience restroom facilities and have seating for approximately 50 guests. The on-site sewage disposal system will be approved by the NYSDEC. The construction of agricultural buildings which disturb less than five acres are consistent with the SPDES General Permit for Construction Activities, Appendix B, Table 1, and required a Stormwater Pollution Prevention Plan containing Erosion and Sediment Controls during construction.

- L. *The proposed use recognizes and provides for the further specific conditions and safeguards required for particular uses in Section 15.3, if any.*

Section 15.3 offers no further specific conditions for a farm distillery.

- M. *Agricultural, environmental, and historical resources are protected to the maximum extent practical.*



Agricultural, environmental, and historical resources are protected, and the farm distillery will allow unused agricultural land to return to productive agricultural use.

N. *All general design standards of Section 14 shall be adhered to.*

Design Standards from Chapter 14 of the Zoning Law have been reviewed and are summarized below:

- i. *Height* – the maximum height for a structure in the RA District is 35-feet. The farm distillery will not exceed 35 feet in height.
- ii. *Yard Setback* – all yard setbacks are met by the farm distillery.
- iii. *Spacing Between Buildings* – The minimum spacing between the farm distillery and the agricultural building that support the distillery operation is 40 feet. The proposed building configuration provides an optimal arrangement between the buildings for the processing of fruit to distilled spirits, and is recommended by the Applicant's distillery design consultant.
- iv. *Signage* - To be determined.
- v. *Building Design Standards* – See attached summary from Architect.
- vi. *Landscape Buffering* – The farm distillery is located more than 1,200 linear feet from the closest residence. The parking area has been sited on the east side of the knoll to provide screening of the parking facility from County Route 27. The configuration of the farm distillery and agricultural buildings is such that the building facades face the public view on County Route 27 and the buildings screen the production area, loading area, and materials storage area in and around the agricultural buildings.
- vii. *Street Trees* – The Applicant requests a waiver of the street tree provision of the design standards as the site currently has a significant number of trees around the property line, and the site's orchards will be replanted as part of the restoration of the agricultural use of the site.
- viii. *Parking* – The site parking area is sited to allow the farm distillery buildings and topography of the knoll to screen the parking area from the County highway. The site provides a total of 49 parking spaces. Two parking spaces are proposed to be ADA compliant. The parking area has a 16 foot wide, one-way drive aisle and parking spaces are at a 60 degree angle with wheel stop provided to define parking spaces. Parking demand will fluctuate with higher demand expected on weekends. Half the parking area will be constructed of processed gravel and half will be reinforced turf. The parking area is accessible from the existing site driveway which has access off the County highway.
- ix. *Landscaping Parking Lots* – The existing woods located east of the parking area will remain. The existing topography will screen the parking area to the west. The Applicant requests a waiver from additional parking lot landscaping.
- x. *Lighting* – The farm distillery will be open to the public from May through December with hours of operation in the afternoon and early evening, thus it is expected some site lighting for the parking and pedestrian ways will be required to maintain a safe levels of illumination for public access to the farm distillery. Lighting is proposed to consist of X number of X feet tall pole mounted lights in the parking area and x bollard lights along the pedestrian path. Lights will be International Dark Sky compliant. Lighting levels will be XXXX. Lights will be controlled with optical eyes or timers to turn them off when the distillery is not open to the public. PENDING RECEIPT OF INFO FROM LIGHTSPEC
- xi. *Ecological Considerations and Drainage* – Drainage for the on site driveway is currently managed with swales and culverts which will continue to be used. Drainage for the parking area and farm distillery will be dispersed by sheet flow through a field and wooded area or through the orchard area. The available distance between the farm distillery/parking area and the property line ranges from 280 linear feet to more than 1,000 feet. The site frontage does include

an area mapped as wetlands by the National Wetland Inventory. The existing driveway traverses this area. Widening of the driveway at the entrance to accommodate tractor trailers (WB-50 design vehicles) will require disturbance of an additional 238 square feet of the wetland to accommodate the driveway throat and gravel driveway. The Applicant will obtain authorization from the U.S. Army Corps of Engineers for placement of fill in a wetland if necessary.

- xii. *Traffic Patterns* – The existing access drive is the only accessway to and from the site. The existing driveway has a width of 12 feet and will be minimally widened at pull-outs to accommodate two-way traffic.
- xiii. *Flood Prevention* – No development is proposed in a regulated floodplain.
- xiv. *Farm Worker Housing* – No farm worker housing is proposed.

O. All restrictions, regulations, or approvals issued by the Planning Board as part of a Special Exception Use permit shall remain with the land use regardless of ownership. The Applicant understand the approval of the farm distillery remains with the land.

Water supply is not referred to in the Section 15.2 however Sections 16.5.3.E and H refer to site plan review requiring consideration of the adequacy of water supply and fire protection. Water supply for the farm distillery will be provided by an on-site well. Keyser Well Drilling has been retained for developing on-site wells. Mr. Keyser drilled the well on an abutting parcel to the southwest and well yield was twenty gallons per minute. Fire protection is provided by rural fire fighting techniques employed by the various volunteer fire companies in Claverack. A.B. Shaw and Churchtown Fire Companies are the closest to the site. An existing dry hydrant is located on the site's northerly County Route 27 frontage. This hydrant accesses an approximately three-quarter acre pond.

Conclusion

The proposed farm distillery at the site will restore and preserve an agricultural use on the site, consistent with the Town of Claverack Zoning Law and the New York State AML. The farm distillery will provide an opportunity for the brandy produced on the site to be marketed to the public. To accommodate the public access to the farm, the farm distillery will have a parking area and ADA accessible walkway. The existing site entrance and driveway will be minimally improved to accommodate two way traffic through the use of pull outs and a widened driveway entrance to accommodate larger design vehicles.

We look forward to discussing this application for Site Plan and Special Exception with the Planning Board at the March 5, 2018 meeting. Should you require any additional information, please contact me at 845-835-8106.

Very truly yours,

T&B Engineering, P.C.



Brandee K Nelson, P.E., LEED AP
Project Manager
(845) 835-8106
bknelson@tighebond.com

Enclosures – See Town of Claverack Application Submittal Checklist

J:\D\D5012 Drumlin Fields\01 Permitting & Design\Correspondence\General\2018 02 16 Planning Board Application Letter.docx



Date: Tuesday, February 13, 2018

Re: Drumlin Field – BW Project # 1731

Narrative response to Section 14.5.2 within Building Design Standards and Guidelines

A. Context and Compatibility

- i. Roof Shapes, slopes and cornices are consistent with the prevalent types in the area.*
The proposed special exception use will have roof proportions & detailing that are congruent with the local rural aesthetic & identity. Potential roof shapes include gable or shed roofs. All roof slopes will be greater than 5:12 pitch.
- ii. Rhythm of building spacing along the street and overall scale are not interrupted.*
The proposed special exception use will be located on the top of hill, away from the street by more than 2000 feet.
- iii. Proportions for facades and window openings are in harmony with the traditional types within the district.*
The proposed special exception use will have façade & window proportions typically seen throughout the district.
- iv. Site details (porches, entrances, signs, landscaping, lighting, screened parking and mechanical systems) complement traditional examples in the area.*
The proposed special exception use will have shed roof porches along parts of its façades. Discreet down lighting will be incorporated into these porches where possible to minimize glare & light pollution. Entrances and signage local to the building will be facing east, away from the road. The orchard/vineyard will be planted as close to the proposed special exception use as possible to take advantage of prime agricultural land and to be positioned as the main landscape feature of the site. All other landscaping elements will be secondary.

B. Building Placement

- i. Buildings shall be designed so that entrance doors and windows, rather than blank walls, garages, side walls or storage areas, face the street. Blank walls for commercial applications facing the street are prohibited but may be allowed at the discretion of the Planning Board if the wall faces another blank wall.*
The entrance to the proposed special exception use will face east, away from the street, in order to take advantage of the existing road & shield parking from the street view. The façade facing the street will have a well-proportioned mixture of windows & solid façade.

- ii. The front façade of the building shall be parallel to the main street unless traditional orientation of the buildings on that street differs for the majority of buildings.

The proposed special exception use will be located on the top of hill, away from the street by more than 2000 feet, and has been positioned in a north/south orientation to best follow the existing site contours and thus minimize site disturbance. This orientation is also generally parallel to the main street.

C. Building Scale

- i. The scale and mass of buildings shall be reviewed by the Planning Board during Site Plan Review and determined to be compatible with that of adjacent and nearby buildings as viewed from the all exposed (public) vantage points.

The proposed special exception use will be compatible with adjacent agricultural buildings.

- ii. In order to minimize the apparent scale of buildings greater than 40' in width, facades facing the main street should be broken by periodic setbacks, façade breaks, and rooflines should include offsets and changes in pitch. Other design features such as porches or cupolas, window bays, separate entrances and entry treatments, or the use of sections that may project or be recessed may also be used.

The west, street-facing façade of the proposed special exception use will have a variety of proportional breaks through the use of architectural strategies such as plane changes, material type and orientation changes, changes to window scale/type, and integration of other design features, etc.

D. Building Facades

- i. Exterior materials of new construction shall be compatible with those traditionally used in the Town and may include wood or wood-simulated (clapboard, board and batten or shingles, vinyl, red common brick, natural stone, and man-made or processed masonry materials if they simulate brick or stone and have the texture and architectural features sufficiently similar to that of the natural material to be compatible). Primary façade materials such as stucco sprayed-on textured surface finishes, modular metal panels, and concrete blocks are permitted if scale, placement, landscaping and context are compatible with the district.

The façade materials will consist of one or more of the following possibilities: clapboard, board and batten, natural stone, man-made stone, or board-form concrete.

- ii. When more than one structure is proposed on any given parcel or lot, a variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.

The proposed special exception use structure will have unique architectural features while still keeping in kind with the other structures on the site that are agricultural in nature.

E. Roof Types and Materials.

- i. All roofs shall be pitched with a minimum pitch of 5" vertical rise for each 12" horizontal run and have a roof overhang of traditional proportions on all structures. Flat or mansard roofs are permitted only if scale, placement, and context are compatible with the district.

The proposed special exception use structure will a pitch greater than 5:12 slope.

- ii. Peaked or slope roof dormers and cupolas are encouraged.

No dormers or cupolas are being planned for at this time.

- iii. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements that define the front entrance to all buildings are encouraged.

The proposed special exception use will have a porch or roof overhang at the primary building entrance.

F. Windows

- i. The spacing, pattern and detailing of windows and window openings shall be reviewed by the Planning Board during Site Plan Review and determined to be compatible with adjacent buildings, including historic buildings, where possible.

The window locations will be compatible with the local rural aesthetic & identity.

- ii. The relationship of the width of windows to the height of windows in a building shall be visually compatible with adjacent buildings

The window proportions will be compatible with the local rural aesthetic & identity.

G. Utility Structures

- i. Utility hardware and structures located on roofs, the ground, or buildings shall be screened from public view with materials harmonious with the building, specified as to color to blend with their surroundings, or located so it is not visible year round from any public road, public lands, or adjacent residential properties. An exception may be made for solar panels mounted flat on south-sloping roofs.

The proposed special exception use will not have any utilities on the roof. Any utility hardware or structures on the ground will be located to the east & out of view from the street.

H. Trademarked Architecture

- i. Trademarked architectural styles that identify a specific company by building features are prohibited. In order to protect the public health, safety and welfare of Claverack, this provision is intended to preserve Claverack's unique rural and small town character and to contribute to the revitalization of its hamlets as established as critical goals in the Town of Claverack Comprehensive Plan.

The proposed special exception use will not have any trademarked architectural features.

I. Drive-Through Windows

- i. Drive-through windows are acceptable if they are located in the rear of the building, out of sight from public streets and screened from view of adjacent residential properties.

The proposed special exception use will not have a drive-through window.

J. Trash Storage

- i. Trash storage and recycling areas shall be completely enclosed and screened from public view and adjoining buildings in a manner compatible with the architectural treatment of the principle structure.

Trash storage and recycling areas for the proposed special exception use will be located within the agricultural production areas which will be screened from the street and public visiting the structure.

K. Building Footprint Requirements

- i. In order for the scale of buildings to be consistent with the districts within Claverack, no single building shall have a footprint exceeding the square footage listed in Table 2 (Dimension Regulations). The footprint may exceed the square footage in the discretion of the board, pursuant to the special exception review and criteria of Section 15 and 16 including but not

limited to if the facades of larger buildings are articulated to appear as multiple buildings or the building is sited in a manner so that the development is not visible to the public.

The proposed special exception use is a total of 5100 SF; however, 1600 SF of that footprint is a room that houses the pieces of equipment most critical to the farm's production process. This room is first and foremost agricultural in nature, and secondarily for public observation.

L. Relationship of Buildings to Site

- i. The site shall be planned to provide for planting as required in Section 14.6 (Landscaping), safe pedestrian and bicycle movement where applicable and the minimal amount of parking areas appropriate for the use. Convenient access to and from adjacent uses shall be provided for when applicable.

The proposed parking area allows for 49 spaces for guest & employee parking. Two of those spaces are reserved for handicapped persons. There is an ADA accessible walkway for pedestrians to get from the parking to the proposed special exception use building.

- ii. All buildings shall be sited in as compact a form as possible to protect onsite environmentally sensitive features and to integrate buildings with each other and with adjacent buildings.

The proposed special exception use structure is sited to provide the visiting public with exceptional views to the western Catskill Mountains. The proposed structure and the agricultural production buildings are sited in close proximity to make the production process as efficient as possible, to maintain as much of the land for agricultural cultivation and to minimize the environmental impact.

- iii. Newly installed utility services and service revisions shall be underground.

All new services will be underground.

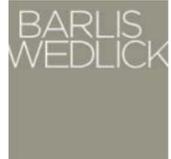
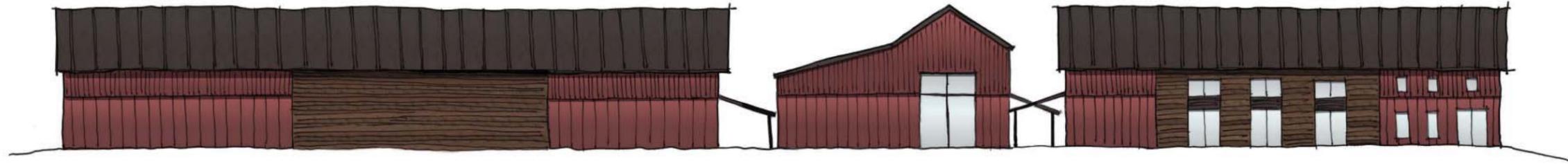
M. Relationship of Building and Site to Adjoining Area.

- i. Proposals for non-residential uses adjacent to a residential district or residential or agricultural uses shall be reviewed with regard to the impact of the development on that adjacent district or use. Screening and/or buffering shall be provided to protect adjacent uses.

Existing trees along the existing road will be maintained to provide buffering.

- ii. The Planning Board shall encourage the use of a combination of common materials, landscaping, buffers, screens and visual interruptions in order to create attractive transitions between buildings and adjacent sites.

The addition of the orchard and vineyards will create a natural and beautiful transition between the buildings and any adjacent sites.



Drumlin Field - BW Project #1729
BarlisWedlick Architects LLC
February 13, 2018

PROPOSED FRONT ELEVATION

Scale: 1/32" = 1'-0"

Tighe&Bond

**APPENDIX A
APPLICATION
SUBMITTAL
CHECKLIST**

TOWN OF CLAVERACK
APPLICATION SUBMITTAL CHECKLIST

1. Completed application(s) (obtainable from the Code Enforcement Officer).
2. Copy of the denied building permit application with the Code Enforcement Officer's reasons for the rejection.
3. Completed Ag Data Statement for any property located in an Agricultural District (obtainable from the Building Inspector).
4. Plot plan drawn to scale showing the following information:
 - a. All boundary lines and dimensions.
 - b. All structures, whether existing or proposed, including their dimensions.
 - c. Location of driveway(s). Attach approved driveway permit(s).
 - d. Location of well and septic, including leach field.
 - e. Show setbacks of all structures, driveway, well and septic from boundary lines.
 - f. Show names of abutting landowners.
5. A copy of the survey map and deed.
6. A list of the names and mailing addresses of all property owners within 300 feet of the parcel's boundaries, including cross streets, roads, highways, streams. This can be obtained from the Assessor's Clerk or the Town of Claverack website.
7. Completed (Part I only) Environmental Assessment Form (available from the Code Enforcement Officer).
8. Any other information deemed necessary by the applicant to justify the approval of the request (see reverse side for the statutory standards for Issuance of Use and Area Variances).
9. Applicant must erect a sign (obtained from Town Clerk) facing each public street on which the property abuts. Sign(s) must be erected not less than 10 days immediately preceding the public hearing or any adjournment date. Sign will indicate the date and time of the scheduled hearing.
10. Check payable to "Town of Claverack" for the designated amount per the most current fee schedule (<http://www.townofclaverack.com/docs/2015FeeIncreasesPB-ZBARJF.pdf>).

Note: A draft package should be submitted to the Code Enforcement Officer (CEO) for review. After review by the CEO, the applicant will supply 11 copies of the complete application to the CEO. Applications are due 15 business days prior to the Board meeting in order to be considered at the next meeting (Planning Board meets on the first Monday of the month and ZBA meets on the 4th Wednesday of the month.) Applicant's failure to provide all of the above information will delay the Board's action on the request. If after 90 days the applicant makes no oral or written contact with the appropriate board, the application will be deemed abandoned.

Jodi Keyser, Secretary, PB & ZBA

PO Box 127

Claverack, NY 12513

FAX 518-672-4821

Telephone 518-727-0219

applicant checklist 6/15/2015, page 1 of 2

Applicant Signature: _____

Date: 2/12/2018

Application #: 18-003

**STATUTORY STANDARDS FOR THE ISSUANCE
OF USE AND AREA VARIANCES**

Section 267-B of General Town Law permits the local Zoning Board of Appeals to grant waivers (variances) from the strict application of the Zoning Ordinance provisions. However, this relief, by law, can only be given under hardship or practical difficulty situations. The following information outlines the tests that must be met before the applicant would be eligible for a variance. Supporting documentation must be included in the application submission.

IF A USE VARIANCE IS REQUESTED:

The applicant must demonstrate to the ZBA for each and every permitted use under the Zoning Ordinance for the particular zone where the parcel is located that:

- a. The applicant cannot realize a reasonable return, provided that this lack of return is substantial, demonstrated by competent financial evidence (such as appraisal, financial statements, tax bills, expert testimony, etc.).
- b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood.
- c. The requested use variance, if granted, will not alter the essential character of the neighborhood.
- d. The alleged hardship has not been self-created.

IF AN AREA VARIANCE IS REQUESTED:

The applicant must demonstrate:

- a. Why the request will not result in an undesirable change to the character of the neighborhood, or be a detriment to nearby properties.
- b. Why the benefit sought cannot be achieved by some other method feasible to the applicant.
- c. Why the variance is not deemed substantial in nature.
- d. Why the request will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.
- e. Why the alleged difficulty was not self-created.

DOCUMENTATION MUST BE SUBMITTED IN WRITING WITH YOUR SUBMISSION, EXCEPT FOR EXPERT TESTIMONY.

Tighe&Bond

**APPENDIX B
SITE PLAN
APPLICATION**

Town of Claverack
P.O. Box V
Mellenville, NY 12544
Planning Board

APPLICATION FOR SITE PLAN REVIEW

(Please refer to "Application Submittal Checklist" for instructions on filling out this form)

For Official Use Only:

Case No.: _____

Date Rec'd: _____

Date Hearing: _____

Date Action: _____

Action: _____

1. Statement of Ownership and Interest:

The applicant(s) Drumlin Field Land, LLC

(is/are) the owner(s) of the property situated at the following address:

2554 CO. RTE 27

The parcel is also known as Tax Map #: 131.-1-45-.200

Applicant acquired the above named property on (insert date): January 2018

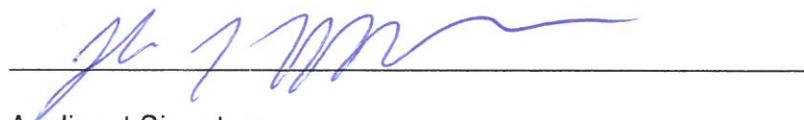
2. Project description on the above named property. Include attempts to mitigate impact on the neighborhood:

Drumlin Field Ventures is proposing a farm-to-glass distillery including restoration of orchards,
installation of vineyards and construction of agricultural buildings, including a distillery with tasting
room on a 182 acre parcel in the Town of Claverack. At the completion of the proposed action
site features will include an on-site distillery, tasting room, retail space, and agricultural building
used for the purposes of processing and storage fruit and finished spirits. The remainder of
space on the 182 acres will be farming of crops to be used in making of the liquor.

3. Request:

The applicant requests a site plan review for the above property and project under the provisions of section(s) Chapters 5, 6, 14,15, 16 of the town Zoning Law as shown on the attached plans drawn to scale.

Date: 2/12/2018



Applicant Signature

146 West Newton Street, Boston, MA 02118

Mailing address (if available)

jfrishkopf@drumlinfield.com

Email address (if available)

617-642-7773

Phone number (if available)

Tighe&Bond

**APPENDIX C
APPLICATION
FOR SPECIAL
EXCEPTION**

TOWN OF CLAVERACK

PO Box V
Mellenville, NY 12544

Planning Board

APPLICATION FOR SPECIAL EXCEPTION

(Please refer to "Application Submittal Checklist" for instructions on filling out this form)

FOR OFFICE USE ONLY

Case No. _____

Date Rec'd PB _____

Date Hearing _____

Date Action _____

Action _____

To the Planning Board:

A. Statement of Ownership & Interest:

The applicant (s) Drumlin Field Land, LLC

(is) (are) the owner (s) of property situated at the following address:

2554 CO. RTE 27

Tax map number: 131.-1-45-.200 Zone: Rural Agricultural. The above property was acquired by the applicant on (insert date) January 2018.

B. Request:

The applicant requests a SPECIAL EXCEPTION for the above described property under the provisions of section 5.2 and 15.2 of the Zoning Ordinance (Local Law) for the following purpose: Farm distillery as shown on the attached plan drawn to scale.

C. Reasons for request:

The applicant alleges that the approval of said SPECIAL EXCEPTION would be in harmony with the intent and purpose of said Zoning Ordinance (Local Law) and the proposed use conforms to the standards prescribed therefore in said Ordinance (Local Law) and would not be detrimental to property or persons in the neighborhood for the following reasons:

The proposed action is an agricultural use of what has been historically an agricultural site. The proposed structures and necessary infrastructure have been sited and designed to compliment the agricultural landscape and enhance the farm use and surrounding community.



Signature

146 West Newton Street _____

Boston, MA 02118 _____

617-642-7773 _____

Mailing Address and Phone Number

Tighe&Bond

**APPENDIX D
APPLICATION
FOR BUILDING
USE PERMIT**

Town of Claverack
91 Church Street, Mellenville, NY 12544

Application for Building Use Permit

Tax Map # 131.00-01-45.200 Issue Date _____
Application # 18-003 Expires _____
Zone District RA Est. Cost _____

A PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

PLEASE ANSWER ALL OF THE FOLLOWING. The undersigned hereby applies for a permit to do the following work, which will be done in accordance with the description, plans and specifications submitted, and such special conditions as may be indicated on the permit. All construction will be in accordance with the Building Code of New York State and other applicable laws/regulations.

Please Print

The owner of the property is:

Name: Drumlin Field Land, LLC
Mailing Address: 146 West Newton Street
Boston, MA 02118
Phone: 617-642-7773
General Contr./Builder _____ Plumber _____
Electrician _____ Mason _____

Location of Property:

Name of Road/Street Address 2554 Co. Rte. 27
Nearest Crossroad Millbrook Road

NATURE OF PROPOSED WORK

- | | | |
|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Constr. New Bldg. | <input type="checkbox"/> Addit. to Bldg. | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Alter Bldg. | <input type="checkbox"/> Demolish Bldg. | |
| <input type="checkbox"/> Change Occupancy | <input type="checkbox"/> Pool/Pond | |

OCCUPANCY

- _____ Unit Dwelling
 Access.Bldg.(Res.)
 Agricultural
 Bus./Industrial

Project/Use Description:

Farm Distillery and related agricultural buildings

New York State licensed architect plans attached? Yes No

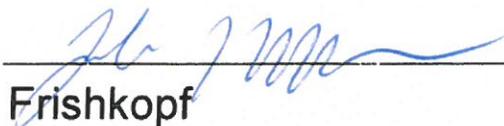
Other plans attached? Yes No

Plot plan must be attached showing all property lines, structures, well, septic and all planned setbacks (front, side, rear).

Wetland/Protected Stream/Floodplain Exists? Yes No

I hereby apply under the Zoning Ordinance of the Town of Claverack, N.Y. and the N.Y. State Fire Prevention and Building Code for a permit to construct or alter a building and/or accessory structure as set forth above. I have arranged for the necessary Workman's Compensation insurance and provided the attachments shown on the reverse. I grant the Building Inspector permission to enter the property for required inspections.

I certify that the statements herein contained are true to the best of my knowledge and belief.

Signature of Applicant  (Owner, Lessee, Agent)

Printed Name John Frishkopf Dated 2/12/18

Applicant's Address 146 West Newton St. Boston, MA 02118 Phone 617-642-7773

THE NEXT TWO PAGES FOR BUILDING DEPARTMENT:

Square Foot Calculation

FEES:

Permit _____

Chimney _____

C of O _____

Variance _____

Special Exception _____

Site Plan _____

TOTAL _____

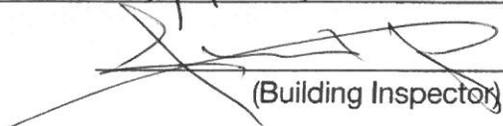
The application of DRUMMFIELD LAND LLC, is hereby
 approved denied for the above request to construct or alter the above named structure.

A SEPARATE PERMIT WILL BE ISSUED WHEN FINAL APPROVAL IS GRANTED.

Reason for denial of permit:

PER TABLE 1: SCHEDULE OF USE REGULATION, UNDER
(D) BUSINESS USES (#18) MICROBREWERY / FARM
DISTILLERIES, IN THE "RA" DISTRICT REQUIRE
SPECIAL EXCEPTION APPROVAL BY THE PLANNING BOARD

Dated 2/13/18


 (Building Inspector)

Applicant submitted Appeal/Variance : _____ Date _____

Zoning Board of Appeals/Planning Board Approval Yes No Date _____

Final Approval Special Conditions:

Dated _____

Stanley F. Koloski/Dennis Callahan
Building Inspector
Phone (518) 672-4471 Fax (518) 672-4821

Attachments Provided by Applicant:

- | | |
|--|---|
| <input type="checkbox"/> Construction Plans | <input type="checkbox"/> Proof of Insurance |
| <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Constr. Debris Removal Documentation |
| <input type="checkbox"/> Health Dept. Approval | <input type="checkbox"/> Sign Details |
| <input type="checkbox"/> Driveway Permit | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Deed |
| <input type="checkbox"/> _____ | |

Instructions Provided to Applicant:

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Ponds/Pools | <input type="checkbox"/> Resid. Constr. Rqm'ts. |
| <input type="checkbox"/> Insurance | <input type="checkbox"/> Electrical Inspectors |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Setbacks |

Tighe&Bond

**APPENDIX E
AG DATA
STATEMENT**

**TOWN OF CLAVERACK
PLANNING BOARD
APPLICATION FOR SUBDIVISION
AGRICULTURAL DATA STATEMENT**

(Please print or type responses)

1. Name and address of applicant:

Drumlin Field Land, LLC
146 West Newton Street
Boston, MA 02118

2. Description of the proposed project:

Drumlin Field Ventures is proposing a farm-to-glass distillery including restoration of orchards, installation of vineyards and construction of agricultural buildings, including a distillery with tasting room on a 182 acre parcel in the Town of Claverack. At the completion of the proposed action site features will include an on-farm distillery, tasting room, retail space, and agricultural building used for the purposes of processing and storage fruit and finished spirits. The remainder of space on the 182 acres will be farming of crops to be used in making of the liquor.

3. Location of the proposed project:

2554 County Route 27
Claverack NY

4. Is the location of the proposed project within an agricultural district?

Columbia County Ag District #3

5. Is the location of the proposed project within 500 feet of a farming operation that is within an agricultural district?

Yes, The project itself is an agricultural use within the agricultural district. In addition sites to the north and east of the proposed project site are agricultural uses located within the agricultural district

6. If the answer to either 4. or 5. was "Yes", then state the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within 500 feet of the boundary of the property upon which the project is proposed: (use back of sheet if necessary)

See attached sheet provided by the Town Assessor.

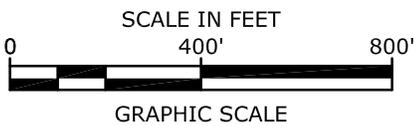
7. If the answer to either 4. or 5. was "Yes", then the applicant must attach a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural statement to this statement.

2/12/18 _____ Date



Signature of Applicant

Feb 12, 2018-8:50am Plotted By: RMorrison
Tighe & Bond, Inc. J:\D\05012 Drumlin Fields\01 Permitting & Design\Drawings_Figures\AutoCAD\Sheet\Tax Map\Ag-data map.dwg



DRUMLIN FIELD VENTURES
CLAVERACK, NY

FIGURE 1-1
AG DATA STATEMENT

DATE: 02/09/2018

SCALE: 1" = 400'

FIGURE 1-1

Tighe & Bond
www.tighebond.com

February 9, 2018

Mr. Ryan Morrison
Rhinebeck, NY

Re: Parcel 131.-1-45.2 & surrounding units (within 500') as requested (mail addresses)

131.-1-45.2 Drumlin Field Land, LLC (Subject parcel)
 146 W. Newton St., Lot #2
 Boston, MA 02118

131.-1-47 Angus Farm LLC
 481 Washington St., Apt. 6N
 New York, NY 10013

131.-1-45.112 Drumlin (as above)

131.-1-46.11 Floyd Merrifield Jr.
 2510 Route 27
 Hudson, NY 12534

131.-2-5 Richard B. Weininger
 PO Box 737
 Claverack, NY 12513

131.-1-64 Weininger (as above)

131.-1-39.2 Maryl Christine Acker
 PO Box 138
 Claverack, NY 12513

131.-1-39.112 Rosario Vaina
 245 E. 24th St., Apt. 10J
 New York, NY 10010

131.-1-39.111 Christopher Kanel
 2601 Co. Route 27
 Hudson, NY 12534

131.-1-45.111 Yellow Round LLC
 2636 Route 27
 Hudson, NY 12534

Mr. Morrison:

I trust this will suffice.

Charles W. Brewer, Assessor
Town of Claverack – claverack1@mhccable.com
91 Church St., Mellenville, NY 12544

CC: Bldg. Inspector

Tighe&Bond

**APPENDIX F
DEED**

Bargain & Sale Deed

THIS INDENTURE, made on the 24th day of January, 2018

BETWEEN

Wilderness Farms, Inc., 165 Drake Road, Pleasant Valley NY 12569
party of the first part, and

Drumlin Field Land, LLC., 146 West Newton Street, Boston MA 02118
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of Claverack, County of Columbia and State of New York, more particularly, bounded and described in annexed Schedule A.

BEING the same premises conveyed by Poritzky Services Inc. to Wilderness Farms Inc., by deed dated April 26, 2013, recorded May 14, 2013 in the Columbia County Clerk's office as Document #2013007330.

SUBJECT to any state of facts a personal inspection and accurate survey will disclose.

SUBJECT to covenants, conditions, restrictions, reservations, rights-of-way, utility or other easements, agreements or sell-offs in former deed or other instrument of record, if any.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

Wilderness Farms, Inc.



Robert Catrini, President

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.:

On January 24, 2018 before me, the undersigned **Robert Catrini** personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument(s).



NOTARY PUBLIC

RECORD & RETURN TO:
Mark P. Cawley, Esq.
175 Hunt Road
Hillsdale, New York 12529

DAVID A. SEARS
Notary Public, State of New York
No. 02054974155
Qualified in Dutchess County 18
Commission Expires Nov. 5, 20

2554 County Route 27
131.-1-45.200, 131.-1-45.120, 131.-1-45.112

Tighe&Bond

**APPENDIX G
ENVIRONMENTAL
ASSESSMENT
FORM**

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Drumlin Field Ventures		
Project Location (describe, and attach a general location map): 0.3 miles south of County Route 27 and Millbrook Road (See Map) Address: 2554 CO. RTE 27, Claverack, NY		
Brief Description of Proposed Action (include purpose or need): Drumlin Field Ventures is proposing a farm-to-glass distillery including restoration of orchards, installation of vineyards and construction of agricultural buildings, including a distillery with tasting room on a 182 acre parcel in the Town of Claverack. At the completion of the proposed action site features will include an on-site distillery, tasting room, retail space, and agricultural building used for the purposes of processing and storage fruit and finished spirits. The remainder of space on the 182 acres will be farming of crops to be used in making of the liquor.		
Name of Applicant/Sponsor: Drumlin Field Land, LLC		Telephone: 617-642-7773 E-Mail: jfrishkopf@drumlinfield.com
Address: 146 West Newton Street		
City/PO: Boston	State: MA	Zip Code: 02118
Project Contact (if not same as sponsor; give name and title/role): Brandee Nelson		Telephone: (845)-835-8106 E-Mail: bnelson@tighebond.com
Address: 47 West Market Street		
City/PO: Rhinebeck	State: New York	Zip Code: 12572
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Claverack Planning Board, Special Exception with Site Plan Approval	March 5th, 2018 (Meeting)
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Columbia County Department of Health (Water Supply), Columbia County Planning Board(239-M)	June 2018, April 2018
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York State Department of Environmental Conservation (Wastewater/Stormwater SPDES)	June 2018
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Zoning District - Rural Agriculture, Overlay District - Mining Overlay
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Taconic Hills
- b. What police or other public protection forces serve the project site?
Columbia County Sheriff's Office, New York State Police
- c. Which fire protection and emergency medical services serve the project site?
A.B. Shaw Fire Company, Churchtown Fire Company, Columbia County 911 Department
- d. What parks serve the project site?
Claverack Town Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? The proposed action includes agricultural use with a farm-to-glass distillery with tasting room.
- b. a. Total acreage of the site of the proposed action? _____ 60.226 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 181.96 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 6 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 5300 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): PEM1/SS1C, PEM1Cd

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

Private well to provide water.

vi. If water supply will be from wells (public or private), maximum pumping capacity: 15-20 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Subsurface disposal of wastewater as permitted by the New York State Department of Environmental Conservation _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Grid/ Local Utility _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 During construction noise levels should exceed ambient noise. Once construction is complete little to no increase in noise is expected.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: No barriers are expected to be removed.

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Barriers will not be removed that would screen light.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored LPG
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 1 tons per _____ 6month (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 6.67' feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Stockbridge Silt Loam (StC)	34.8 %
Stockbridge Silt Loam (StD)	26.3 %
Unandilla Silt Loam (UnB)	9.2 %

d. What is the average depth to the water table on the project site? Average: _____ > 6.67 feet

e. Drainage status of project site soils: Well Drained: 17.5 % of site
 Moderately Well Drained: 80.5 % of site
 Poorly Drained 2.0 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 42.5 % of site
 10-15%: 21.8 % of site
 15% or greater: 35.7 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Tributary of Loomis Creek Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name PEM1Cd, PEM1/SS1C (federal) Approximate Size 13,002 SF
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: White Tail Deer _____ Squirrel _____ Chipmunk _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u>Columbia / District #3</u>	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? <u>61.7%</u> ii. Source(s) of soil rating(s): <u>USGS Web Soil Survey</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Brandee Nelson Date 2/13/17

Signature  Title Proj Manager

Tighe&Bond

**APPENDIX H
ESCROW
ACCOUNT
FORM**

PLANNING BOARD / ZONING BOARD ESCROW ACCOUNT FORM

Town of Claverack
PO Box V
Mellenville, NY 12544

----PLEASE PRINT ALL INFORMATION----

Date: _____

(A) Applicant Name & Contact Information

Name: Drumlin Field Land, LLC

Address: 146 West Newton Street, Boston, MA 02118

Phone: 617-642-7773 Contact Person: John Frishkopf

Application Name / Title

Company / Project Name: Drumlin Field Ventures

Address: 2554 Count Route 27, Claverack NY

Phone: 617-642-7773 Contact Person: John Frishkopf

Corporation / Company Name (Name that will appear on the bank account)

Company / Corporation Name: _____

Address: _____

Phone: _____ Contact Person: _____

Escrow Account Title**

Company / Individual Name: Same as Applicant Name & Title

Address: _____

Phone: _____ Contact Person: _____

**Any change to this data must be updated within thirty (30) days in writing (to the Town).

(B) THIS AGREEMENT made this 12th day of February, Drumlin Field/John Frishkopf(Name)

Is hereinafter referred to as the "Applicant", the Planning Board or Zoning Board of Appeals, of the Town of Claverack is hereinafter referred to as "Board", and the Town of Claverack, in the County of Columbia is hereinafter referred to as the "Town".

(C) WHEREAS, the Town requires the Applicant to establish an escrow whereby work / review required to be performed by professional consultants employed by the Board will be paid for by the Applicant as required by the Town;

NOW THEREFORE,

- (D) The Applicant shall provide funds in the amount determined by the Code Enforcement Officer for the establishment of an escrow account. The check in the determined amount will be provided (to the Code Enforcement Officer) at the time of the application submission.
- (E) An escrow account shall be established in the name as provided in the "Escrow Account Title" section above.
- (F) A monthly statement of the escrow account balance shall be provided to the entity named in the "Escrow Account Title" data.
- (G) Disbursements shall be made from this account to compensate the professional consultants employed by the Board in the normal course the Board's review.
- (H) The account balance shall be replenished when the existing balance reaches 50% of the originally determined amount.
- (I) The Applicant shall receive all remaining escrow account funds when the Board has concluded all actions with respect to the Applicant. This may be 30 to 60 days after the conclusion of Board business pending receipt of all outstanding consultant invoices.

I hereby agree to the above listed requirements for the establishment of an escrow account.



John Frishkopf

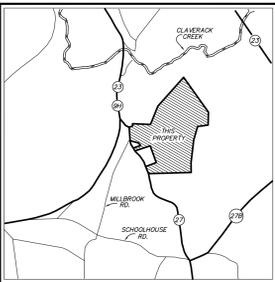
Printed Name

2/12/18

Date

Tighe&Bond

**APPENDIX I
CRAWFORD &
ASSOCIATES
SURVEY**



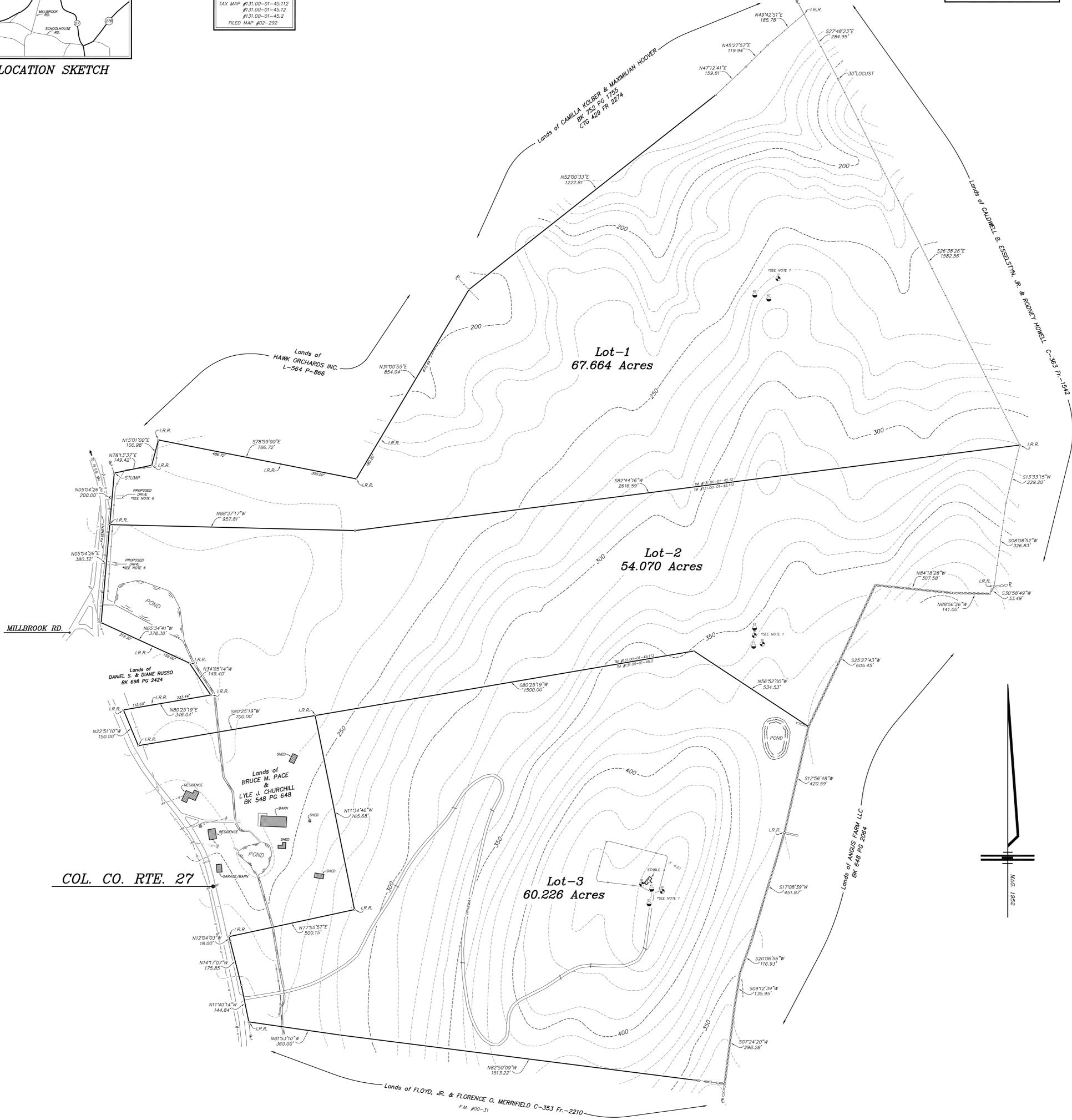
LOCATION SKETCH

REFERENCES
 ADDRESS: 2554 CO. RTE. 27
 DEED: BOOK 783 PAGE 300
 TAX MAP #131.00-01-45.112
 #131.00-01-45.112
 #131.00-01-45.2
 FILED MAP #02-292

- NOTES: 1) SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AS PER COL. CO. DEPARTMENT OF HEALTH LETTER DATED SEPTEMBER 9, 2002. PERC AND DEEP TEST LOCATIONS FROM PREVIOUS FIELD WORK.
 2) NO BUILDING PERMIT SHALL BE ISSUED WITHOUT THE APPROVAL OF THE COLUMBIA COUNTY HEALTH DEPARTMENT FOR ON-SITE WATER AND SEPTIC DISPOSAL SYSTEMS.
 3) ON-SITE WATER AS TO FLOW CAPACITY AND POTABILITY ARE NOT GUARANTEED BY THE FILING OF THIS MAP. EACH PURCHASER OF A PLOT SHALL BE RESPONSIBLE FOR ASSURING ADEQUATE WATER SUPPLY AND POTABILITY.
 4) U.S.G.S. CONTOURS DERIVED FROM SCANNED DOCUMENT. CONTOUR INTERVAL IS 10 FEET.
 5) SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD, IF ANY.
 6) PROPOSED DRIVE LOCATIONS ALONG COL. CO. RTE. 27 ARE AS PER COL. CO. DEPARTMENT OF HIGHWAY DRIVEWAY PERMITS DATED 26 JUNE 2002. (SEE FILED MAP #02-292)
 7) THIS MAP IS NOT INTENDED TO DEPICT A NEW SUBDIVISION OF LAND. PARCELS WERE PREVIOUSLY APPROVED FOR SUBDIVISION. (SEE FILED MAP #02-292)

LEGEND

I.R.R.	IRON ROD RECOVERED
I.P.R.	IRON PIPE RECOVERED
-----	STONE WALL
-----	WIRE FENCE REMAINS
-----	NO PHYSICAL BOUNDS
-----	OVERHEAD UTILITIES
-----	PROPERTY LINE
-----	DEEP TEST
-----	PERC TEST



PROPERTY OF
WILDERNESS FARMS, INC.
 TO BE CONVEYED TO
DRUMLIN FIELD LAND, LLC
 TOWN OF CLAVRACK, COLUMBIA COUNTY, NEW YORK

CERTIFIED TO:
 1) WILDERNESS FARMS, INC.
 2) DRUMLIN FIELD LAND, LLC
 3) STEWART TITLE INSURANCE COMPANY (TITLE NO. M-067933)
 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2008, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS DRAWING ARE VALID ONLY IF THEY BEAR THE IMPRESSED SEAL OF THE PREPARER.

Survey By:
 Daniel J. Russell, PLS
 For
 Alan B. Hubbard, Land Surveyor
 A Division Of
CRAWFORD & ASSOCIATES, P.C.
 4411 Route 9, Suite 300-Hudson, NY 12534
 Tel: (518) 628-2700

N.Y.S.L.S. #050639

0 10 20 30
 SCALE: 1"=150'
20 NOVEMBER 2017

Tighe&Bond

**APPENDIX J
TIGHE &
BOND SITE
PLANS**