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

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

Dear Mr. Cole:

On behalf of Drumlin Field Land, LLC, we are submitting additional information in support of the Special Exception and Site Plan applications for a farm distillery at the subject site, located at 2554 County Route 27, in the Town of Claverack. At the April 2, 2018, Planning Board meeting, the Board authorized us to circulate a letter declaring the Planning Board’s intent to be the lead agency under the State Environmental Quality Review Act (SEQRA) and also opened a public hearing on the application. During the public hearing, notes of comments made by the Board and the public were taken. Drumlin Field Ventures has prepared a response to those comments which is attached to this letter.

In addition, we are providing the following additional information.

1. On Saturday, April 7, 2018, we met on site with Chief Cozzolino of the AB Shaw Fire Company. We drove the existing site driveway to the top of the hill. He agreed we should provide widening of the curves and pullouts as noted on our plans. In addition, he asked we identify a source of water close to the site. There is an existing dry hydrant on the Drumlin property near the intersection with Millbrook Road. Additionally, we will provide a Knox Box at the entrance if it is gated. The Chief also offered to bring his trucks on site on a practice night to become more familiar with the property as the improvements are constructed.

2. On Friday, April 6, 2018, we sent lead agency circulation letters to the interested and involved agencies. The Planning Board was copied on these letters. We understand the Planning Board can, at the May 7, 2018 meeting, move to be the lead agency under SEQRA.

3. We have contacted Jamie Malcolm, P.E., Regional Water Engineer for New York State Department of Environmental Conservation (NYSDEC) to discuss septic system design. He has confirmed he will be the permitting contact for the distillery sanitary wastewater and any distillery process wastewater that is not reused on site as part of an on-farm nutrient management program.

4. We have contacted Mike DeRuzzio, P.E., Sanitary Engineer for Columbia County Department of Health to discuss the public water supply. He has confirmed he will be the permitting contact for the water supply permitting.

5. The project Architect has condensed the site development footprint, and we have revised the siting for the distillery by shifting the distillery approximately 300 feet to the northeast. Buildings have been reduced from a total of approximately 18,000 square feet to approximately 15,500 square feet. The site layout previously proposed improvements on 4.9 acres, including the buildings, parking area and driveway improvements, however in the revised layout we have reduced the development footprint for the distillery, parking area and agricultural buildings with support area to approximately 4 acres. The new layout provides for greater process efficiency while still allowing the distillery/tasting room to provide a positive guest experience and the
agricultural buildings to screen the agricultural process. Updated plans C102 Overall Site Plan, C103 Site Layout Plan, and C104 Site Grading Plan have been provided with this submission. In addition, a conceptual architectural rendering, prepared by Barlis Wedlick, for the distillery building and agricultural buildings is also provided.

6. Lighting will be limited to building lighting under the covered roofs and bollard style parking lot lighting. A lighting plan is being prepared by our vendor and will be provided at the Planning Board meeting.

We look forward discussing this project with you at the upcoming meeting on May 7, 2018. We trust this additional information addresses the Board’s outstanding questions, and that the Board will be able to make a SEQRA determination and decision, conditioned upon approvals needed by others, regarding the proposed farm distillery. Should you require anything additional, please let me know.

Very truly yours,

T&B Engineering, P.C.

Brandee K Nelson, P.E., LEED AP
Project Manager
(845) 516-5803
bnelson@tighebond.com

Enclosures: Letter from Drumlin Field Ventures, dated April 19, 2018
Rendering of Distillery Building, dated April 17, 2018
Revised Plans C102, C103 and C104, dated April 18, 2018

C: Rob Fitzsimmons, Esq. (w/ attachments) via email
   George Schmidt (w/ attachments) via email
   Katy Cashen (w/ attachments) via email
   Jay Glynnn, Drumlin Field Ventures (w/ attachments) via email
   Andrew Lefkowitz, BarlisWedlick (w/ attachments) via email

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DRUMLIN FIELD VENTURES  
146 WEST NEWTON STREET  
BOSTON, MA 02118

April 19, 2018

Mr. R. Scott Cole, Chairman
Town of Claverack Planning Board
Claverack Town Hall
836 Highway 217
Philmont, New York 12565

Dear Chairman Cole,

Brandee Nelson of Tighe & Bond provided Druml Field Ventures with a summary of the questions and comments raised in the public hearing which was opened during the Planning Board meeting on April 2, 2018.

I hope that the following responses will address those points to the Board’s satisfaction. In those areas where we are not in a position to provide information, we will of course comply fully with the relevant applicable laws and regulations, including but not limited to New York State Agriculture and Markets Law governing local agricultural districts.

In response to Dr. Stearns’ comments:

1) Precision agriculture and pesticide application

“Precision agriculture is a farming management concept based on observing, measuring and responding to inter and intra-field variability in crops. The goal of precision agriculture research is to define a decision support system for whole farm management with the goal of optimizing returns on inputs while preserving resources.” These resources include pesticides, fertilizers and irrigation among others. One element of precision agriculture enables farmers to make digital soil maps of their land to determine optimal planting locations to enhance yield. This detail also allows farmers to calculate the appropriate timing of the application of fertilizer and pesticides. These applications can therefore be more targeted with a resulting reduction in the use of fertilizers and pesticides. Other aspects of precision agriculture provide farmers with more precise data on pests, allowing targeted treatments and lower pesticide use.

Our goal is to be low impact and sustainable. Ideally, we would like use precision agriculture to enable us to farm organically or biodynamically and believe that would help both our product and our marketing. However, there is not enough experience with organic cider apple farming nor with grape growing in the region to know whether it is feasible at this scale. We have a lot of research to do between now and planting.
2) Walking paths

To the extent that operations on an active farm and distillery site could pose a hazard to walkers, and a corresponding liability to the company, we cannot commit to walking paths, but members of the community are always welcome to visit the public areas. Because of the presence of deer, the vineyards and orchards must be surrounded by deer fencing and this will limit access to farmed areas.

3) Stop sign at end of driveway

Subject to any regulations or approval required by the county or state highway departments.

4) Bollard vs. pole-mounted lighting

Bollard lighting is incorporated in the site plan.

In response to Mr. King’s comments:

1) Impact of stormwater run-off to adjacent properties

Buildings have been shifted to the east and in doing so, all stormwater from the parking area and distillery will be directed to the east side of the property and will not contribute to the existing drainage problem on the west side of the property.

In response to Mr. Keeler’s comments:

1) Driveway access

Chief Mike Cozzolino of the A.B. Shaw Fire Company – Claverack Fire District has completed his initial site review and will return to the site with his company’s equipment to verify that access is satisfactory. Once improvements are made to widen the curves in the driveway, fire trucks will be adequately accommodated.

In response to Mr. Fitzsimmons’ comments:

1) Pesticide storage and management

Other than some small test plantings, vineyard and orchard planting will not begin until spring 2019 and the detailed plans have not been determined. Drumlin Field will adhere to all laws and regulations concerning the storage and management of pesticides to the extent that we use them and keep them onsite.

2) Schematic plan showing locations of orchards and vineyards

The siting of the orchards and vineyards will be dictated by many factors, currently under study, so the locations cannot be specified at this time. We continue to work with specialists to prepare for planting in spring 2019. Generally, we expect vineyards to be planted on the southern and western facing slopes, with apples planted on the western and northern slopes and the lower lying areas. Availability of vines and apple
trees will dictate to a large degree our planting schedule. A shortage of cider apple
trees may shift a majority of those plantings to 2020, 2021 and beyond.

In response to public comments:

1) General concerns regarding light and sound levels related to farm and distillery operations

Regarding light emanating from the site, bollard vs. pole-mounted lighting will be used
to reduce ambient levels.

Regarding noise, we do not anticipate levels which are inconsistent with any active
farming operation within a county-adopted, state-certified agricultural district. The
distillery will be a significant distance from the road and from neighbors and we do not
anticipate noise levels above a farming operation.

2) Driveway issues

The existing gravel driveway will be improved with pullouts and widened curves to
accommodate emergency vehicles. Gravel driveways are typical for agricultural uses
and we have no plans to pave the driveway at this time. The driveway will be plowed
and sanded in winter.

3) Water usage and wastewater management/disposal

Columbia County Department of Health and the New York State Department of
Environmental Conservation will issue water supply and wastewater disposal permits,
respectively. Water use for the distillery is expected to 1,400 gallons per day mostly to
accommodate the sanitary needs of employees and visitors. Sanitary wastewater will
be managed in a permitted on-site septic system and distillery wastewater will be
managed in a separate septic system or reused as part of the farm nutrient
management program.

4) Varieties of apples

We are evaluating options for apple cultivars. Our preference is to grow a range of cider
apples in order to differentiate us from table apple growers in the area. These cultivars
will likely include American heirloom apples as well as traditional English and French
cider varieties. There is currently high demand for cider varieties and we are working
with nurseries to determine the most appropriate varieties for our area that are
available.
5) Job creation

It is anticipated that the project will create 25-30 jobs in New York State, with all but two onsite. These include a mix of administration, distillery operations/production, farm operations, and sales and marketing.

We believe that most of the jobs can be filled locally within Columbia County. Specialized jobs including distilling skills may prompt relocation to the area, but we believe that the local and regional workforce can support most of our requirements.

Thank you again for your kind consideration of our application.

Sincerely yours,

[Signature]

John Frishkopf
President
Drumlin Field Ventures

cc: Robert Fitzsimmons, Esq.
    Brandee Nelson