

MINUTES OF THE PLANNING BOARD MEETING, NOVEMBER 20, 2024 – TOWN OF KINGSBURY

Members Present: Robert Dingman (Chairman), Karen LaRose, Randy Weaver, David Gauci, Les Macura

Members Excused: Todd Murphy, Tim LaSarso, Luke Getty, Paige Zahaba

Planning/Zoning Administrator: Todd Humiston

Planning Board Secretary: Alie Weaver

Kingsbury Town Counsel: Jeff Meyer

The meeting was called to order by Chairman Dingman at 7:00 PM.

Roll call of all members and officials.

Chairman Dingman entertained a motion to approve the minutes of the August 21st, 2024 Planning Board Meeting. On a motion by Les Macura and seconded by Randy Weaver, the Kingsbury Planning Board meeting minutes were approved as presented.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

Chairman Dingman introduced **NYHDC (New York Highlands Distillery Company)**, applicant for Tax Map #137.-2-1.7, commonly known as 27 Casey Road in Kingsbury, located in Zone District Park Industrial Commercial PIC-75, are seeking site plan approval for repurposing the existing property and building to be used for receiving raw material, storage, and prep for distilling operation. They also plan for a small grain silo to be erected in the back of the property, approximately 10-12' diameter x 24-30' tall.

Mr. Carayiannis stated that he and his partners are planning to construct a distillery on Bay Road in Queensbury and mill the grain at the Casey Road building. The grain will be transported to the distillery in dry form by batches. There are no plans to modify the Casey Road building, including waste water requirements. Mr. Carayiannis noted that Washington County Sewer District has no issues with their site plan at this time.

At the Board's request, Mr. Carayiannis briefly described the process of whiskey production and its aging. He addressed their concerns by stating there will be minimal dust during the milling process and the scale of their operation would not produce enough ethanol vapors to create fungus. He noted that they sought professional design services to ensure their process works correctly and do not anticipate potential conflicts with land use plans, zoning regulations, or environmental impacts. He also noted that the Queensbury site plan approval for the distillery is expected to be granted and this project's success is not dependent on the sale or use of another site.

Chairman Dingman opened the public hearing at 7:20 pm.

Mr. Spirowski stated that he thought this business would be a good fit for the property and NYHDC are very thorough with their planning.

With there being no other comments or questions, Chairman Dingman closed the public hearing at 7:22 pm.

MINUTES OF THE PLANNING BOARD MEETING, NOVEMBER 20, 2024 – TOWN OF KINGSBURY

The Board reviewed the short Environmental Assessment Form. Chairman Dingman stated that after the Planning Board has taken a hard look at the short SEQRA submission and the potential environmental impacts, it was determined there are no potential environmental impacts for this project.

Mr. Macura made a motion to approve a negative declaration and Mr. Gauci seconded with all voting in favor by roll call vote.

Chairman Dingman entertained a motion to approve the project with the stipulations for the mitigation of potential fungus and that all grain spillage is to be immediately removed. He also noted that any modifications to the current site plan will need to come before the Board and/or Washington County Sewer District.

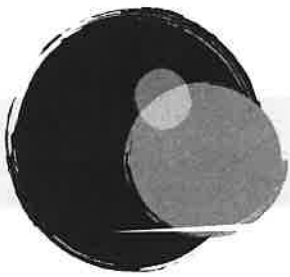
ON A MOTION BY Les Macura, SECONDED BY David Gauci to approve the resolution for New York Highland Distillery Company's site plan. All others voted in favor by voice vote.

AYES: 5 NAYES: 0 ABSTAIN: 0 MOTION CARRIED

There being no further business to discuss, David Gauci made a motion to adjourn and Les Macura seconded. All others voted in favor and the November 20th, 2024 Kingsbury Planning Board meeting was adjourned at 7:32 pm.

Alie Weaver

Planning Board Secretary



**Town of Kingsbury Planning Board Resolution Approving Site Plan Application
Of
New York Highlands Distillery Company, LLC.**

SITE PLAN REVIEW – NYHDCO LLC, as owner of Tax Map #: 137.-2-1.7 commonly known as 27 Casey Road of the Warren/Washington County Industrial Park, Town of Kingsbury, located in the PIC-75 / Park Industrial Commercial Zoning District, is seeking Site Plan approval to repurpose the existing property and building to be used for receiving raw material, storage, and prep for distilling operation, together with two small grain silos to be erected at this location. This action is pursuant to Section 280-25 (G) of the Code of the Town of Kingsbury.

ON A MOTION BY LES MACURA, seconded by KAREN LaROSE, based on all of the evidence and materials submitted by the Applicant and the representations made at the meeting, the Application is hereby approved subject to the following conditions:

- 1- In the event *Baudoinia compniacensis* (whiskey mold) is discovered within the vicinity, the Applicant shall be responsible for clean-up and mitigation measures as directed by the Town.
- 2- All spilled and/or loose grains around the silos and on the premises shall be immediately cleaned to prevent rodents and other vermin.
- 3- Any building or process modifications that will result in a change of the proposed plumbing system, or a change in the wastes being discharged therein shall require Town of Kingsbury Site Plan and Washington County Sewer District approval.
- 4- All information and representations contained in the materials submitted by the applicant and discussed at the meeting are incorporated herein as conditions.

Karen LaRose: AYE
Randy Weaver: AYE
David Gauci: AYE
Les Macura: AYE
Bob Dingman: AYE