



## Adirondack Park Agency

**MAJOR PROJECT PUBLIC NOTICE  
APPLICATION DETERMINED  
APA PROJECT NO. 2020-0273**

Date: May 25, 2022

The purpose of this notice is to inform you that on **May 25, 2022**, the Agency conditionally approved the project and issued Permit **2020-0273**.

The project is located in the Town of **Ft. Ann, Washington County**, on or near **NYS Rte 149/Clements Road**. The tax map number of the project site is: Section **109**, Block **1**, Parcel(s) **27 & 32.6**. The project is briefly described as follows: **The action involves a new commercial use to construct a 4,000-square-foot distillery with an attached 2,000-square-foot tasting room and 950±-square-foot patio, and installation of an on-site wastewater treatment system and water supply.**

Please contact **Virginia Yamrick**, the Environmental Program Specialist 1 (EPS1), if you should have any questions.

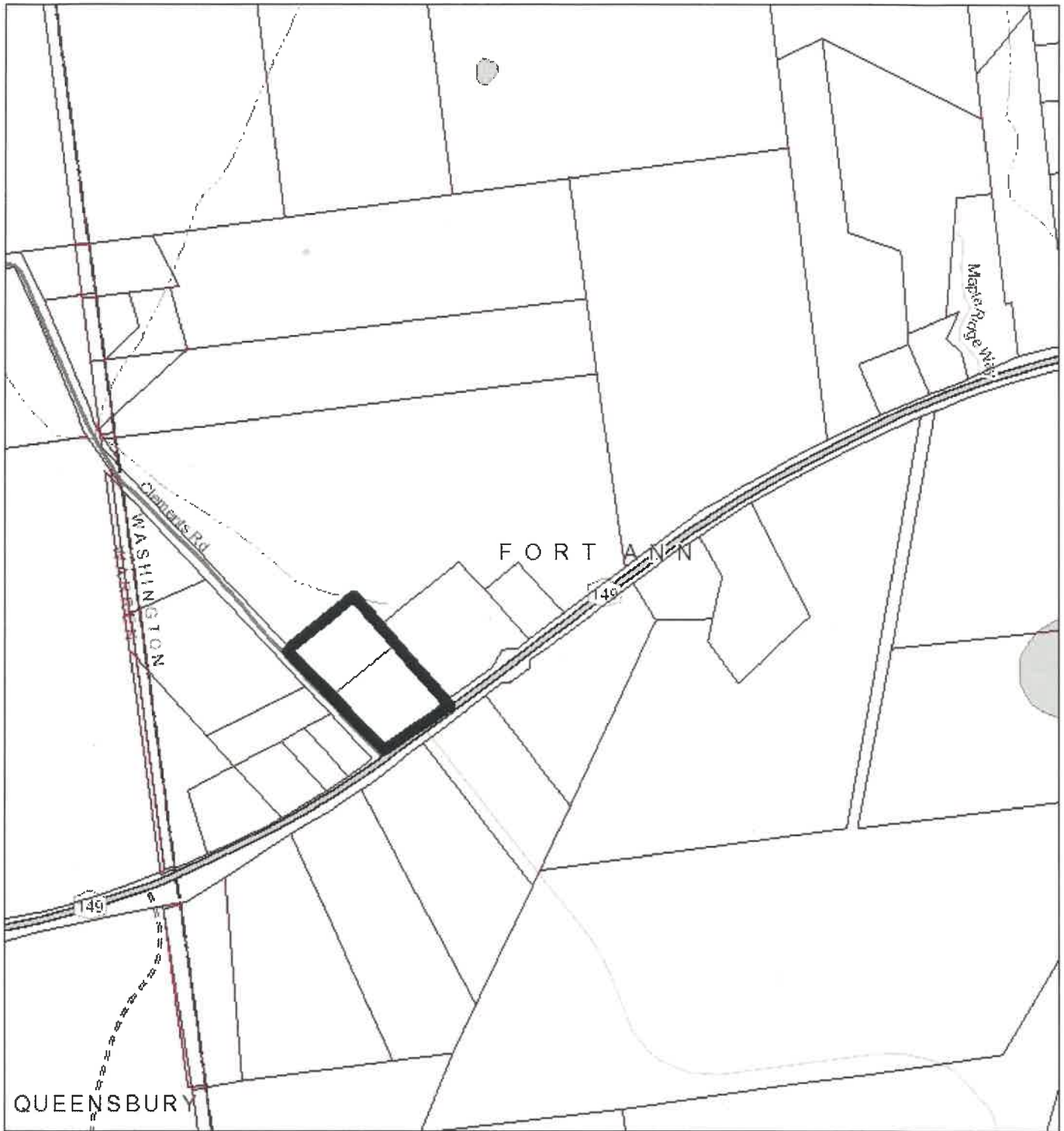
Date

5/25/22

Robert J. Lore  
Deputy Director, Regulatory Programs

cc: Springbrook Hollow Farm Distillery – J. David Bannon & Matthew Collucci  
Arcangela Bannnon  
G. Thomas Hutchins  
Adjoining Landowners  
Town, County & LGRB Officials

# Lookup System Web Map



12/15/2020, 1:25:09 PM

This is advisory only, not to be used to confirm exact boundary location or for determining Agency jurisdiction.

1:9,028

- Parcels 2018
- Park Boundary Blueline

## P2020-0273

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

NYS Adirondack Park Agency

THIS IS A TWO-SIDED DOCUMENT



**Adirondack  
Park Agency**

P.O. Box 99, 1133 NYS Route 86  
Ray Brook, New York 12977  
Tel: (518) 891-4050  
www.apa.ny.gov

APA Permit  
2020-0273

Date Issued: May 25, 2022

In the Matter of the Application of

**SPRINGBROOK HOLLOW FARMS DISTILLERY,  
LLC, and ARCANGELA BANNON  
Permittees**

for a permit pursuant to § 809 of the Adirondack Park  
Agency Act

To the County Clerk: Please  
index this permit in the grantor  
index under the following  
names:

- 1. Springbrook Hollow Farms  
Distillery, LLC**
- 2. Arcangela Bannon**

**SUMMARY AND AUTHORIZATION**

This permit authorizes a new commercial use in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Fort Ann, Washington County.

This authorization shall expire unless recorded in the Washington County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the County Clerk's Office. The Agency will consider the project in existence when the foundation for the authorized commercial use structure has been constructed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

## **PROJECT SITE**

The 4.64±-acre project site is comprised of two parcels of land: a 2.44±-acre parcel located on Clement Road/New York State Rte. 149 which is identified as Tax Map Parcel 109-1-27, and a 2.2±-acre portion of Tax Map Parcel 109-1-36.2 located on Clements Road. Both parcels are in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The 2.44±-acre parcel is described in a deed from John Philip Soprano to Springbrook Hollow Farm Distillery, LLC, dated July 20, 2020, and recorded Aug 11, 2020 in the Washington County Clerk's Office under Instrument Number 2020-3628. The 2.2±-acre parcel is described in a deed from Lilas Bean, Marguerite Martel, Helen Yole, Dorothy Kubricky, and William D. Stark to Arcangela Bannon, dated November 1, 1999, and recorded November 17, 1999, in the Washington County Clerk's Office at Book 840, Page 277.

The project site is partially located within 150 feet of the edge of the right-of-way of NYS Route 149, which is a statutorily designated critical environmental area on Rural Use lands.

The 2.2±-acre portion of the project site was created as "Lot 2" in a three-lot subdivision authorized by Agency Permit 2020-0166.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the establishment of a new 50-foot by 120-foot commercial use distillery and tasting room, plus a 950±-square-foot L-shaped patio. The proposed footprint of the distillery is 50-foot by 80-foot and the tasting room footprint is 40-foot by 50-foot. The commercial use will also provide incidental pre-packaged snack foods and beverages. Infrastructure for this project includes installation of an on-site well, an on-site wastewater treatment system, and stormwater management features. Thirty-seven parking spaces will be provided at the front of the building. Access to the project site will be along a new 28-foot-wide driveway from NYS Rte. 149. Hours of operation will be 8:00 am to 5:00 pm, 7 days a week, year-round.

The project is shown on the following maps, plans, and reports:

- An 11-sheet set of plans (Project Plans) titled "Springbrook Hollow Farm Distillery, LLC; New Distillery Facility," prepared by Hutchens Engineering, dated October 9, 2020, last revised January 18, 2022, and received by the Agency on February 11, 2022, except as noted below:
  - Cover Sheet;
  - Sheet S-1 titled "Survey" prepared by VanDusen & Steves Land Surveyors dated January 15, 2020, last revised August 24, 2020, and received by the Agency on October 22, 2021;
  - Sheet S-2 titled "Layout & Utility Plan";
  - Sheet S-3 titled "Overall Site Plan";
  - Sheet S-4 titled "Detailed Site Plan - South";
  - Sheet S-5 titled "Detailed Site Plan - North";
  - Sheet S-6 titled "Erosion & Sediment control Plan";
  - Sheet S-7 titled "Lighting, Landscaping, & Signage Plan";
  - Sheet S-8 titled "Construction Detail Sheet 1";
  - Sheet S-9 titled "Construction Detail Sheet 2"; and
  - Sheet S-10 titled "Wastewater Detail Sheet".

- A seven-page set of plans titled “Snookkill Distillery/Taproom; Clements Road; Fort Ann, NY,” prepared by Mark P. Bergeron, P.E., dated January 22, 2020, and received by the Agency on December 11, 2020 (Architectural Plans); and
- A 68-page report titled “Stormwater Management Report & NYSDEC Stormwater Pollution Prevention Plan Narrative – NYSDEC GP-0-20-001,” prepared by Hutchins Engineering PLLC and dated December 11, 2020 (Stormwater Pollution Prevention Plan).

A reduced-scale copy of Sheet S-3 (Overall Site Plan) of the Project Plans is attached as a part of this permit for reference.

### **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the establishment of any commercial use on Rural Use lands in the Adirondack Park.

### **CONDITIONS**

#### **THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Washington County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the authorized commercial use remains on the site. Copies of this permit and the Project Plans, Architectural Plans, and Stormwater Pollution Prevention Plan shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: “The lands conveyed are subject to Adirondack Park Agency Permit 2020-0273, issued May 25, 2022, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.”
5. This permit authorizes the undertaking of a new commercial use, including construction of a distillery and tasting room, in the location shown and as depicted on the Project Plans and Architectural Plans. No portion of the distillery or tasting room may exceed thirty-two feet in height, as measured from the highest point on the structure, not including the chimney, to the lower of either existing or finished grade. Any change to the location, dimensions, or other aspect of the commercial use shall require a new or amended permit.

6. Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, the undertaking of any new land use or development not authorized herein on the project site within 150 feet of the edge of the right-of-way of NYS Rte. 149 will require a new or amended permit. The undertaking of any activity involving wetlands also requires a new or amended permit.
7. Hours of operation for the commercial use shall be between 8am and 5pm. Operation outside these hours shall require prior written Agency authorization.
8. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment system shall be constructed in conformance with the location and design shown on the Project Plans. Construction of the system shall be supervised by a design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.  
  
No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.
9. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan.
10. The project shall be undertaken in compliance with the Erosion and Sediment Control Plan on Sheet S-6 of the Project Plans.
11. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites. All construction equipment and vehicles operating in areas that may contain existing invasive species shall be thoroughly cleaned prior to moving to other areas.
12. All exterior building materials, including roof, siding and trim, of the authorized commercial use structures shall be a dark shade of green, grey, or brown.
13. All lighting associated with the commercial use on the project site shall comply with the Lighting Plan. Any change to this lighting shall require prior written Agency authorization. All lighting associated with the commercial use shall be turned off no later than 10 pm every evening.
14. All signs associated with the commercial use on the project site shall comply with the Project Plans. Any change to this signage shall require prior written Agency authorization.

15. Beyond the limits of clearing shown on Sheet S-2 "Layout & Utility Plan" of the Project Plans, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
16. Between April 1 and October 31, no trees shall be removed or disturbed on the project site without prior written Agency authorization.
17. All trees depicted on Sheet S-7 "Lighting, Landscaping, & Signage Plan" of the Project Plans shall be planted no later than the first spring or fall planting season after final grading related to the construction of the commercial use on the project site. Trees that do not survive shall be replaced annually until established in a healthy growing condition.
18. There shall be no more than one principal building located on the project site at any time. The commercial use structure authorized herein constitutes a principal building.

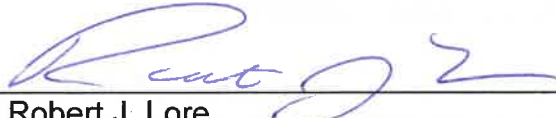
#### **CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

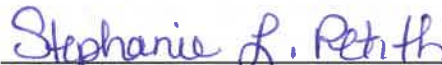
PERMIT issued this 25<sup>th</sup> day  
of May, 2022.

ADIRONDACK PARK AGENCY

BY:   
Robert J. Lore  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 25<sup>th</sup> day of May in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert J. Lore, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

STEPHANIE L. PETITH  
Notary Public - State of New York  
Qualified in Franklin County  
No. 01PE6279890  
Commission Expires Apr. 15, 2025



**SITE SOILS DATA**

**PERMEATION TESTS**

TEST 1 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 5 MINUTES, 30 SECONDS PER FOOT

TEST 2 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 5 MINUTES, 30 SECONDS PER FOOT

TEST 3 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 4 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 5 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 6 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 7 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 8 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 9 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 10 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 11 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 12 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 13 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 14 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 15 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

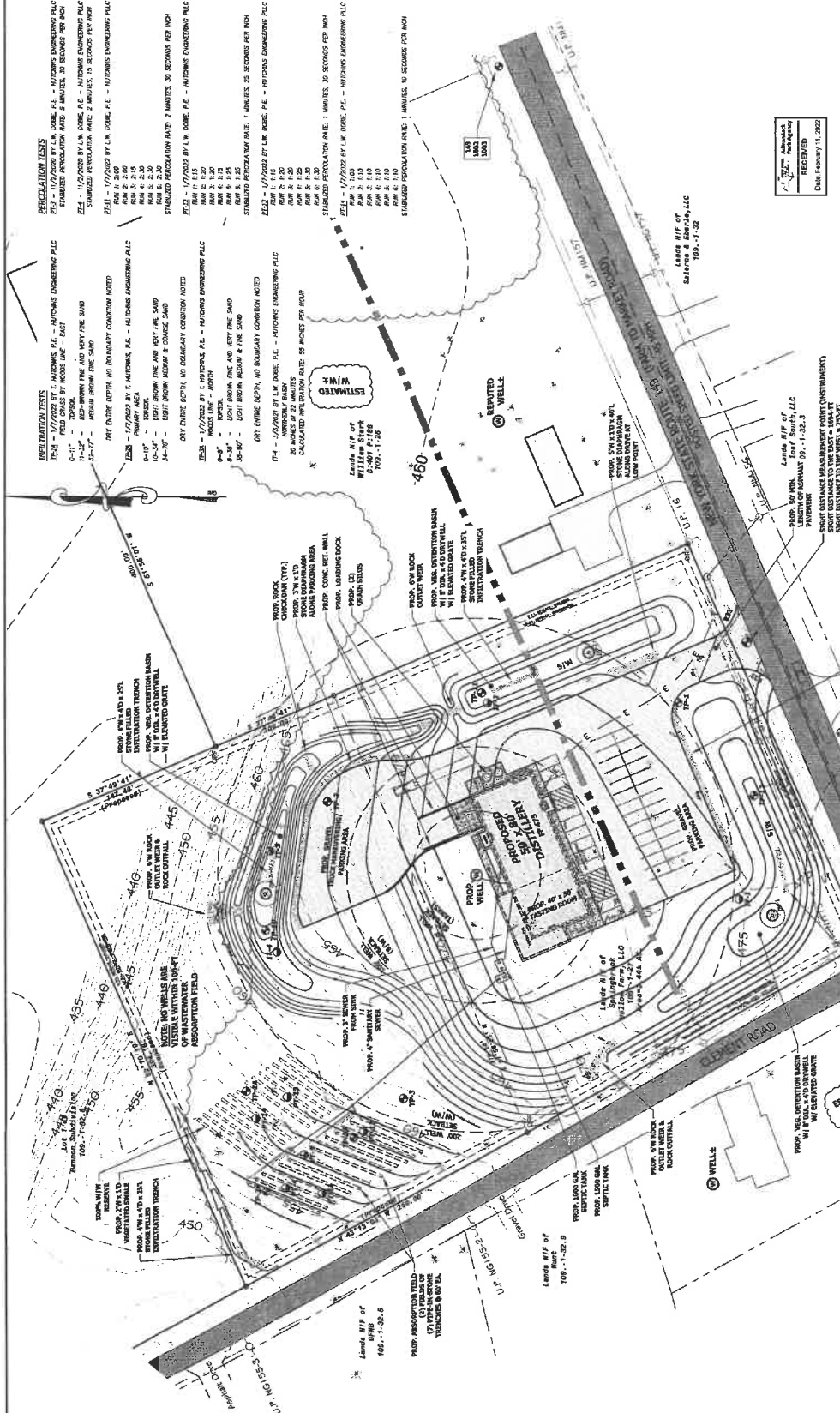
TEST 16 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 17 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 18 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 19 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT

TEST 20 - 1/17/2023 BY T. HUGHES, P.E. - AUTOMATIC DOWNDRAINING PILE  
STABILIZED PERCOLATION RATE: 2 MINUTES, 15 SECONDS PER FOOT



**TAX MAP # 109-1-27**  
ALTERNATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYC DECISION LAW.

1	PER 2017 ZONING	11/17/2020
2	PER 2017 ZONING	7/14/2021
3	PER 2017 ZONING	4/20/21
4	PER 2017 ZONING	12/17/20

**OVERALL SITE PLAN**  
Prepared for:  
Springbrook Hollow Farm Distillery, LLC  
State Route 60 & Cleaveland Road  
Town of Fort Ann, Washington County, New York

Date: 1/10/2024  
Drawn: JMB  
Scale: 1"=40'  
Title: 109-1-27-20

291417-01-S3  
(914) 752-5527  
Hutchins Engineering PLLC  
10284  
(914) 752-5528

RECEIVED  
Date: February 11, 2024

FINAL  
PROJECT: 109-1-27-20

NEW YORK STATE  
SEAL OF THE STATE ENGINEER  
OFFICE OF THE STATE ENGINEER  
120 WATER STREET  
ALBANY, NY 12242  
REGISTERED PROFESSIONAL ENGINEER  
No. 58825  
EXPIRES 12/31/2026

WELL	LOCATION	DIAMETER (IN)	DEPTH (FT)	GRATE ELEVATION	TOP OF CASING ELEVATION	BOTTOM OF SCREEN ELEVATION
DW-1	SOUTH/WESTERLY BUGH	8" x 4"	471	466.5	466.5	463.5
DW-2	SOUTH/WESTERLY BUGH	8" x 4"	475	468	469	463
DW-3	NORTH/WESTERLY BUGH	8" x 4"	463.5	457	455	451

