

Village of



Croton-on-Hudson

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

Planning Board
and
Village Board
Application

Rev 10/22

Note: Prior to submitting this application, contact Planning Board Secretary at 914-271-4783

Application Date: March 15, 2023 **Application #:** _____

Property Information: Section: 79.17 Block: 1 Lot: 4
Property Location (street address): 1 Croton Point Avenue
Zoning District _____ Commercial Lot: Yes No Vacant Lot: Yes No

Applicant Information: Person or Company Doing Work: Owner Contractor Other: _____
Last Name: McCallen First Name: David MI: _____
Company: Croton Hudson Distillery LLC
Address: 1 Croton Point Avenue
Address: _____
Phone #: 917-359-6100 Cell #: 917-359-6100 E-mail: davidmccallen@gmail.com

Property Owner: Same As Above **Steven**
Last Name: deName First Name: _____ MI: _____
Company: Croton Point Realty
Address: 1 Croton Point Avenue
Address: _____
Phone #: _____ Cell #: 914-271-5114 E-mail: Steve@3dfunding.com

- Application Type:** (Please check those that apply)
- | | |
|---|---|
| <input type="checkbox"/> Site Plan * | <input type="checkbox"/> Amended Site Plan* |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Amended Site Plan Extension |
| <input type="checkbox"/> Building Envelope Modification | <input checked="" type="checkbox"/> Village Board Special Permit* |
| <input type="checkbox"/> Wetlands Permit* | <input type="checkbox"/> Village Board Special Permit Renewal* |
| <input type="checkbox"/> Steep Slope Permit* | <input type="checkbox"/> Minor Site Plan |
| <input type="checkbox"/> Excavation & Fill Permit | <input type="checkbox"/> Minor Site Plan Amendment |
| <input type="checkbox"/> Preliminary Subdivision | <input type="checkbox"/> Minor Site Plan Extension |
| <input type="checkbox"/> Final Subdivision | |

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, accessory apartments, zoning amendments, etc.) that have been referred to them by the Village Board for a recommendation. No public hearing before the Planning Board is required for referral applications.

Per §230-57, the submission should also include the following documentation:

- A. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- B. A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.
- C. Evidence that the proposed use is consistent with the goals of the Village Master Plan.
- D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.
- E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.
- F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

INSTRUCTIONS: Please submit eight (8) paper copies (Nine copies if a special permit from the Village Board is also required) of supporting materials to the Planning Board Secretary and one (1) pdf file of all application materials to engineering@crotononhudson-ny.gov

I certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Applicant (if other than owner) certifies that he is authorized by the Owner of subject premises to conduct the project described above

David McCallen

3/15/23
 Applicant's Name (please print) Applicant's Signature Date

FOR VILLAGE USE ONLY:

Fee \$ 400.00 Fee Paid (date): 3/15/23 Received by: KS
 TAXES PAID: _____ LEASE AGREEMENT (If applicable): _____
 HEARD BY THE VILLAGE BOARD ON: _____ HEARD BY THE PLANNING BOARD ON: _____
 PUBLIC HEARING HELD ON: _____ PUBLIC HEARING HELD ON: _____
 APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____

Planning Board and Village Board Application

Per §230-57, the submission should also include the following documentation:

1. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.

Croton Hudson Distillery (CHD) is proposing to establish a business office and a small rectification operation at the location. The rectification operation involves purchasing 190 proof distilled spirits in 55 gallon drums adding water to dilute the alcohol content down to 80 proof, and bottling it.

2. A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.

There is no municipal cost or services to be provided by the village. Prospective revenues in 2023 could total \$100,000.

3. Evidence that the proposed use is consistent with the goals of the Village Master Plan.

CHD is proud of the town of Croton; some of us are lifetime or longterm residents, and we will be a positive, responsible addition to the business community here. We are a craft distillery that will promote the village of Croton and its long history as the source of wonderful water to the area and NYC.

4. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.

The proposed use will require no more than 2 or 3 employees; there is adequate parking at the location.

5. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.

The company has applied for a Federal License from the TTB, which is pending. Copy attached.

6. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

N/A

Croton Point Realty Inc.

1 Croton Point Ave.
Croton-on-Hudson, New York 10520
Telephone: 914-271-6671 Fax: 914-271-6814

March 14, 2023

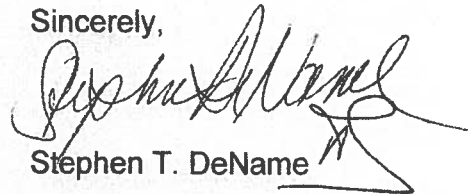
Village of Croton-on-Hudson Planning Board
Re: Croton Hudson Distillery

To Whom it May Concern:

As Landlord/Owner of 1-3 Croton Point Avenue, I authorize Croton Hudson Distillery to make an application to the Village ~~Planning~~ Board for a special permit.

Any questions, please do not hesitate to contact me.

Sincerely,



Stephen T. DeName

Industry Member Information

Report Date: 3/14/2023 12:46:03PM

Original Application 02/02/2023
Submitted Date

Original Application Tracking Number 2023-DSPBI-00096-O
Application Type Application for Distilled Spirit Plant (Beverage and Industrial)
Application Status Review in Process
EIN 92-1202080
Company Name Croton Hudson Distillery LLC
Premises Address 1 CROTON POINT AVE
CROTON-ON-HUDSON, WESTCHESTER NY 10520
Premise Contact Name
Premise Phone Number

Application Contact

Full Name David McCallen
Business Name
Address/City/State/Zip 15 Mt. Airy Road
Croton-on-Hudson NY 10520
Phone/Fax 917-359-6100/--
Email david@crotonhudsondistillery.com

Mailing Address

Full Name David McCallen
Business Name Croton Hudson Distillery LLC
Address/City/State/Zip 15 Mt. Airy Road
Croton-on-Hudson NY 10520
Phone/Fax 917-359-6100/--
Email david@crotonhudsondistillery.com

DECLARE AND ACKNOWLEDGE

I declare under penalties of perjury under the laws of the United States of America, that I have examined this application, including accompanying statements, and to the best of my knowledge and belief, it is true, correct, and complete. CHECKED

Declaration Date 02/02/2023

DSP BEVERAGE OPERATION INFO

Warehouseman CHECKED

Processor (Rectifier)	CHECKED
Processor (Bottling)	CHECKED
Describe how bulk spirits will be stored	Bulk spirits will be stored in 55 gallon drums in a separate locked closet in the southeast corner of the DSP.
Provide the bulk storage capacity (in gallons)	Finished bottled product will be cased and stored in a separate locked closet in the southeast corner of the DSP. 55
Describe the storage system for spirits bottled and cased or otherwise packaged and placed in approved containers for removal from bonded premises	A separate, locked closet.
Will spirits be redistilled?	No

DSP INFORMATION

Describe each tract of land that makes up the distillery by using directions and distances. Please describe the land only	Beginning from the GPS coordinates of 41.192772, -73.882736 at Croton Point Ave and headed 133.58 feet northwest to the GPS coordinates of 41.193138, -73.882967 headed 84.9 feet southwest to the GPS coordinates of 41.193138, -73.882967 and headed 108.69 feet southeast to the GPS coordinates of 41.192643, -73.883083 then headed northeast 103.58 feet back to the beginning as shown by the municipal tax parcel viewer at https://giswww.westchestergov.com/taxmaps/default.aspx?sMun=CrotonOnHudson
Provide the dimensions (size) of the bonded premises	21 feet by 20 feet
Describe the construction of each building that is part of the bonded premises	The space is in the basement of a 1 story shingle building. The basement is poured concrete.
Describe the operations conducted in each building that is part of the bonded premises	In this 21 x 20 foot space rectifying, bottling will take place in the main space. Office/desk space will also be located in the main space. Storage will be in a separate locked closet.
List the location of each door and window for the buildings that are part of the bonded premises	There are two small windows approximately 4 feet from the southeast corner of the space. There are two doors. One is on the northwest corner of the space. The other is approximately 4 feet from the southeast corner.
If only part of the building is being used for DSP operations, list and describe each floor/room(s) that are part of the bonded premises and the operations being conducted. Enter N/A if the entire building is being used for the DSP operations	The entire leased space will be used for DSP operations. There are other tenants within the building that are being used for offices.
List any outside tanks that will be used for production, storage and processing of spirits, and/or for denaturing sprits, articles, or wine	N/A
Describe the general premises which includes all areas of the plant that are not covered under the bond	None
Will you be alternating?	No
Provide the maximum combined number of proof gallons that will be produced, stored, and in transit to the bonded premises during a 15 day period	55

I certify that I AM NOT required to provide a bond	CHECKED
Describe the plant security, including methods used to secure buildings or plant operations located within a portion of the building and any outdoor tanks	The doors are locked at all times. In addition there are security cameras on premises.
Will any guard personnel be employed?	No
Will any electronic or mechanical alarm system be used?	No
I certify that locks used will meet the following specifications as required in the Code of Federal Regulations, Part, 19.192 (f). (i) Corresponding serial number on the lock and on the key, except for master key locking systems; (ii) Case hardened shackle at least one-fourth inch in diameter, with heel and toe locking; (iii) Body width of at least 2 inches; (iv) Captured key feature (key may not be removed while shackle is unlocked); (v) A tumbler with at least 5 pins; and (vi) A lock and key containing no biting data	CHECKED
List all persons, by their position and title, who have access to the keys for the locks	David McCallen, Managing Member Nancy Loving, Member David Powers, Member
By checking this box I certify that accounting records for this distilled spirits plant will be maintained in accordance with generally accepted accounting principles	CHECKED
Describe any other business that will be conducted on the premises. Please include a description of the business, a list of buildings and/or equipment that will be used, and a statement of the relationship of the business to the distilled spirits plant, if there is any	N/A however other businesses operate within the building in separate leased spaces
Will you have a tasting room?	No
Will you have a retail store?	No
<u>DSP OPERATION TYPE</u>	
Select the type of Distilled Spirits Plant (DSP) operation(s) you are applying for	Beverage Only
<u>ENTITY INFORMATION</u>	
Business Name	Croton Hudson Distillery LLC
EIN	92-1202080
<u>OWNER BACKGROUND INFORMATION</u>	
Has any shareholder with more than 10% voting stock, sole owner, general partner, LLC member/manager, or corporate officer or director ever been denied a permit, license, or other authorization to engage in any business to manufacture, distribute, import, sell, or use alcohol products (beverage or non-beverage) by any government agency (federal, state, local, or foreign) or had such a permit, license, or other authorization revoked, suspended, or otherwise terminated?	No

Locked Closet

Mechanical Room

25'

100' for Head

14'

16'

Door

Stairs

Door to Outside

10'

4'

25'

100' for Head

27

20

