



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

**Local Referring Board:** Town of Chester Planning Board

**Applicant:** Dale Van Pamelan

**Project Name:** Tin Barn Brewery

**Proposed Action:** Site Plan for change of use for existing 12,000 sq. ft. building with existing appurtenant development onsite

**Reason for County Review:** Within 500 feet of County Route 13A (Kings Highway)

**Date of Full Statement:** January 31, 2019

**Referral ID #:** CHT 02-19M

**Tax Map #:** 13-1-44.22

**Local File #:** none provided

#### Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Landscaping: As the site and all improvements are existing at this time, and the usage of the proposed site is likely to be similar in terms of traffic, we advise the Town that there are not many improvements to suggest. We do advise the Town and the applicant that if the applicant wanted to cool the building somewhat and absorb some of the stormwater runoff from the macadam parking lot, they could plant some woody-stemmed deciduous trees along the edge of the parking lot, building and driveway. This would provide shade on the southern part of the site during the summer with sunlight in winter, and woody-stemmed plants such as oaks and maples take up more water than smooth-stemmed plants like small shrubberies.

**County Recommendation:** Local Determination

**Date:** February 7, 2019

**Prepared by:** Megan Tennermann, AICP, Planner

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David Church, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).

