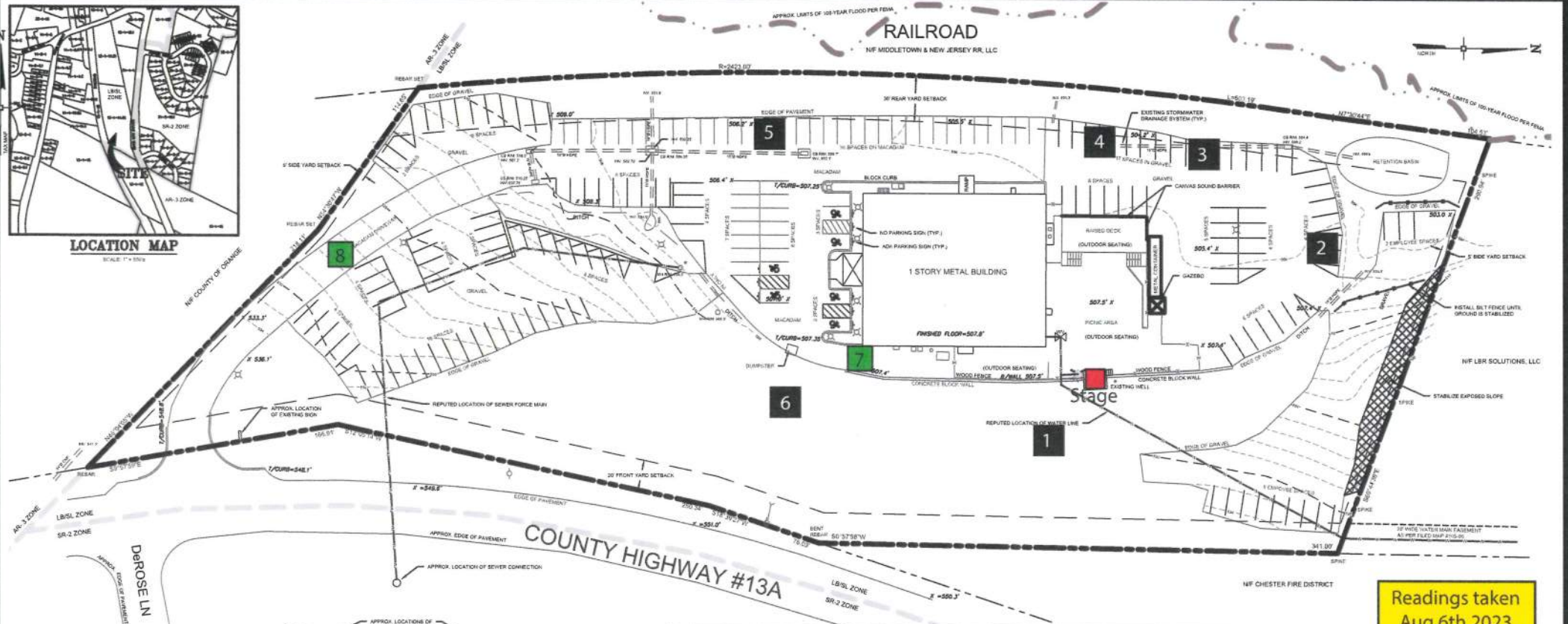


LOCATION MAP

SCALE: 1" = 500'



GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 13, BLOCK 1, LOT 44.33
2. PROPERTY ADDRESS: 62 KINGS HIGHWAY, CHESTER, NY 10516
3. OWNER/APPLICANT: 62 KING LLC, 60 DALE VAN PABLEN, 64 HENRIETTA ROAD, CHESTER, NY 10516
4. LOT SIZE: 4.8 ACRES
5. ZONING DISTRICT: LOCAL BUSINESS/LOCAL (LB/L)
6. PROPOSED USE: BREWERY BUILDING INCLUDE:
 - A. BEER PRODUCTION
 - B. TASTING ROOM
 - C. LIGHT FOOD PREPARATION
7. BOUNDARY SURVEY AND PARTIAL TOPOGRAPHICAL INFORMATION BY JOHN ROBERT MELTING SURVEYING AND MAPPING, PLLC, LAST UPDATED NOVEMBER 2022.
- 7.1 REFERENCE: BEING LOT 2, AS SHOWN ON A MAP ENTITLED "LAKE OF BORDENBURG" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 22, 2008 AS MAP 0100-00.
8. EXISTING WATER SUPPLY CONNECTION TO MUNICIPAL WATER SYSTEM
9. EXISTING SEWAGE DISPOSAL, FORCE MAIN CONNECTION TO MUNICIPAL SYSTEM
10. BUSINESS HOURS:

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
CLOSED							
2PM - 8 PM							
12PM - 8PM							
12PM - 8PM							
12PM - 10PM							
10AM - 10PM							
11AM - 8PM							
11. OUTDOOR MUSIC HOURS: MON - THURS: NONE, FRIDAY: 5 PM - 8:45 PM, SATURDAY: 3 PM - 8 PM, SUNDAY: 2 PM - 3 PM
12. CONSTRUCTION OR BUILDING REPAIR IS LIMITED TO THE HOURS OF 7:00 AM TO 6:00 PM ON WEEKDAYS, AND 8:00 AM TO 6:00 PM ON WEEKENDS.

ADJACENT OWNERS

(SECTION 13, BLOCK 1, LOT 44.22)

SECTION	BLOCK	LOT	OWNER OF RECORD
13	1	44.23	COUNTY OF ORANGE, 250 MAIN ST., COOPER, NY 10024
13	1	44.21	LMF SOLUTIONS LLC, LAURA STUBBINS, P.O. BOX 281, SUGARLOAF, NY 10581
13	1	45	MIDDLETOWN & NEW JERSEY RR LLC, 180 S. BROAD ST., KENNETH SQUARE, PA 15048
34	4	1	CHESTER FIRE DISTRICT, P.O. BOX 612, CHESTER, NY 10516

BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT LB/L

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,880 SF	4.8 ACRES ±
LOT WIDTH	50 FEET	714 FEET ±
FRONT SETBACK	20 FEET	132.2 FEET
REAR SETBACK	20 FEET	72.3 FEET
SIDE YARD (ONE (1) BOTH)	5' ± 10 FEET	226.9 / 167 FEET ±
MAXIMUM BUILDING HEIGHT	30 FT	~30 FT
LOT COVERAGE (BUILDINGS)	60 %	6 % ±

MAXIMUM ALLOWABLE

- (2) Electro-Voice ZLX-15P
15" powered loudspeakers
1000 W (Class D); 127 dB max SPL; 42 Hz - 20 kHz
15" woofer and 1.5" high-frequency titanium compression driver

Both speakers on stage, where bands set them, outputting sound at a minimum average of 87dB(A) or greater for reading recording purposes. An internet search gives "Welcome to the Jungle" by Guns N Roses as one of the loudest songs recorded so that was utilized for recording purposes.

Updated measurements represented in green taken during live performance.

Decible Reading Points

1. 56-61
2. 54-57
3. 56-57
4. 64-67
5. 57
6. 55-58
7. N/A
8. N/A

Readings taken Aug 6th 2023 Live Music

Decibels

1. 57-64
2. 56-58
3. 56-57
4. 64-67
5. 55-57
6. 56-60
7. 60.3
8. 52-55

Sound Report
1 of 2
10/18/23

Stage

(2) Electro-Voice ZLX-15P
15" powered loudspeakers
1000 W (Class D); 127 dB max SPL; 42 Hz – 20 kHz
15" woofer and 1.5" high-frequency titanium compression driver

Both speakers on stage, where bands set them, outputting sound at a minimum average of 87dB(A) or greater for reading recording purposes. An internet search gives "Welcome to the Jungle" by Guns N Roses as one of the loudest songs recorded so that was utilized for recording purposes.

Recorded Measurements in dB(A) with a RisePro Sound Level Meter capable of a 40 to 130dB range (with wind screen removed)

	Ambient	Traffic	Music	Readings taken Aug 6 2023 Live Music
A East side Kings Hwy Byp in front of 1 Derosé Lane	54	69-83.6	54	57-60
B Derosé Lane near driveways of 1 & 2 Derosé Lane	53	N/A	53-54	55-56
C Firehouse triangular parking in line with stage and deck	N/A	67-85	49-51.2	57-59
D East side Kings Hwy Byp in front of Pewter Circle	54	69-83	54 (N/A)	56
E 1406 Kings Hwy Pediatric Solutions	53.6	61.3	54 N/A	55-57
F Most interior end of driveway between 1376 and 1384 Kings Hwy	54	N/A	57	60-61
G Walter Cannon House lower parking lot	N/A	N/A	61 - 65.1	N/A
H Sugarloaf Taphouse parking lot	N/A	N/A	56.9-61.3	60-63
I Higher on Derosé Lane	N/A	N/A	N/A	50-52.3
J Sugar Loaf Performing Arts Center - No music detected	N/A	N/A	N/A	51.6-52.3
K Upper Hill directly behind stage	N/A	Up to 96	N/A	58.8-61

