

GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 13, BLOCK 1, LOT 44.22
- PROPERTY ADDRESS: 62 KINGS HIGHWAY BYPASS, CHESTER, NY 10916
- OWNER/APPLICANT: 62 KINGS LLC, c/o DALE VAN PAMELEN, 64 HIGHWOOD ROAD, OYSTER BAY, NY 11771
- LOT SIZE: 4.8 ACRES±
- ZONING DISTRICT: LOCAL BUSINESS/SUGAR LOAF (LB/SL)
- PROPOSED USES IN BREWERY BUILDING INCLUDE:
 - A. BEER PRODUCTION
 - B. TASTING ROOM
 - C. LIGHT FOOD PREPARATION
- BOUNDARY SURVEY AND PARTIAL TOPOGRAPHICAL INFORMATION BY JOHN ROBERT NELTING SURVEYING AND MAPPING, PLLC, LAST UPDATED 8/26/2022.
- REFERENCE: BEING LOT 2, AS SHOWN ON A MAP ENTITLED "LANDS OF BONKENBURG" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 22, 2000 AS MAP #105-00
- EXISTING WATER SUPPLY: CONNECTION TO MUNICIPAL WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: FORCE MAIN CONNECTION TO MUNICIPAL SYSTEM
- BUSINESS HOURS:

MONDAY	2PM - 8PM
TUESDAY	CLOSED
WEDNESDAY	12PM - 8PM
THURSDAY	12PM - 9PM
FRIDAY	12PM - 10PM
SATURDAY	10AM - 10PM
SUNDAY	11AM - 8PM
- OUTDOOR MUSIC HOURS:

MON - THURS	NONE
FRIDAY	6 PM - 8:45 PM
SATURDAY	5 PM - 8 PM
SUNDAY	2 PM - 5 PM
- CONSTRUCTION OR BUILDING REPAIR IS LIMITED TO THE HOURS OF 7:00 AM TO 8:00 PM ON WEEKDAYS, AND 8:00 AM TO 8:00 PM ON WEEKENDS.
- THE GRAVEL PARKING AREA SHALL NOT BE UTILIZED WHEN SNOW AND/OR ICE IS PRESENT ON THE GROUND.

ADJACENT OWNERS

SECTION	BLOCK	LOT	OWNER OF RECORD
13	1	42.2	COUNTY OF ORANGE, 255 MAIN ST. GOSHEN, NY 10924
13	1	44.21	LBR SOLUTIONS LLC, LAURA STUBECKI, P.O. BOX 293 SUGARLOAF, NY 10961
13	1	45	MIDDLETOWN & NEW JERSEY RR LLC, 505 S. BROAD ST. KENNETT SQUARE, PA 19348
34	4	1	CHESTER FIRE DISTRICT, P.O. BOX 612 CHESTER, NY 10918

BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT LB/SL		
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,890 SF	4.8 ACRES ±
LOT WIDTH	50 FEET	704 FEET ±
FRONT SETBACK	20 FEET	132.2 FEET
REAR SETBACK	30 FEET	72.3 FEET
SIDE YARD (ONE / BOTH)	> 5 / 10 FEET	228.9 / 527 FEET ±
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 50 FT
LOT COVERAGE (BUILDINGS)	50 %	6 % ±

PARKING REQUIREMENTS

USE	AMOUNT	REQUIREMENT	SPACES REQUIRED
MANUFACTURING	* 12 + 12	2 / 3 EMPLOYEES	16
EATING & DRINKING PLACE			
INDOOR SEATING	231	1 / 4 SEATS	58
OUTDOOR SEATING	292	1 / 4 SEATS	73
TOTAL REQUIRED			147
TYPE OF SPACE	SPACES PROPOSED		
ACCESSIBLE	6		
EMPLOYEE-ONLY	12		
ORDINARY	149		
TOTAL PROPOSED	167		
REQUIRED NUMBER ACCESSIBLE	6		

* PER TOWN OF CHESTER ZONING CODE §98-22C(1)(b), REQUIRED PARKING IS 2 SPACES FOR EVERY 3 EMPLOYEES IN THE TWO LARGEST CONSECUTIVE SHIFTS. THIS FACILITY HAS A MAXIMUM OF 12 EMPLOYEES ON SITE AT A GIVEN TIME, SO WE HAVE CALCULATED THE PARKING REQUIREMENT BASED ON TWO CONSECUTIVE 12-EMPLOYEE SHIFTS.

LEGEND

SITE FEATURES ADDED ON THIS AMENDED SITE PLAN SHOWN IN BLUE	
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING CONTOUR LINE
---	EXISTING INDEX CONTOUR LINE
---	REQUIRED BUILDING SETBACK
---	SEWER FORCE MAIN
---	WATER LINE
---	100-YEAR FLOOD EXTENTS
---	FENCE
---	ARTIFICIAL TURN SURFACE

I HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY REVISED AUGUST 26, 2022.

OWNER'S REVIEW OF AND CONCURRENCE WITH THESE PLANS

OWNER	DATE
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TOWN OF CHESTER APPROVAL

JOHN NELTING, L.S., N.Y. LIC. # 49990

JOHN ROBERT NELTING
SURVEYING AND MAPPING, PLLC
P.O. BOX 17 JOHNSON, NY 10933
845-355-3823



DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	11/2/23
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	1 OF 3
OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDCE APPROVAL	N/A OF N/A
NYSDOT APPROVAL	N/A OF N/A
OTHER	N/A OF N/A
FOR BID	N/A OF N/A
FOR CONSTRUCTION	N/A OF N/A
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DAVID A. GETZ, P.E.
NEW YORK LICENSE # 061265

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262 GREENWICH Ave, Ste B
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AMENDED SITE PLAN

TIN BARN BREWING, INC.
62 KINGS HIGHWAY BYPASS
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

JOB #:	1925.01	DRAWN BY:	DJG
DATE:	4/20/23	SCALE:	1" = 30'
REVISION:	3 - 11/2/23	TAX LOT:	13-1-44.22

C-101

1 inch = 30 ft.



Floodlighting Orientation Guide

0°

315° 45°

270° 90°

225° 135°

180°

Horizontal Orientation



90°


45°

0°

Vertical Aiming Orientation

[illegible]

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LITTING PLAN

TIN BARN BREWING, INC.

62 KINGS HIGHWAY BYPASS

TOWN OF CHESTER

ORANGE COUNTY, NEW YORK

JOB #: <div style="border: 1px solid black; padding: 2px; display: inline-block;">1925.01</div>	DRAWN BY: <div style="border: 1px solid black; padding: 2px; display: inline-block;">DJG</div>	C-102
DATE: <div style="border: 1px solid black; padding: 2px; display: inline-block;">4/20/23</div>	SCALE: <div style="border: 1px solid black; padding: 2px; display: inline-block;">1" = 30'</div>	
REVISION: <div style="border: 1px solid black; padding: 2px; display: inline-block;">3 - 11/2/23</div>	TAX LOT: <div style="border: 1px solid black; padding: 2px; display: inline-block;">13-1-44-22</div>	

1. LIGHTING DATA PROVIDED BY ACUITY DESIGN SERVICES.
2. READINGS SHOWN ARE BASED ON A TOTAL LLF AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTION 25c AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 AND PROJECTED PER IESNA TM-21-11).
3. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
4. ALL POLE-MOUNTED LIGHTS SHALL BE TURNED OFF AT 11:15 PM.

10/18/23

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES, TEMPORARY SWALES, STONE CHECK DAMS SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION OF THE PROPOSED ROADWAY OR DWELLING UNITS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION:
 - 3.1. AN ADEQUATE SEEDED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
 - 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
 - 3.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED FOR ESTABLISHING NEW LAWNS PER SITE SPECIFIC SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE.
 - 3.4. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) PER ACRE.
 - 3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE:

8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE	<u>PLUS</u>
20 LBS TALL FESCUE PER ACRE	<u>PLUS</u>
2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE	
 - 3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
 - 3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.
5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
7. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
8. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE. OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

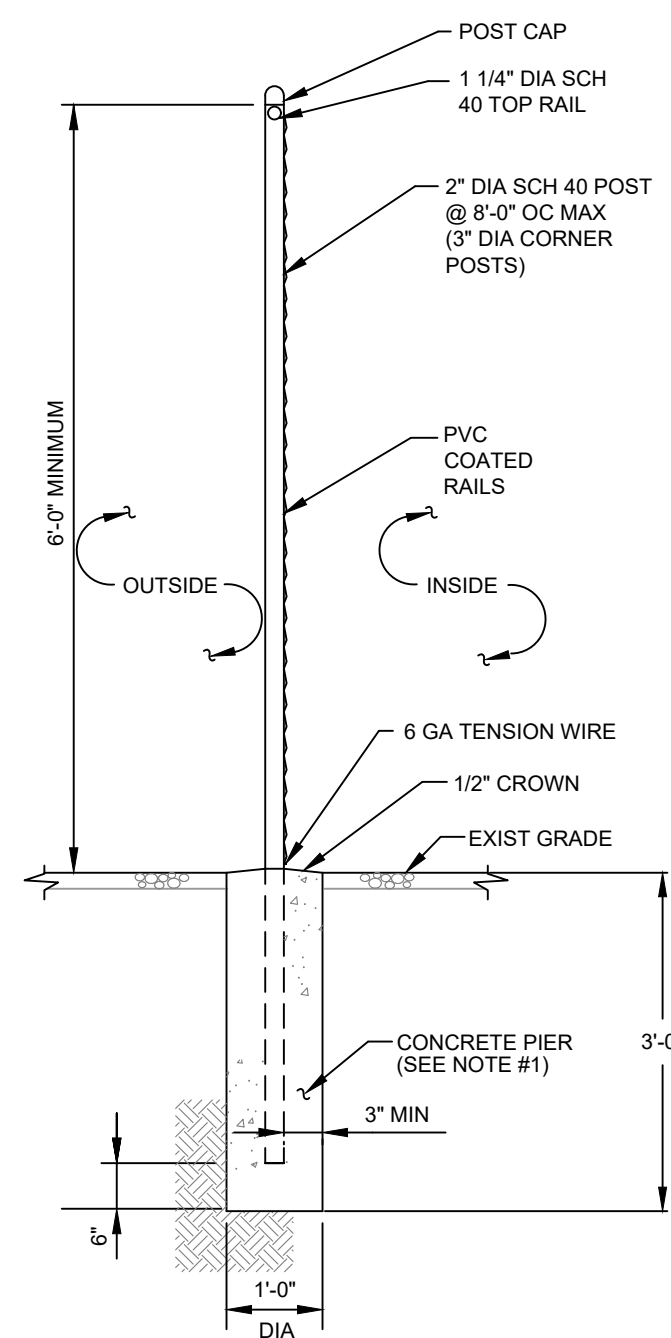
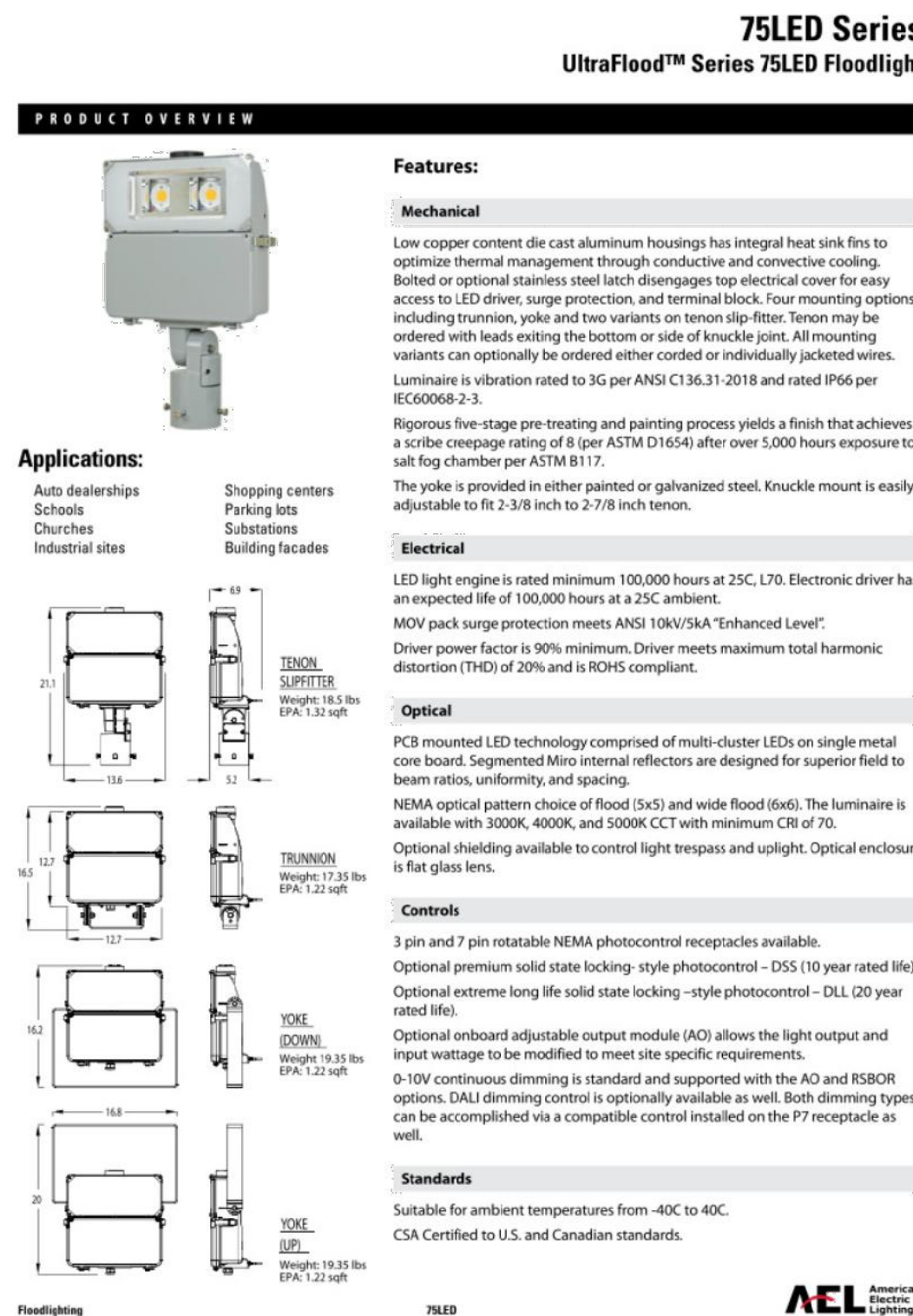
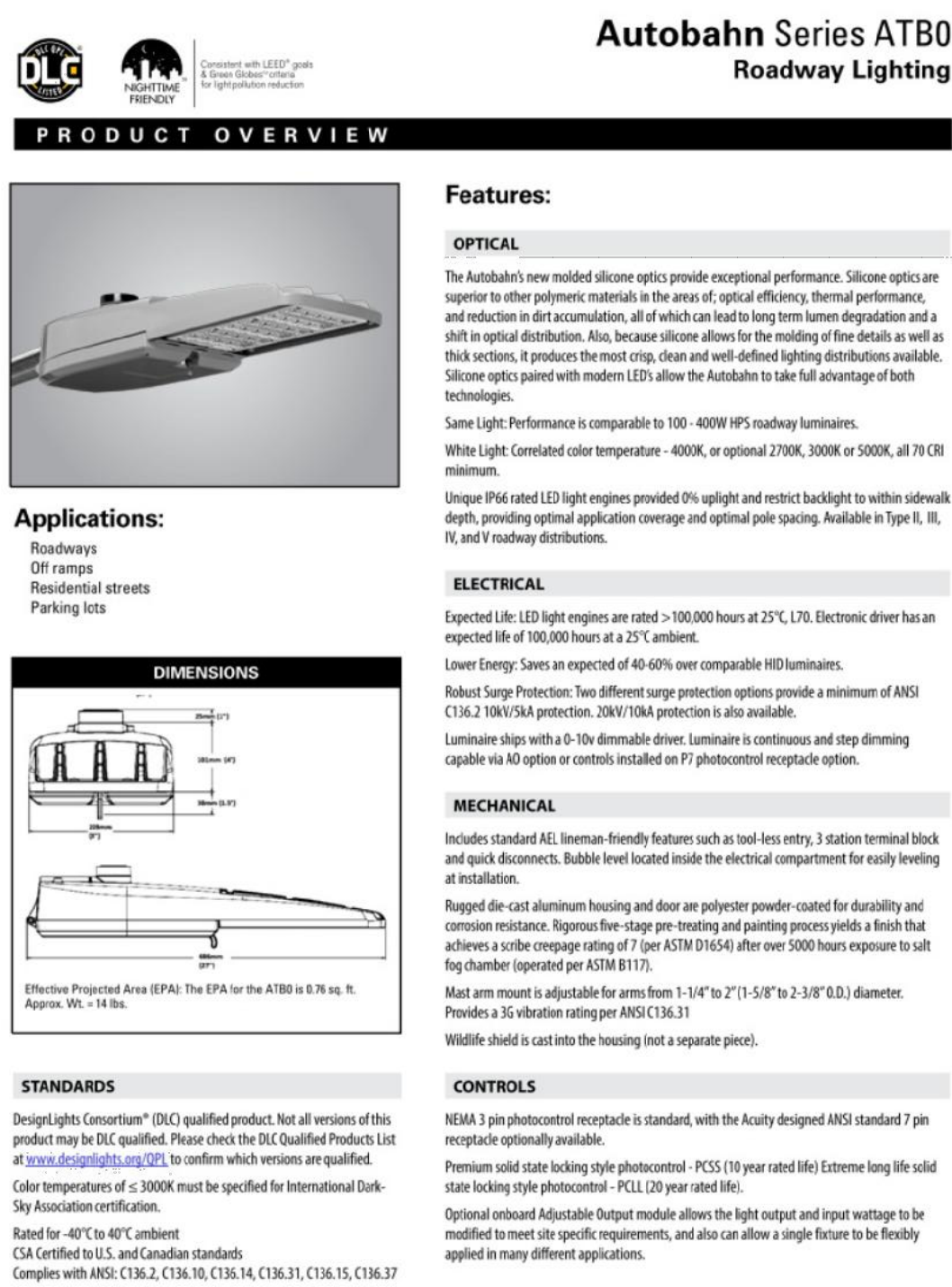
MATERIAL	<u>Lbs./Acra</u>
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25
10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.

1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF CHESTER.
2. ALL TPOCK, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL (IF ANY) SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
3. ANY FILL BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
4. A FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING.
5. COMPLETION OF GRADING AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
6. STABILIZATION OF ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
7. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERSISTENT SURFACES WITH A SLOPE LESS THAN 10%. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:
 - 7.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
 - 7.B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOIL.
 - 7.C. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
 - 7.D. APPLY TOPSOIL TO A DEPTH OF 8 INCHES.
 - 7.E. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

NOTES

1. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
2. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
3. SILT SHALL BE REMOVED WHEN HEIGHT OF SILT EXCEEDS 1/2 OF THE EXPOSED SILT FENCE HEIGHT.

SCALE: 3/4"=1'-0"



- NOTES:**
1. PIER TO BE PROVIDED ON ALL ANGLE POINTS OF FENCING AND FOR ALL FENCES OVER 12' IN HEIGHT.

SCALE: NTS

[illegible]

DRAWING STATUS		ISSUE DATE: 11/2/23	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3	OF	3
<input type="checkbox"/> OCODH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCODH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
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NEW YORK LICENSE # 06126

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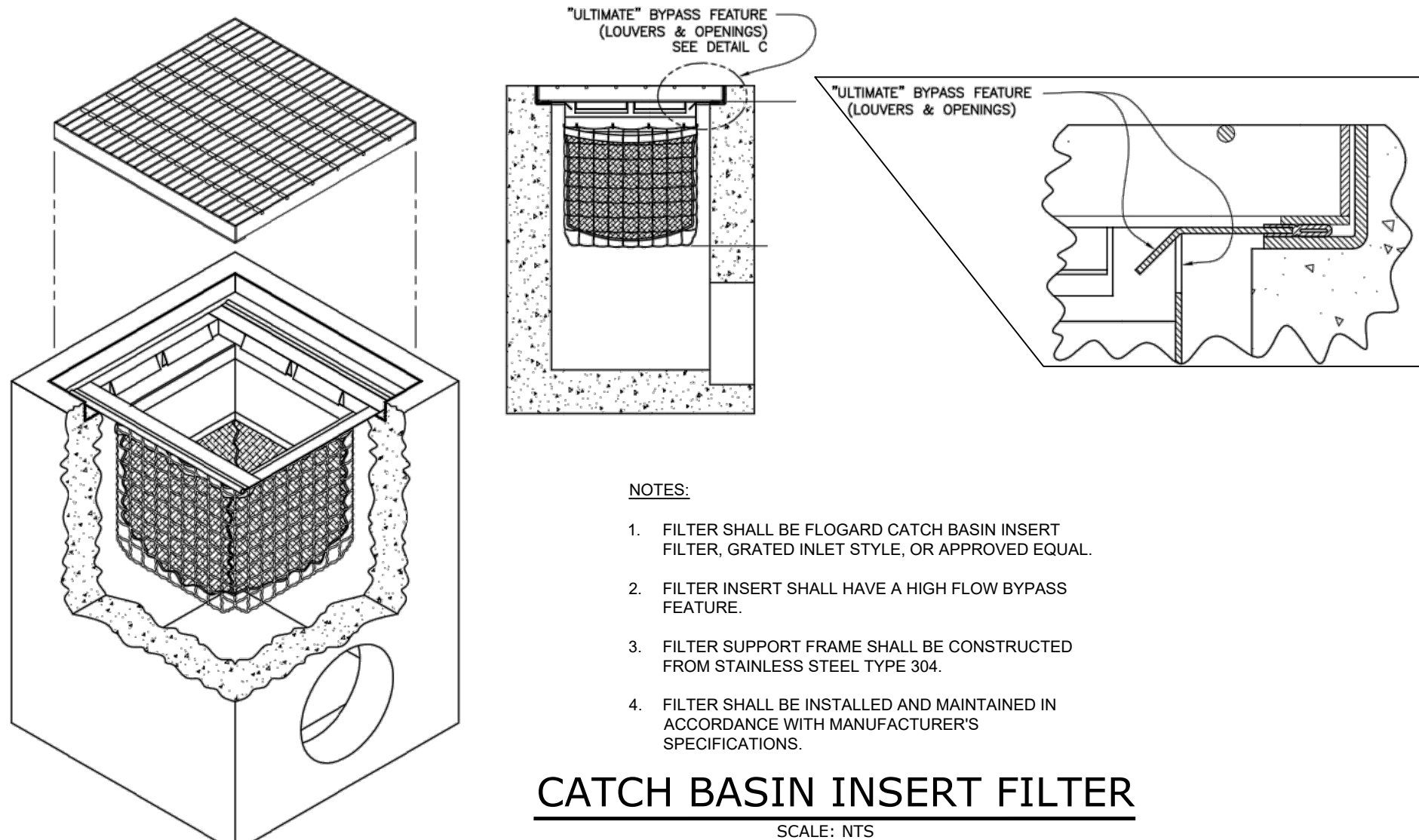
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DETAILS

TIN BARN BREWING, INC.
62 KINGS HIGHWAY BYPASS
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

JOB #:	1925.01	DRAWN BY:	DJG	C-301
DATE:	4/20/23	SCALE:	AS NOTED	
REVISION:	3 - 11/2/23	TAX LOT:	13-1-44.22	

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NOTES

1. FILTER SHALL BE FLOGLAR CATCH BASIN INSERT FILTER, GRATED INLET STYLE, OR APPROVED EQUAL.
2. FILTER INSERT SHALL HAVE A HIGH FLOW BYPASS FEATURE.
3. FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL TYPE 304.
4. FILTER SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CATCH BASIN INSERT FILTER

SCALE: NTS

