



LEHMAN & GETZ
CONSULTING ENGINEERS

March 20, 2018

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Att: Don Serotta, Chairman

Re: Site Plan for Tin Barn Brewery
Section 17, Block 1, Lot 20.2
19 Lake Station Road
L&G #2052

Dear Mr. Serotta and Planning Board Members:

We have revised the site plans for the Tin Barn Brewery in response to review comments provided by the Town. We provide the following responses to the comments (copy attached):

Comments from Fusco Engineering & Land Surveying (2/6/18):

1. The paper copies of the plans we submit are signed and sealed.
2. We will provide copies of our application materials to the OCDOH once they are complete.
3. We have enclosed a copy of our SPDES permit application documents to the NYSDEC, dated January 9, 2018. The DEC is currently reviewing the application.
4. We have revised the parking calculations accordingly. Refer to General Note 10 on Sheet 1.
5.
 - a. We have added the elevations to the detention pond detail on Sheet 5.
 - b. We have added information on the overflow structures and outlet pipes (Sheets 2 & 5). We have also corrected the design spreadsheets for the bioretention basins by eliminating references to an underdrain pipe.
 - c. We will provide a signed copy of the NOI.
 - d. The dry detention pond is proposed for detention purposes, not for stormwater treatment.
 - e. Due to site elevations, runoff from Subbasin E cannot drain to the detention basin. However, we have sized the water quality and detention facilities to account for this area. As an additional mitigation measure, runoff from a portion of Lake Station Road will be directed to the detention basin. (Refer to SWPPP report Figure 3, Subarea D.)
6. We have enclosed a cost estimate.
7. The owner will provide the required bond.

8. The board discussed the need for additional landscaping. We have added landscaping near the entrance driveway, in the parking areas, and in front of the building.
9. We have revised the landscaping on Sheet 2 accordingly.

Comments from Fusco Engineering & Land Surveying (2/6/18):

1. The outlet pipe from the detention basin will serve the purpose of the recommended culvert.
- 2,3,4. The Town of Chester pavement detail on Sheet 5 now includes these requirements.
5. We have added a row of boulders to protect vehicles from entering the detention basin area (Refer to Sheet 2.)
6. We have added the sign, as recommended.
7. The owner will provide the required bond.

We have enclosed the following information for your review:

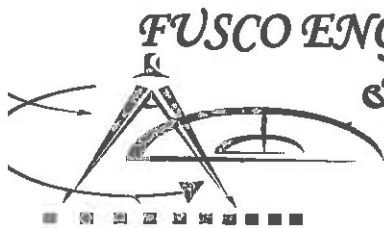
- a copy of the site plans (6 sheets), dated 3/20/18
- a copy of the DEC application documents (Fusco Comment #1), dated 1/9/18
- spreadsheets for Bioretention Basins A, B, and C, dated 3/20/18
- a bond estimate, dated 3/20/18
- a CD with a copy of these documents.

Sincerely,



Lehman & Getz, P.C.
David A. Getz, P.E.

cc: Dale Van Pamelan



FUSCO ENGINEERING & LAND SURVEYING, P.C.

Consulting Engineers

Alfred A. Fusco, Jr., P.E., Principal

Alfred A. Fusco, III, General Manager

- 233 East Main Street
Middletown, NY 10940
Phone: (845) 344-5863
Fax: (845) 956-5865
- 19 Waywayup Lane
Port Jervis, NY 12771
Phone: (845) 956-5866

February 6, 2018

Donald Serotta, Planning Board Chairman
Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: Tin Barn Brewery

Dear Chairman Serotta,

We have reviewed the recent submission and offer the following:

PROJECT:

Name: Tin Barn Brewery
SBL: 17-1-20.2
Acres: 13.3 Acres
Zone: IP
Material: New Plans by Lehman and Getz 1/29/18 – SWPPP – Review letter

COMMENTS:

1. Sign and seal plans.
2. Submit OCDOH plans, application, engineering reports and approval.
3. Submit NYSDEC SPEDES permit, plans, application, engineering reports, and approval.
4. Parking calculations should show 2 spaces for each 3 employees in addition to the 23 for the seating. However, the 50 seats provided 9 appears sufficient.
5. Regarding the SWPPP:
 - a. The plan for the stormwater pond needs to show the 1, 10 and 100 year stormwater elevation.
 - b. No outlets have been provided for bioretention areas A and C.
 - c. The NOI has not been signed by the owner.
 - d. The storm water quality pond does not appear to meet NYSDEC criteria for storm water treatment.
 - e. Some of the drainage from the site development area does not appear to drain to the storm water detention pond.
6. Provide site improvement estimate for inspection during construction.
7. Bond required for Highway Department - \$10,000 for driveway.
8. Board comments.
9. Additional landscaping should be provided. Island landscaping and landscaping around the proposed sidewalks should be added to the plan.

Action:
Review 239 GML
Set Public Hearing.

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Land Surveying, P.C.
AAF/cam
Cc: Alexa Burchianti

Supervisor-

Alexander Jamieson

Town Board-

Brendan W. Medican
Cynthia Smith
Robert Valentine
Ryan C. Wensley

Town Justice-

Janet M. Haislip
Sharon Worthy-Spiegl

TOWN OF CHESTER

HIGHWAY DEPARTMENT

77 Laroe Rd.
Chester, NY 10918

Tel: (845) 469-4101

Fax: (845) 469-7591

Town Clerk-

Linda Zappala

Highway Supt-

Anthony La Spina

Receiver of Taxes-

Vincent A. Maniscalco

Building Inspector-

James Farr Engineering

Assessor-

John Schuler, III

Chief of Police-

Daniel J. Doellinger

March 1, 2018

Mr. Jeremy Valentine
Lehman & Getz P.C.
17 River St.
Warwick, NY 10990

Re: Tin Barn Brewery

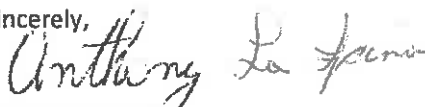
Dear Mr. Valentine:

I have reviewed the plans that you sent me for the Brewery and did a sight inspection of the area. Below is a list of items that I would like to see added to the plans for this project.

- 1 • An 18" flared culvert pipe should be installed at the end of the driveway to direct water. A swale should be created from the pipe to the stream.
- 2 • The driveway apron should extend from the road, 15 feet up the entrance to the property and should be constructed of 12 inches of Item #4 stone, 3 inches of binder course blacktop and then 2 inches of NYS approved top course blacktop.
- 3 • The roadway shall be kept clean at all times during construction. There should not be any dirt, mud or debris on Lake Station Rd.
- 4 • Traffic control is required when construction or hauling equipment are being used that could obstruct the use of Lake Station Road to the traveling public.
- 5 • A guide rail should be put in place from the point of the hill by the retention pond and extend to the end of the retention pond.
- 6 • A "hidden driveway" sign should be placed at the top of the hill to make drivers aware of the entrance.
- 7 • A driveway opening permit will be required. There is a \$50.00 non-refundable inspection fee and a \$5,000 cash bond to protect the roadway. The bond is refundable upon final completion and inspection barring any damages that may need correcting. Please see the attached application.

Thank you for your cooperation. If you would like further information or would like to discuss these items further, please feel free to contact me.

Sincerely,



Anthony LaSpina

Town of Chester Highway Superintendent

Cc: Al Fusco – Town Engineer
Donald Serotta – Planning Board Chair