



**LEHMAN & GETZ**  
CONSULTING ENGINEERS

April 25, 2018

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

Att: Don Serotta, Chairman

Re: Sketch Plan for Brewery  
Section 17, Block 1, Lot 20.2  
19 Lakes Drive  
L&G #2052

Dear Mr. Serotta and Planning Board Members:

At the public hearing held on April 4, 2018 some of the public had comments on the Tin Barn Brewery project, below is our office's response to those comments:

Comments:

1. Response to Mr. Mullins' comments:

- a. Mr. Mullins discussed the safety at the intersection of Lake Station Road and Kings Highway. That intersection is in the Town of Warwick and is under the control of the OCDPW. The Town of Warwick has been notified about the project under the SEQR requirements. We are not aware of any response from the Town of Warwick regarding this project.

2. Response to Ms. Schuh's comments:

- a. Ms. Schuh mentioned a white roof on a building near the site. The proposed roof for the Tin Barn project will be a non reflective gray color.
- b. Ms. Schuh also brought up lighting and concerns of too much lighting around the entrance. There is a lighting pole proposed near the entrance and lighting poles proposed along the driveway. The lights are night sky compliant meaning that the lights only face downwards and are fully shielded to help eliminate light spillage. The light levels, pole heights and fixture types are shown on Sheet 6 of the plans.
- c. Ms. Schuh brought up lighting around the building itself. The lighting for the parking lot is up on the hill behind the building. Those lights are also night sky compliant and are located behind the building and the hill, which will help eliminate any light spillover. The light levels, pole heights and fixture types are shown on Sheet 6 of the plans.
- d. Ms. Schuh brought up an issue with the landscaping. There are proposed pine trees, tall grasses and planters proposed to help breakup the silhouette of the building and make the site more visually appealing.

3. Response to Ms. Oppmann's comments:

- a. Ms. Oppmann discussed the traffic and sight distance to the proposed entrance on Lake Station Road. The posted speed limit on Lake Station Road is 30 mph, the sight distance for the entrance meets ASHTO standards for safety. The DPW Supervisor and Orange

County Planning both feel that the location of the proposed driveway is in the correct location given the site constraints. Also at the behest of the DPW supervisor we are proposing a "hidden driveway" sign be located uphill of the proposed driveway.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy Valentine", with a long horizontal flourish extending to the right.

Lehman & Getz, P.C.

Jeremy Valentine

cc: Dale Van Pamelen