



LEHMAN & GETZ
CONSULTING ENGINEERS

January 2, 2019

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

Att: Don Serotta, Chairman

Re: Sketch Plan for Brewery
Section 13, Block 1, Lot 44.22
62 Kings Highway Bypass
L&G #2052

Dear Mr. Serotta and Planning Board Members:

We have enclosed a site plan application for a brewery on Lot 13-1-44.22 a 4.8-acre parcel in the Town's Local Business/Sugar Loaf zone. Currently there is a 12,000 square foot building on site, along with parking and lighting. The applicant proposes to change the use from an auction house to a brewery with some light food preparation. There is no disturbance proposed at this time.

The plan shows approximate locations of the existing building, well, subsurface sewage disposal system and a parking layout.

We have enclosed the following information for your review:

- 1 copy of the completed application form
- 1 copy of the E.A.F.
- 1 copy of the site plans dated 1/8/19
- 1 CD with a copy of the application form, E.A.F. and site plan

Sincerely,

Lehman & Getz, P.C.
Jeremy Valentine

cc: Dale Van Pamelan

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

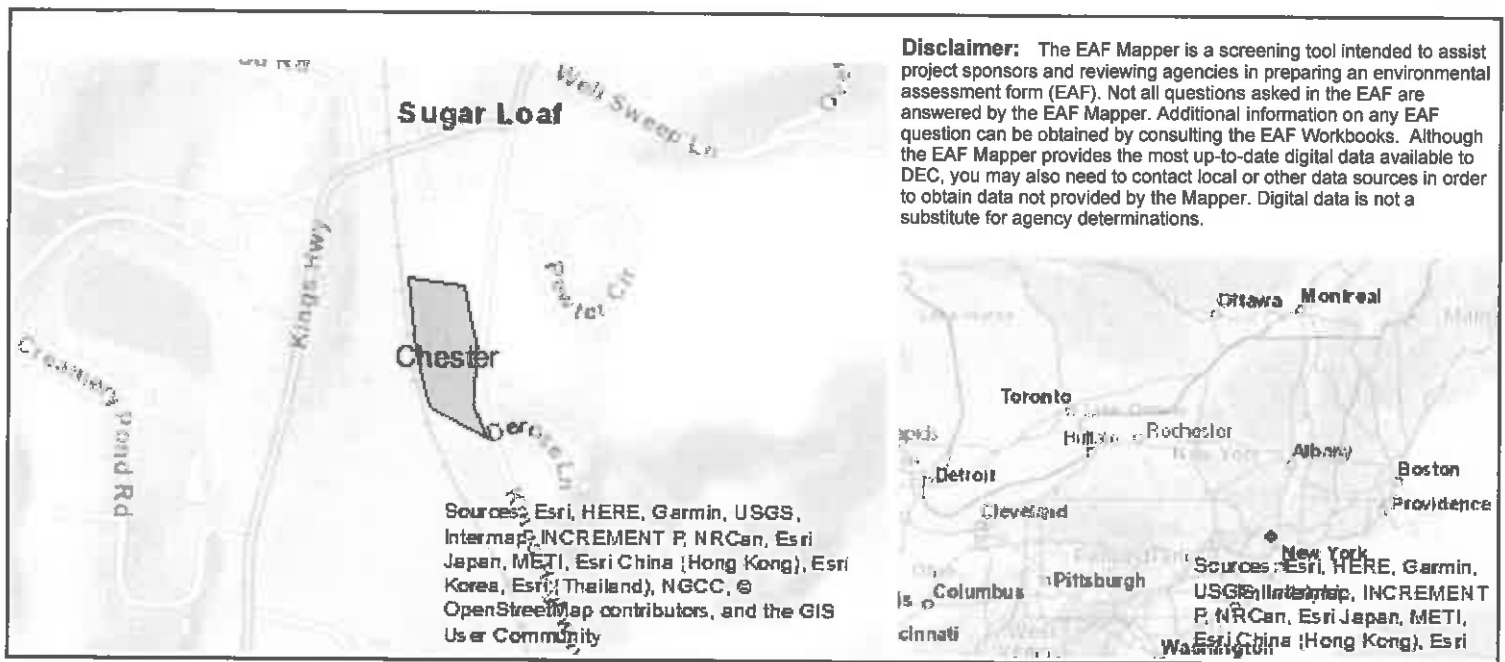
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Tin Barn Brewery			
Project Location (describe, and attach a location map): 62 Kings Highway Bypass			
Brief Description of Proposed Action: A change of use from an auction house to a brewery with some food preparation.			
Name of Applicant or Sponsor: Dale VanPamelen		Telephone: (917) 902-1164 E-Mail: Dale@TinBarn.com	
Address: 64 Highwood Road			
City/PO: Oyster Bay		State: NY	Zip Code: 11771
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Moodna Basin Sewer Commission		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.8 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bog Turtle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jeremy Valentine</u> Date: <u>1-2-19</u> Signature: <u></u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bog Turtle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**TOWN OF CHESTER
PLANNING BOARD
APPLICATION
PLEASE TYPE OR PRINT LEGIBLY**

DEADLINE FOR NEW SUBMISSIONS IS TWO (2) WEEKS PRIOR TO THE FIRST WEDNESDAY OF THE MONTH TO BE DELIVERED TO THE PLANNING BOARD OFFICE AT TOWN HALL. THE PROJECT WILL BE PLACED ON THE NEXT AVAILABLE AGENDA.

APPLICANT MUST PROVIDE THE FOLLOWING:

- * TWELVE (12) COLLATED SETS (ONE ORIGINAL AND 11 COPIES) OF ALL PAPERWORK**
- * ONE (1) CD OF PLANS IN PDF FORM**
- * ANY FEES THAT APPLY (CHECK PAYABLE TO THE TOWN OF CHESTER**
- * WRITTEN NARRATIVE DESCRIBING PROPOSED PROJECT I.E. PROPOSED USE, ANTICIPATED TRAFFIC FLOW, PARKING, NUMBER OF EMPLOYEES, HOURS OF OPERATION, LIGHTING, LANDSCAPING, ETC,**
- * ENVIRONMENTAL ASSESSMENT FORM**
- * DISCLOSURE ADDENDUM STATEMENT**
- * NOTARIZED PLANNING BOARD DISCLAIMER STATEMENT**
- * AGRICULTURAL DATA STATEMENT IF APPLICABLE, ACCOMPANIED BY A STAMPED ADDRESSED ENVELOPE TO EACH IDENTIFIED OPERATION ALONG WITH COPIES OF THE TAX MAP INDICATING LOCATION OF PROPOSED ACTION TO THE FARMING OPERATION.**
- * NOTARIZED OWNERS AUTHORIZATION FOR REPRESENTATIVE TO ACT OF HIS/HER BEHALF (IF APPLICABLE)**

PLEASE NOTE: APPLICATION WILL BE DEEMED INCOMPLETE IF ALL INFORMATION, FEES AND CORRECT AMOUNT OF COPIES ARE NOT PROVIDED.

**TOWN OF CHESTER
PLANNING BOARD SITE PLAN APPLICATION**

DATE 11/27/18

APPLICANT Dale Van Pamelen

ADDRESS 64 Highwood Road

Oyster Bay, NY 11771

TELEPHONE (917) 902-1164 EMAIL Dale@TinBarn.com

OWNER OF PROPERTY (IF NOT SAME AS ABOVE)

Jenack Llc

ADDRESS 18 Hambletonian Ave.

Chester, NY 10918

TELEPHONE #

APPLICANT Dale Van Pamelen

ADDRESS 64 Highwood Road

Oyster Bay, NY 11771

TELEPHONE (917) 902-1164 EMAIL Dale@TinBarn.com

**PERSON WHO IS RESPONSIBLE FOR ANY FEES INCURRED
AND WHO IS TO RECEIVE STATEMENTS:**

NAME Dale Van Pamelen

BILLING ADDRESS 64 Highwood Road

E-MAIL ADDRESS Oyster Bay, NY 11771

CONTACT PHONE # (917) 902-1164

PROPERTY DESCRIPTION:

TAX MAP SECTION 13 BLOCK 1 LOT 44.22

LOCATION OF PROPERTY 62 Kings Highway Bypass

SQUARE FOOTAGE 12,000 PRESENT ZONING Local Business/
Sugar Loaf

NAME OF PROJECT Tin Barn Brewery

INTENDED USE Beer production, tasting room & light food preparation.

NUMBER OF LOTS 1

PROJECT ENGINEER Lehman & Getz

ADDRESS 17 River St. Warwick, NY 10990

EMAIL Jeremy@lehmangetz.com

TELEPHONE # (845) 986-7737 LICENSE # 61265

PROJECT ATTORNEY _____

ADDRESS _____

EMAIL _____

TELEPHONE # _____

TOWN OF CHESTER PLANNING BOARD

Tin Barn Brewery
PROJECT NAME

PRESUBMISSION
PLAN ELEMENT CHECKLIST FOR
PRELIMINARY SITE PLAN

The following checklist items shall be incorporated on the Site Plan prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of applicant.
2. X Name and address of owner (if different from applicant).
3. X Tax Map Data (Section-Block-Lot).
4. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined.
5. X Zoning table showing what is required in the particular zone and what applicant is proposing.
6. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone.
7. X Date of plan preparation and/or plan revisions.
8. X Scale the plan is drawn to (Max 1" = 100')
9. X North arrow pointing generally up.
10. X Planning Board Approval Box near lower right corner of plans (2½" x 4") for Stamping
11. X Plan Legend (symbols & labels)
12. X Surveyor's and Engineer's Certification and Title Block.
13. X Name of adjoining owners.
14. X Wetlands and required buffer zone with an appropriate note regarding DEC or ACOE requirements as applicable.
15. X Delineation of wooded areas and isolated trees with diameters of 12 inches or greater. Show clearing limits.
16. N/A Flood plain boundaries.

17. X Certified sewerage system and water supply design and placement by a Licensed Professional Engineer must be shown on plans.
18. X Metes and bounds of parcel.
19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street with dedication offerings as required.
20. N/A Show existing or proposed easements (note restrictions).
21. N/A Right-of-way width and Rights of Access and Utility Placement.
22. X Lot area.
23. X Show any existing waterways, including intermittent streams.
24. Applicable note pertaining to owner's review and concurrence with site plan together with owner's signature.
25. X Show any improvements, i.e, drainage systems, water lines, sewer lines, etc.
26. X Show all existing buildings, houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel.
27. X Show topographical data with 2 ft. contours extending 100' from property line based upon USGS datum.
28. N/A Indicate any reference to a previous subdivision, i.e., filed map number, date and previous lot number.
29. X Show lighting plan and luminaire projection data.
30. X Show driveway entrance sight distances.
31. X Show landscaping and signage.
32. X Stormwater Management and Erosion and Sedimentation Control Plans.
33. X Paving limits and cross-sectional detail.

The following is to be included in the Project Narrative:

34. X Number of acres to be cleared or timber harvested.
35. X Estimated or known cubic yards of material to be excavated and removed from the site.
36. X Estimated or known cubic yards of fill required.

37. X The amount of grading expected or known to be required to bring the site to readiness.
38. X Type and amount of site preparation which falls within the 100 ft. buffer strip of State Wetlands. Please explain in sq. ft. or cubic yards.
39. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
40. Check here if sketch plan conference is requested. See Town of Chester Zoning §98-30E.

The plan for the proposed site has been prepared in accordance with this checklist.

By: Daniel G. Goff
Applicant's Licensed Professional

Date: 1/2/19

This list is designed to be a guide ONLY. The Town of Chester Planning Board may require additional notes or revisions prior to granting approval.

OWNER AUTHORIZATION

**State of New York
County of Orange**

I WILLIAM J. JENACK OPERATING MANAGER OF JENACK LLC
Owner

residing at 18 HAMBLETONIAN AV CHESTER NY 10918
Owner Address

being the owner of premises 62 Kings Highway Bypass
Property Location

also known as Orange County Tax Map # SBL 13-1-44.22
Tax Map #

hereby authorize Dale Van Pamelan
Agent

whose mailing address is 64 Highwood Road, Oyster Bay, NY 11771
Agent address

to appear on my behalf before the Planning Board of the Town of Chester,
and to file any documents required with reference to my application for :

Tin Barn Brewery Inc.

I hereby allow my agent, whose name appears above, to act on my behalf
and I further agree to abide by any requirements imposed by the Board as a
condition of their approval.

William Jenack
Owner Signature

Sworn to before me this 5th

day of December, 2018

Caroline M. Goll
CAROLINE M. GOLL
Notary Public, State of New York
No. 01GO6337242
Qualified in Orange County
Commission Expires February 22, 2020

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Chester, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Chester.

TOWN BOARD

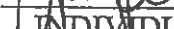
X PLANNING BOARD

ZONING BOARD OF APPEALS

BUILDING INSPECTOR

OTHER _____

DATED _____


INDIVIDUAL APPLICANT

Tin Barn Brewing Inc.

CORPORATE APPLICANT

(PRES.) (PARTNER) (VICE
PRES.) (SEC) (TREAS)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Chester Municipal Code which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant the right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Chester and other agency approvals not within this Board's authority to grant.

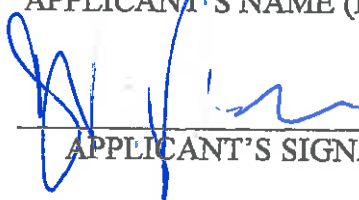
The applicant hereby acknowledges, consents, and agrees to the above.

12-19-2018

DATED

Dale Van Pamelan

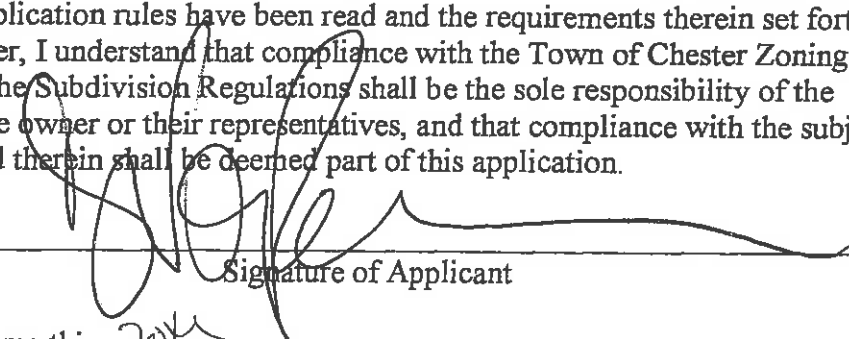
APPLICANT'S NAME (PRINTED)



APPLICANT'S SIGNATURE

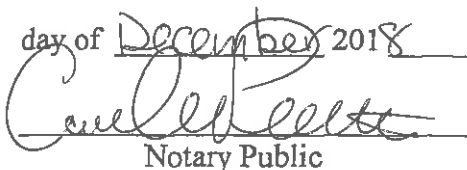
Notary Public
 State of NY
 County of Orange

I hereby depose and say that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true, that the application rules have been read and the requirements therein set forth are fully met. Further, I understand that compliance with the Town of Chester Zoning Ordinance and the Subdivision Regulations shall be the sole responsibility of the applicant and the owner or their representatives, and that compliance with the subject matter contained therein shall be deemed part of this application.


 Signature of Applicant

Sworn to before me this 20th

day of December 2018


 Notary Public

CAROLYN PURTA
 Notary Public, State of New York
 No. 01PU6073570
 Qualified in Orange County
 Commission Expires April 22, 2022