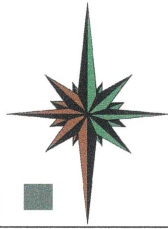


FUSCO

ENGINEERING &
LAND SURVEYING, D.P.C.



233 East Main Street
Middletown, NY 10940

Phone: (845)344-5863
Fax: (845)956-5865

Consulting Engineers

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

Alfred A. Fusco, III
General Manager

May 1, 2023

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

Re: Tin Barn Brewery
SBL 13-1-44.42
Our File #CH-166

Dear Chairman Serotta,

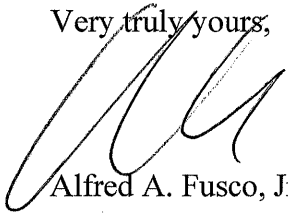
We have reviewed the material submitted and offer the following comments:

1. All revisions from the original approved site plan from 2018 should be represented in a lighter color and the new proposed improvements represented in a darker color to differentiate the previously approved from the new proposed improvements included in the current application.
2. Provide as built of existing light pole locations. The site plan provided does not appear to match the approved lighting plan.
3. Please review southwest parking area for values; most of this parking falls way below 1fc.
4. Review of SWPPP is required.
5. For an approximate building size of 130'x160': Identify occupancy load. Existing site plan approval was for 100 seats. This is contradictive of the current occupant count.
6. Provide calculation of pump chamber for new occupancy load/occupancy, etc.

-
7. We question the use of the container unit. It does not appear on the 2/15/19 site plan.
 8. The gravel parking as shown doesn't meet the NYSDEC requirements as permeable element. I believe infiltration testing and design may need to be altered.
 9. Planning Board to review sound narrative for compliance with the sound minimization.
 10. Board comments.

Please advise if you have any questions.

Very truly yours,



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

FUSCO ENGINEERING AND LAND
SURVEYING, D.P.C.

Cc: Melissa Foote
Todd Maurizzio