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Amended Site Plan for Tin Barn Brewing, Inc. 62 Kings Highway, Town of Chester Project Narrative

April 20, 2023

W.O. # 1925.01

The Property and Use

62 Kings LLC is the owner of the approximately 4.8-acre property located at 62 Kings Highway Bypass (County Route 13A) in the Town of Chester, on the west side of the road across from DeRose Lane. The property is known as Section 13, Block 1, Lot 44.22 on the Town of Chester Tax Map. Figure 1 shows the location of the property and its surroundings.

The parcel was Lot 2 of the Bonkenburg Subdivision, approved by the Town of Chester Planning Board on April 17, 2000, and filed at the Orange County Clerk's office as Filed Map #105-00 on May 22, 2000. Later that year a site plan was approved by the Planning Board for the Jenack Auction House building, with a parking area of 158 spaces. The building was built, along with part of the parking, and operated as an auction house until 2019.

On April 4, 2019 the Planning Board approved a conversion of the building into a brewery, for the production, retail sale, and on premises consumption of beer with associated light food preparation and service. The parking was approved on the basis of the existing parking spaces being sufficient for Town Zoning Code requirements for the expected amount of seating, and the remaining parking spaces approved for the Jenack site plan being banked parking. The Tin Barn Brewery has been in operation since 2020, and has been successful and had more customers than initially expected.

The owner is applying to amend the site plan with the following changes:

- Additional indoor seating
- Outdoor seating, with a fenced-in picnic area and a deck structure
- Additional parking areas
- Outdoor music during certain hours on Fridays, Saturdays, and Sundays
- Measures to block sound from outdoor music from reaching residential neighbors
- Changes to the parking area lighting

The use of the property would remain the same, and no changes to the building are proposed.

Environment and Vicinity

Along the western boundary of the property is a railroad, and on the other side of that a low, flat area which floods during the 100-year storm and contains a NYSDEC wetland. No ground disturbance is proposed within 100 feet of the wetlands. The FEMA Flood Insurance Study indicates that the 100-year flood plain does not extend onto the Tin Barn property.

Ground elevations on the site vary by more than 40 feet, with the high point located near the driveway entrance in the southwest corner of the property. The lowest elevations are found in the northwest corner of the site. Across the County highway are some residential dwellings on DeRose Lane, and further north on Pewter Circle. The areas adjacent to the brewery building are flat.

Zoning

The property is in the LB/SL (Local Business / Sugar Loaf) zoning district. Manufacturing and accessory uses are an allowed use in the zone, and the existing property and building meet all bulk requirements for these uses.

Driveway and Parking

There is a macadam driveway entrance off of the County road. No changes are proposed to the entrance or its sign.

The parking areas are expanded from the 2019 site plan. No new areas are to be paved, but there are approximately 0.8 acres of additional gravel parking. There will be a total of 173 striped parking spaces, 6 of them van accessible, where 158 spaces are required for the proposed numbers of employees and seats. Spaces along the gravel areas in the far north of the property will be for employees only.

Seating and Music

The new site plan proposes a total of 276 indoor seats and 292 outdoor seats. The outdoor seats are located in a fenced-in area which contains a raised deck and a stage. The deck had received a building permit, but the deck and fence have not yet had architectural reviews, so the applicant is requesting those reviews from the Planning Board. Photos of these are attached to this narrative. The owners have applied for a building permit for the fence.

Live music is proposed on Fridays, Saturdays, and Sundays. To ensure there are no noise disturbances for nearby residents, the owners have taken or will take the following measures:

- The owners will monitor sound levels at the property lines during live music, and will reduce the volume as necessary to meet Town standards.
- Canvas sound barriers, and a metal container, have been placed to reduce sound travelling to properties to the west.

The applicant is arranging to take sound meter readings with music playing, and will submit the results to the Board at a later date.

Utilities and Lighting

The building will continue to use the existing municipal water and sewer services that it is connected to. Sewage is pumped by an on-site pump station through a force main which crosses under the County road to a manhole on the eastern side. The existing water supply line runs through an easement on the neighboring property to the north. A hydrant is located near the stage in the outdoor seating area.

Some of the outdoor lights are proposed to be lowered in height to ensure sufficient lighting while minimizing spillage past the property lines. The new lighting plan shows that light spillage will be limited to narrow areas along the bypass road and railroad tracks, not on any residential property and more than 200 feet from any offsite buildings or dwellings.

Clearing and Grading

Approximately 0.5 acres of meadow, brush and small trees were cleared to gravel the new parking areas, with only minor regrading. The remainder had been maintained lawn before being graveled. No further clearing or grading is proposed.

Stormwater, Erosion and Sediment Control

No changes are proposed to the existing drainage structures and pipes that serve the driveway and parking areas.

An exposed slope along the gravel area near the northern property line will be stabilized to prevent erosion. The remainder of the site has already been stabilized.

Figure 1 - Tin Barn Brewing Location







