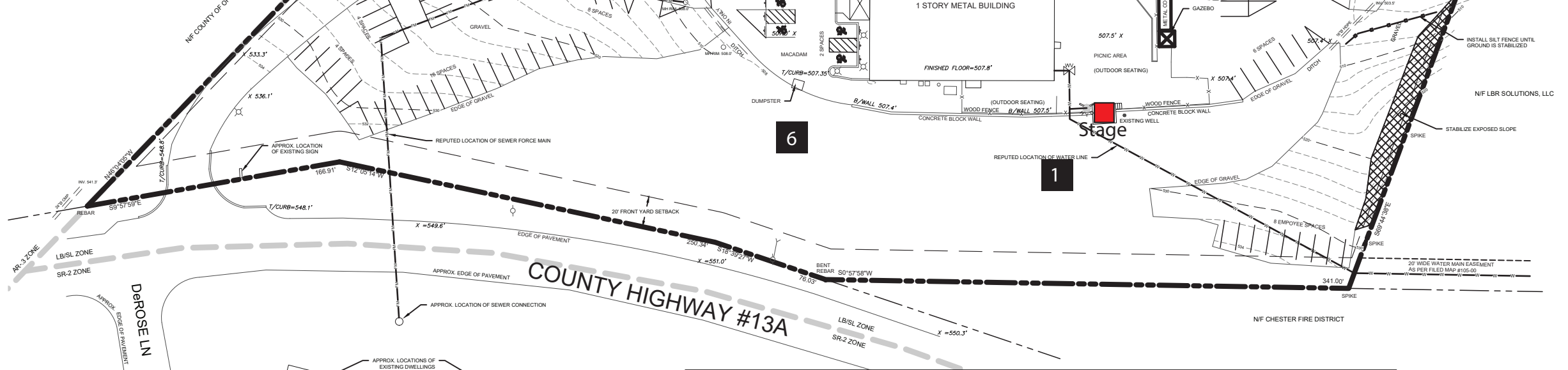


### LOCATION MAP

SCALE: 1" = 500'



### GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 13, BLOCK 1, LOT 44.22
- PROPERTY ADDRESS: 62 KINGS HIGHWAY  
CHESTER, NY 10918
- OWNER/APPLICANT: 62 KINGS LLC  
c/o DALE VAN PAMELEN  
64 HIGHWOOD ROAD  
OYSTER BAY, NY 11771
- LOT SIZE: 4.8 ACRES±
- ZONING DISTRICT: LOCAL BUSINESS/SUGAR LOAF (LB/SI)
- PROPOSED USES IN BREWERY BUILDING INCLUDE:  
A. BEER PRODUCTION  
B. TASTING ROOM  
C. LIGHT FOOD PREPARATION
- BOUNDARY SURVEY AND PARTIAL TOPOGRAPHICAL INFORMATION  
BY JOHN ROBERT MELTING SURVEYING AND MAPPING, PLLC, LAST  
UPDATED 8/26/2022.
- REFERENCE: BEING LOT 2, AS SHOWN ON A MAP ENTITLED  
"LANDS OF BOKKENBURG" FILED IN THE ORANGE COUNTY  
CLERK'S OFFICE ON MAY 22, 2000 AS MAP #105-00.
- EXISTING WATER SUPPLY: CONNECTION TO MUNICIPAL WATER  
SYSTEM
- EXISTING SEWAGE DISPOSAL: FORCE MAIN CONNECTION TO  
MUNICIPAL SYSTEM
- BUSINESS HOURS:  
MONDAY 2PM - 8 PM  
TUESDAY CLOSED  
WEDNESDAY 12PM - 8PM  
THURSDAY 12PM - 8PM  
FRIDAY 12PM - 10PM  
SATURDAY 10AM - 10PM  
SUNDAY 11AM - 8PM
- OUTDOOR MUSIC HOURS: MON - THURS NONE  
FRIDAY 8 PM - 9:45 PM  
SATURDAY 5 PM - 8 PM  
SUNDAY 2 PM - 5 PM
- CONSTRUCTION OR BUILDING REPAIR IS LIMITED TO THE HOURS  
OF 7:00 AM TO 8:00 PM ON WEEKDAYS, AND 8:00 AM TO 8:00 PM ON  
WEEKENDS.

### ADJACENT OWNERS

(SECTION 13, BLOCK 1, LOT 44.22)

SECTION	BLOCK	LOT	OWNER OF RECORD
13	1	42.2	COUNTY OF ORANGE 255 MAIN ST. GOSHEN, NY 10924
13	1	44.21	LBR SOLUTIONS LLC, LAURA STUBECKI P.O. BOX 293 SUGARLOAF, NY 10981
13	1	45	MIDDLETOWN & NEW JERSEY RR LLC 505 S. BROAD ST. KENNETT SQUARE, PA 19348
34	4	1	CHESTER FIRE DISTRICT P.O. BOX 612 CHESTER, NY 10918

### BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT LB/SI

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,890 SF	4.8 ACRES ±
LOT WIDTH	50 FEET	704 FEET ±
FRONT SETBACK	20 FEET	132.2 FEET
REAR SETBACK	30 FEET	72.3 FEET
SIDE YARD (ONE / BOTH)	> 5 / 10 FEET	226.9 / 527 FEET ±

MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 50 FT
LOT COVERAGE (BUILDINGS)	50 %	6 % ±

### Stage

- (2) Electro-Voice ZLX-15P  
15" powered loudspeakers  
1000 W (Class D); 127 dB max SPL; 42 Hz – 20 kHz  
15" woofer and 1.5" high-frequency titanium compression driver

Both speakers on stage, where bands set them, outputting sound at a minimum average of 87dB(A) or greater for reading recording purposes. An internet search gives "Welcome to the Jungle" by Guns N Roses as one of the loudest songs recorded so that was utilized for recording purposes.

Recorded Measurements in dB(A) with a RisePro Sound Level Meter capable of a 40 to 130dB range (with wind screen removed)

- |   |       |
|---|-------|
| 1. Behind stage toward Derosé Lane                                | 56-61 |
| 2. North side of T.B. parking lot directly in line with container | 54-57 |
| 3. West side T.B. parking lot direct line to 1384 Kings Hwy       | 56-57 |
| 4. West side T. B. parking lot directly behind deck               | 64-67 |
| 5. T.B. parking lot building in between stage                     | 57    |
| 6. Berm on east side of building toward Derosé Lane               | 55-58 |

OWNER'S REVIEW OF AND CONCURRENCE WITH THESE PLANS

OWNER DATE

TOWN OF CHESTER APPROVAL

ENGINEERING & SURVEYING  
ROPERTIES  
Achieving Successful Results with Innovative Designs

AMENDED SITE PLAN

TIN BARN BREWING, INC.  
62 KINGS HIGHWAY  
TOWN OF CHESTER  
ORANGE COUNTY, NEW YORK

1925.01  
4/20/23  
DRAWN BY: DJG  
SCALE: 1" = 30'  
TAX LOT: 13-1-44.22

C-101