



LEHMAN & GETZ
CONSULTING ENGINEERS

February 19, 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
L&G #2052.1

Dear Mr. Serotta and Planning Board Members:

We have revised the site plan for the Tin Barn Brewery in response to the review comments dated January 25, 2019. We provide the following responses to the review comments:

1. Attached is a letter from SHPO that states the project will have no impact on archaeological and/or historic resources.
2. According to the NYSDEC environmental mapper there are NYSDEC regulated wetlands located west of the train tracks. There is no proposed disturbance within 100 ft. of the wetlands.
3. Attached is a report prepared by ERS Consultants that looks into the bog turtles and any potential impacts from the proposed project.
4. The existing parking stalls are shown on the plan. The existing two handicap parking stalls are now shown on the plan. The parking calculation has been revised to state the number of parking stalls currently available.
5. There are no proposed changes to the landscaping or lighting at this time. The site currently has fully shielded lighting along the driveway. There are six lights in front of the building that are only have shielding on the top. There are also a few building mounted lights that have shields on the top and a portion of the side is also shielded. Photos of all styles are lights are included with this submission.
6. The existing sign posts and top part will not be removed. A sign detail is shown on Sheet 2 of the plans showing the proposed sign.
7. Attached is a drawing showing the approximate proposed layout of the interior of the building.
8. The existing SSDS is shown to be abandoned in accordance with NYSDOH standards.
9. No response required.

We have enclosed the following information for your review:

- 1 copy of the site plans dated 2/15/19
- 1 CD with a copy of the cover letter, plans, SHPO letter, bog turtle report, interior building layout, existing light fixture pictures
- 1 copy of the SHPO letter
- 1 copy of the bog turtle report
- 1 copy of the proposed interior building layout
- Pictures of the existing outdoor lighting fixtures

Sincerely,



Lehman & Getz, P.C.
Jeremy Valentine

cc: Dale Van Pamelen