

Date: January 20, 2021

To: Mr. Chris Kehoe, AICP
Deputy Director, Planning Division
Town of Cortland, NY

Mr. Michael Preziosi, PE

CC: Laura DeMaria, Hemlock Hill Farm
Scott Vacarro, Captain Lawrence Brewing

Re: Hemlock Hill Farm
Proposed Outdoor Beer Garden

Mr Kehoe, Mr. Preziosi, and Members of the Planning Board:

Thank you for your letter dated January 6, 2021. We are submitting this itemized response and a revised drawing.

The "beer garden" is proposed for the existing field opposite the stucco residence and store and will include outdoor picnic tables, beer barrels, a food service trailer, a beer service trailer, a trailer with lavatories, a small outdoor stage, and string lights to be suspended from new telephone poles similar to Captain Lawrence Brewings facilities in Mt Kisco and in Elmsford. A new rail fence matching existing fencing is proposed to be installed around the field with access from the existing store parking lot. The proposed beer garden will be screened from the road by the existing cornfield and fencing which is to remain. Service Trailers will be connected to local water supply. All waste will be regularly and professionally removed from the site. Specific responses to your concerns are below.

1. Survey reference has been provided and site plan updated.
2. Sight lighting has been updated. Only new lighting is string lights over picnic table area which will have a light level no great than 5 fc in that area and 0 fc at property boundaries. Metered light levels at existing facilities will be confirmed prior to installation.
3. Standard Construction Details have been provided for the following or will be provided for approval as part of the permit application.

- a. New driveway to be gravel with edging to match existing
 - b. Walkways are to firm and stable, compliant with ADA requirements. No paved surfaces are proposed.
 - c. New site lighting is limited to lighting at service areas and string lighting.
 - d. No new signage is proposed.
 - e. Code compliant electric and water hookups will be provided to trailers.
 - f. New fencing to match existing.
 - g. Location of existing garbage and recycling enclosure has been provided.
4. Site is an existing working farm and butcher shop. No change is proposed to existing site drainage or waste management. Trailers will be connected to existing water town supply system on site. Trailers are designed to contain all waste for removal and legal disposal off site. Trailers also have their own propane gas heating and cooking systems. Tanks are stored with trailers.
 5. Utilities servicing trailers will be buried with code compliant hookups.
 6. Details on proposed service trailers have been provided.
 7. Stage shown on plan is for acoustic performances that will be complaint with town noise regulations.
 8. Occupancy is not to exceed 200 people which is limited by parking and number of bathrooms provided. Bathroom trailers provide 6 fixtures which limits occupancy for a drinking and dining use to 240 total.
 9. ADA regulations require for outdoor facilities “a firm and stable surface” walking surface not necessarily pavement or railing and edge protection. Area at trailers are shown on the plan that will be compacted and maintained to be firm and stable and level, a product such as “wood carpet” may be specified as part of permit process. The area where picnic tables will be located is will be graded level and will be maintained lawn. Required number of accessible picnic tables will provided.
 10. Temporary Building is a “hoop barn”, it will be removed before brewery is opened.
 11. Walk in cooler is existing part of farm/market operation and will not be part of beer garden operations.
 12. As part of permit process, we will provide all required agency approvals or written letter defining no jurisdiction.
 13. No tents are proposed.
 14. We will monitor site access and provide staff to direct traffic as required and will be responsive to any neighbor or town comments.
 15. We will provide a construction cost estimate as part of the final permit application

Notes have been added to the drawing indicating hours of operation: Thursday 4pm to 9pm, Friday to Saturday, noon to 10pm, and Sunday noon to 8pm.

Proposed site improvements will be in compliance with NYS DEC Standards.

Respectfully submitted,

A handwritten signature in black ink that reads "James Coleman". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

James Coleman, AIA

Encl.

Drawing A-001 Revised January 20, 2021

Drawing A-002

Affidavit of Neighbor Notification