

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 be 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,

Encl
Drawing A-001 Revised January 20, 2021
Drawing A-002
Affidavit of Neighbor Notification

GENERAL NOTES:

1. All work shall be as per the 2020 Building Code of New York State, and Zoning Regulations of the Town of Cortland, New York.
2. The general contractor shall coordinate the work of all trades and sub-contractor(s) unless otherwise noted.
3. The contractor shall be solely responsible for all safe working conditions and shall observe all safety requirements established by jurisdictional agencies and owner. Where conflicts exist, the more stringent requirements shall apply. Care shall be exercised to avoid endangering personnel or the structure. All cutting and patching shall be done by the general contractor and it shall be the responsibility of the G.C. to properly shore existing construction before any demolition or removal is performed.
4. The storage of materials and equipment shall be located where approved by the Owner.
5. All life safety and fire protection systems are to remain operable during construction.
6. The Contractor shall lay out his own work and will provide dimensions required for other trades (Plumbing, Electrical etc)
7. Contractor to carry appropriate Liability Insurance, Workmen's Compensation and Vehicular Insurance in the sums prescribed by Town of Cortland and State of New York and/or owner/contractor agreement.
8. The general contractor shall protect adjacent tenant spaces and common areas from any damage during construction. Any damage as a result of construction shall be fully the responsibility of the contractor and shall be restored and/or replaced to the owner's satisfaction at no additional cost to the owner.

GENERAL DEMOLITION NOTES:

1. The intent of this demolition is to (except where indicated to remain) in order to make the space ready for new construction. All demolition is to be carried out in a workmanlike manner and shall be performed in accordance with New York State Building, Plumbing and Electrical codes, and all other agencies having jurisdiction.
2. The general contractor shall complete and maintain a complete and up-to-date demolition drawing and specification sheet at the job site.
3. The general contractor shall supervise and direct the work, using his best skills and attention. The general contractor shall be solely responsible for all means, methods, techniques, sequences, and procedures for the demolition and coordinating all demolition with the protection of the building's infrastructure including, but not limited to egress, plumbing, electrical, mechanical, structural, and fire suppression systems.
4. The general contractor and his subcontractors shall thoroughly investigate the space as well as the surrounding spaces that will affect the demolition before starting to demolition work in order to be familiar with the existing conditions to be removed and any difficulties that will affect execution of the work. The contractor shall report any discrepancies and/or concerns in regards to the scope of work and items that may conflict with the drawings for review and possible corrective measures prior to demolition.



EXISTING FENCE DETAIL



EXISTING PARKING LOT AND TRASH STORAGE



EXAMPLE OF ADA COMPLIANT BATHROOM TRAILER



FOOD AND BEER SERVICE TRAILER (MT KISCO)

REVISIONS / DATE:
JANUARY 20, 2021 REVISION

JAMES COLEMAN ARCHITECTURE STUDIO

11 WASHINGTON AVENUE PLEASANTVILLE NEW YORK
WWW.JCOLEMANSTUDIO.COM 914 579 2015

PROJECT / LOCATION:

Hemlock Hill Farm
500 Croton Ave
Cortland, New York 10567

DRAWING TITLE:

GENERAL NOTES AND INFORMATION

ARCHITECT SEAL & SIGNATURE:



DATE: Dec 21, 2020

SCALE: AS NOTED

DRAWING NO.:

A-002