

SOUTH STRABANE
TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA

September 14, 2021

Armen's Barrels LLC
ATTN: Armen Geronian
408 Forest Estates Dr.
Pittsburgh, PA 15241

RE: Text Amendment and Conditional Use Approval – Liquor Distillery at 10 McCoy Lane

Dear Mr. Geronian

As you are aware, during a Public Hearing held on August 24, 2021 the South Strabane Township Board of Supervisors ("Board") unanimously approved a Text Amendment to permit a Liquor Distillery as a Conditional Use in the C-2 Zoning District and Conditional Use Approval for Armen's Barrels LLC ("Applicant") to operate a Liquor Distillery for the property located at 10 McCoy Lane, Washington, PA 15301 ("Property") in the C-2 Zoning District with the following conditions:

1. The Applicant shall adhere to the following conditions:
 - a. The Applicant must comply with the traffic provisions of Section 245-103 of the Township Code;
 - b. No outside activities shall occur;
 - c. Special indoor events such as bridal showers, baby showers, engagement parties, etc. will be limited to 50 people or less;
 - d. Special events shall only be permitted Sunday – Thursday from 12:00 p.m. – 7:00 p.m. and Friday – Saturday from 12:00 p.m. – 9:00 p.m.;
 - e. No outdoor amplified sound shall be permitted on the premises;
 - f. Retail operations may only occur Sunday – Thursday from 12:00 p.m. – 7:00 p.m. and Friday – Saturday from 12:00 p.m. – 9:00 p.m.;
 - g. If marketing or promotional events are to be permitted, the number of events shall be no more than 4 in a calendar year;
 - h. All events must abide by the established hours of operation and capacity;
 - i. All deliveries must occur between the hours of 9:00 a.m. and 2:00 p.m. in order to avoid school traffic;
 - j. Outdoor consumption of wine and or other spirits is specifically prohibited;
 - k. A letter must be secured from the Washington-East Washington Joint Authority (WEWJA) establishing a provisional plan for the disposal of waste and or byproduct of the production process; and
 - l. No vehicles shall be permitted to park outside of the designated business parking lot/area(s).
2. The Applicant shall strictly adhere to the submitted materials and representations thereof including the application and all responses received as a result of the Township Engineer's comments. The aforesaid adherence shall also include the subsequent exhibits submitted for the Board's consideration of the application.
3. The Applicant shall comply with all terms and conditions set forth in the Township's Zoning Code. In addition, the Applicant shall comply with all Federal, State, and Township rules and regulations.

4. The Applicant shall reimburse the Township within 30 days of receiving an invoice for any and all applicable expenses incurred as a result of the application which shall include public notices, stenographic fees, engineering fees, etc.

Should you have any questions regarding this matter or require further assistance, please feel free to contact me at 724-225-9055.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Stanick".

Brandon J. Stanick
Township Manager