



**SOUTH STRABANE
TOWNSHIP**
WASHINGTON COUNTY, PENNSYLVANIA

September 1, 2020

VIA EMAIL TO: agentjag@hotmail.com

Mr. Armen Geronian
408 Forrest Estates Drive
Pittsburgh, PA 15241

RE: Conditional Use

Mr. Geronian,

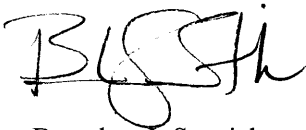
Please let this correspondence serve as formal notice informing you that on July 28, 2020 the South Strabane Township Board of Supervisors granted a Conditional Use for a Boutique Winery for the property located at 10 McCoy Lane ("Property") per the following conditions:

1. The Applicant must comply with the traffic provisions of Section 245-103 of the Township Code;
2. No outside activities shall occur on the Property;
3. Special indoor events such as bridal showers, baby showers, engagement parties, etc. will be limited to 50 people or less;
4. There shall be no amplified sounds (i.e. music, radio, etc.) outside on the Property;
5. No more than 5 marketing or promotional events are permitted during any calendar year (January through December);
6. All events, including special events, must abide by the established hours of operation and capacity (Sunday – Thursday from 12:00 p.m. – 7:00 p.m. and Friday – Saturday from 12:00 p.m. – 9:00 p.m.);
7. All deliveries must occur between the hours of 9:00 a.m. and 2:00 p.m., and in order to avoid school traffic, the Applicant shall coordinate deliveries so they do not conflict with Trinity Area School District buses;
8. Outdoor consumption of wine and or other spirits is specifically prohibited on the Property;
9. 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;
10. No vehicle shall be permitted to park outside of the Property;
11. The Conditional Use Approval only pertains to the manufacturing of wine;
12. The Conditional Use Approval is contingent upon receiving operational approval by the Pennsylvania Liquor Control Board; and
13. The Applicant shall comply with all Township rules and regulations and ordinances regarding the use of the Property.

The Township shall retain jurisdiction of this Conditional Use and failure to comply with the Conditional Use will result in the revocation of the Conditional Use itself. Any change to the aforementioned conditions will require the Property owner to re-submit a Conditional Use Application for consideration by the Planning Commission and Board of Supervisors to amend the Conditional Use.

Per section 245-103B of the Township Code, Conditional Use approval shall expire automatically, without written notice to the applicant, if no application for a grading permit, a building permit, or certificate of occupancy to undertake the construction or authorize the occupancy described in the application for Conditional Use approval is submitted within 12 months of said approval, unless the Board of Supervisors, in its sole discretion, extends Conditional Use approval upon written request of the applicant received prior to its expiration. The maximum extension permitted shall be one twelve-month extension.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Stanick". The signature is stylized with a large, looped initial "B" and a long horizontal stroke extending to the right.

Brandon J. Stanick
Township Manager