

SITE LOCATION MAP  
SCALE: N.T.S.

**GENERAL NOTES:**

1. ALL SURVEY INFORMATION IS REFERENCED TO:  
1.1. DESCRIPTION ENTITLED "A PORTION OF LANDS OF MICHAEL PETRAZNIK" PREPARED BY HERSHBERG & HERSHBERG DATED JUNE 30, 1992.
2. THIS MAP IS NOT A SURVEY. INFORMATION SHOWN IS FROM REFERENCES ABOVE AND FOR GENERAL INFORMATION AND DESIGN PURPOSES ONLY. A LICENSED LAND SURVEYOR SHALL PERFORM A BOUNDARY SURVEY AND STAKE OUT ANY BUILDINGS OR SEPTIC AREAS TO CONFIRM THE SETBACKS INDICATED.
3. NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES EAST ZONE. ELEVATIONS ARE BASED ON MAP REFERENCE 1.

**PROJECT INFORMATION:**

OWNER/APPLICANT:  
JACOB IRWIN  
26 STATE ROUTE 143  
WESTERLO, NY 12193

PROPERTY TAX MAP NUMBER  
130.1-1-9.1

PARCEL AREA:  
99.0± AC

MUNICIPALITY:  
TOWN OF NEW SCOTLAND, ALBANY COUNTY

ZONING:  
RF - RESIDENTIAL FORESTRY

HEIGHT:  
REQUIRED: 35 FT (2 STORY) MAXIMUM  
PROPOSED: <35 FT

AREA:  
REQUIRED: 3 ACRE MINIMUM  
EXISTING: 99.0± AC

WIDTH:  
REQUIRED: 200 FT MINIMUM  
EXISTING: 1,500.0± FT

AREA PER FAMILY:  
REQUIRED: 125,000± SF MINIMUM  
EXISTING: N/A

SETBACKS:  
REQUIRED:  
FRONT: 50 FT  
SIDE: 50 FT  
REAR: 50 FT  
PROPOSED:  
FRONT: 248± FT  
SIDE: 514± FT  
REAR: >1,600 FT

APPLICABLE ALLOWED USES:  
RESTAURANT & TAVERN (BY SPECIAL USE PERMIT)

PARKING:  
REQUIRED:  
RESTAURANTS AND TAVERNS - 1 SPACE PER 3 SEATS AND 1 SPACE PER 2 EMPLOYEES  
= 200 / 3 + 20 / 2 = ~ 77 SPACES  
PROPOSED:  
80 SPACES (INCL. 4 H.C.)

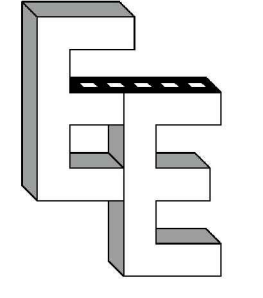
PROPOSED DEVELOPMENT:  
CONSTRUCTION OF A 6,000± SF  
200 SEAT BANQUET FACILITY  
(RESTAURANT/TAVERN) WITH ASSOCIATED  
PARKING, WELL, SEPTIC AND STORMWATER  
MANAGEMENT SYSTEM

Date	Revision Description	No.

PRIOR TO ANY EARTH DISTURBANCE THE CONTRACTOR SHALL CALL IN A TICKET TO DIG SAFE NY AND OBTAIN A CLEAR TO DIG

IT IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER.

CHRISTOPHER D. LONGO, PE  
N.Y.S. LIC. # 095840



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PROJECT  
LANDS OF JACOB IRWIN  
INDIAN FIELDS ROAD  
NEW SCOTLAND, NY

Title	
CONCEPT SITE PLAN	
Date	Sheet
10/30/2020	C101
Scale	1"=50'
Job#	20024

**LEGEND**

EXISTING PROPERTY LINE	---
ADJACENT PROPERTY LINE	----
PROPERTY SETBACK	---
EXISTING TREELINE	~~~~~
EXISTING CONTOUR	~~~~~

