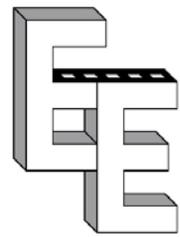


# EMPIRE ENGINEERING, PLLC



December 23, 2020

Town of New Scotland  
Department of Public Works  
2029 New Scotland Road  
Slingerlands, NY 12159

Attn: Nan Stolzenburg, AICP, CEP, Consulting Planner

Dear Nan,

Empire Engineering, PLLC is in receipt of your Memo received December 15, 2020 regarding the Irwin Indian Fields Road Special Use Permit/Site Plan Review Application. Please find below a response to these comments including any clarification or additional narrative in advance of the January 5, 2021 Planning Board meeting.

## General Comments

6. This parcel is identified as being in an area having archaeological sensitivity. I suggest that the applicant contact New York State SHPO to review the parcel for archaeological sensitivity. As such, the Planning Board should make sure that it gets correspondence/reports to be kept apprised of any SHPO requirements that may be needed for development of this parcel.  
**Attached is a map indicating the archeologically sensitive 'bubbles' near the project site. Although the 'bubble' extends to the parcel, the project site location is not within an archeologically sensitive area. Additional consultation may be conducted if necessary, however, it does not appear to be warranted.**
7. Identify and describe the amount and type of woodland to be cleared for building. This area is located in a much larger area identified by the NYS DEC as potential habitat for the northern long-eared bat. This is noted on the Part I of the submitted SEAF for this project. Since it appears as some of the woodland will be removed for this project, the Planning Board should ensure that no bat habitat will be impaired. I suggest that the applicant consult with a wildlife biologist to determine if any bats are present on the site, or if there is suitable habitat on site and whether removal of wooded habitat is likely to have any adverse impact. If bats are present, careful timing of tree removal will be important so they are not disturbed. This should be taken into consideration as part of both site planning and SEQR.  
**Consultation with NYS DEC Natural Heritage Program has been initiated for their review and assistance to ensure no bat habitat will be affected by this project. The Town will be kept apprised of correspondence with NYSDEC and any biologist consultants as necessary.**

8. The parcel is located within an area identified in the New Scotland Comprehensive Plan as having bedrock at or near the surface. This may challenge stormwater facilities, and the Planning Board and its engineer should pay careful attention to ensure that stormwater is adequately addressed.

**Test pits will be performed prior to designing any stormwater facilities on site. Existing topography will also be considered to allow for proper storage in the event that any shallow bedrock is experienced.**

### **Items to be Included on Full Site Plan**

1. The site plan submitted shows only a portion of the total parcel. While a close-up of the building envelope as submitted is fine, the full parcel and all surrounding landowners should be shown. This would include the landowners already located on the plan, along with Jacob Rarick to the north, and 70 2nd Street Albany LLC to the south along Route 32, and Peter Hughes to the west.

**At the time a full Site Plan set is prepared an Overall Plan will be included indicating all adjoining property owners.**

2. Locate any slopes > 15% on parcel. Especially note any slopes > 10% that may exist anywhere along the driveway route.

**Once the project proceeds past sketch review a more thorough property survey will be performed including topography within the development area. Slopes as requested will be indicated on the plan.**

3. – 10.

**Site Plan items will be addressed at the subsequent submission during review of a Final Site Plan.**

11. Show building elevation and proposed exterior design. Indicate building heights to ensure consistency with height requirements.

**Example elevation views are enclosed to provide a visual of the intended construction and aesthetic appearance.**

12. Describe in a narrative the intensity of use planned for the facility. This would include the number of events anticipated per day/week/month; anticipated traffic in and out of the facility; whether outdoor events with music are planned, and if so, what levels of noise may be anticipated, and what hours.

**Initial commentary from the Owner is the following: 2-3 events per week are anticipated (eventually). Mostly weekend hours, open until about 11 (earlier if it is a Sunday event). Outdoor music would only be for ceremonies and/or cocktail hour. This music volume is on the low end and is not for extended durations nor would inconvenience be expected to any neighbors.**

13. – 15.

**Site Plan items will be addressed at the subsequent submission during review of a Final Site Plan.**

In addition to these responses please find the enclosures referenced. If there are any questions or comments, please feel free to contact me.

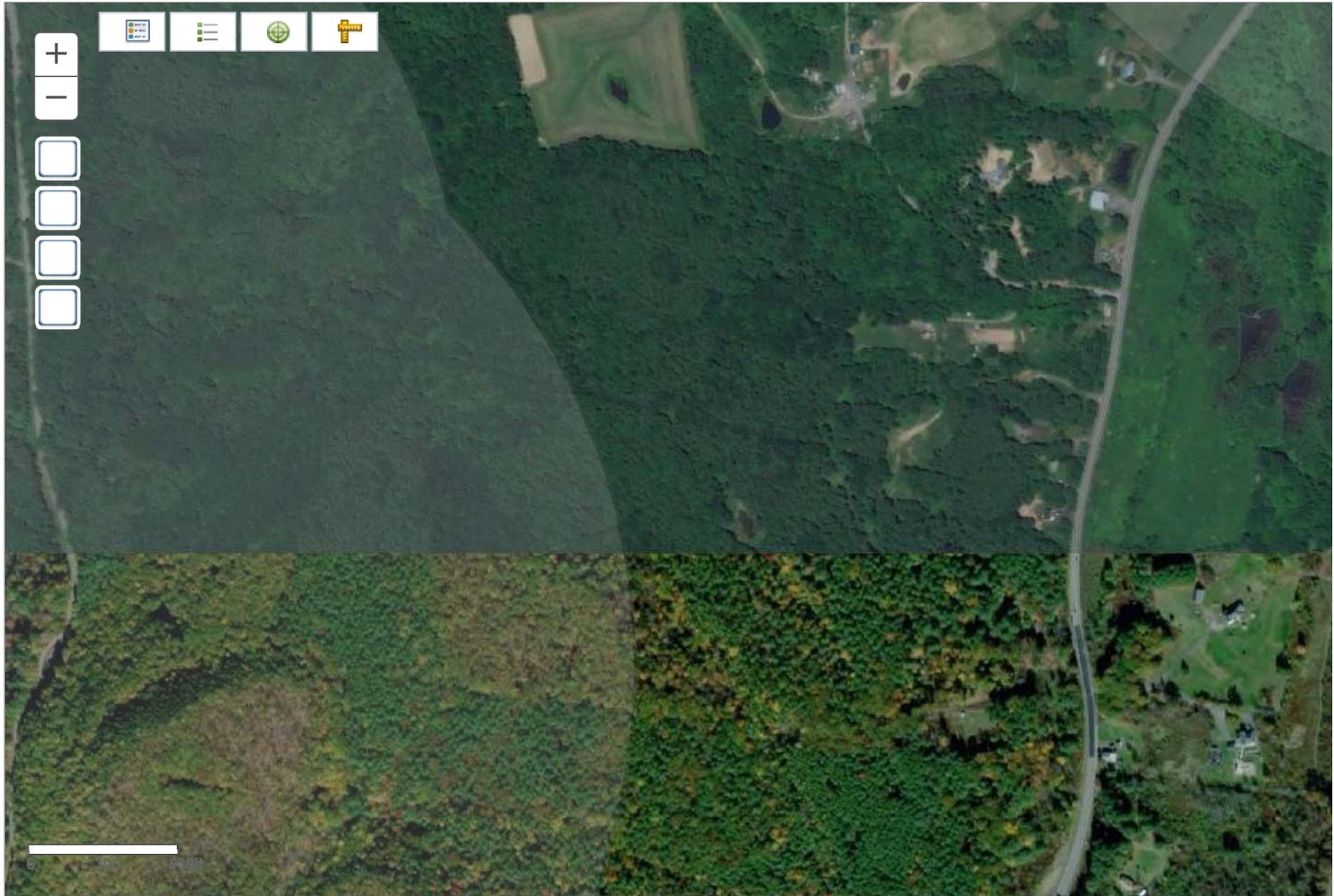
Sincerely,

A handwritten signature in black ink that reads "Chris Longo". The signature is written in a cursive, flowing style.

Christopher Longo, PE  
Owner

Encl: (1) OPRHP Map  
(1) Example Elevation Views

Cc: Jeremy Cramer, Building Inspector  
Jacob Irwin & Taran O'Brien



# Example Elevation Views

Project	<b>Irwin Banquet Facility</b>	Date	<b>December 21, 2020</b>
Location	<b>Indian Fields Road New Scotland, NY</b>	Owner	<b>Jacob Irwin</b>

