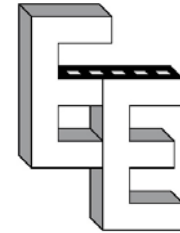


# EMPIRE ENGINEERING, PLLC



November 2, 2020

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

Attn: Jeremy Cramer, Building Inspector

## Project Narrative

The subject project identified as the **Irwin Banquet Facility** is located along **Indian Fields Road** in the Town of New Scotland. The applicant is Jacob Irwin of Westerlo, NY, the owner and occupant of the site. The owner's address is 26 State Route 143, Westerlo, NY 12193.

The subject property is predominately zoned Residential Forestry (RF) with a small area along the frontage zoned Residential Agriculture (RA), is approximately 99.0± Acres and is currently vacant land. The proposed project is the construction of a banquet facility (restaurant & tavern by definition) with associated driveway, parking area, water supply well, individual sewage disposal system, power utilities and stormwater management area. The facility will also include outdoor amenities for events, photographs and social gathering areas. The proposed gross floor area of the new building is 6,000 sf, 1-story with a main ballroom, cocktail area and outdoor patio.

There is an existing drilled well on the site with capacity to service the proposed facility. An area has been set aside for a proposed septic system which will require an individual SPDES permit from NYSDEC for anticipated flows of approximately 2,000 GPD. A Stormwater Pollution Prevention Plan (SWPPP) will be required for permit coverage of disturbance activities from commercial development greater than 1 acre. There are 80 parking spaces proposed for the site including 4 handicapped spaces near a main entrance drop off area. The remainder of the parking will be on the North side of the facility.

The proposed business is anticipated to employ a staff of approximately 20 employees during events. Hours of operation are as requested but are typically between 4 pm - 11 pm Weekdays and 1 pm - 11 pm Weekends.

The proposed project is not anticipated to have an impact on the adjoining properties any greater than the various existing uses and development. This area of Tow is interspersed with various gathering facilities tucked back in to large parcels similar to this site. The new building will not have any effect on the town communication systems. This project will produce minimal noise, will be in keeping with the visual aesthetics, and meet all Town codes regarding drainage and runoff. The project is not anticipated to produce a significant increase in traffic along State Route 32. A Commercial Driveway Access permit will be required from NYSDOT.