

# BETHLEHEM TOWN CENTER

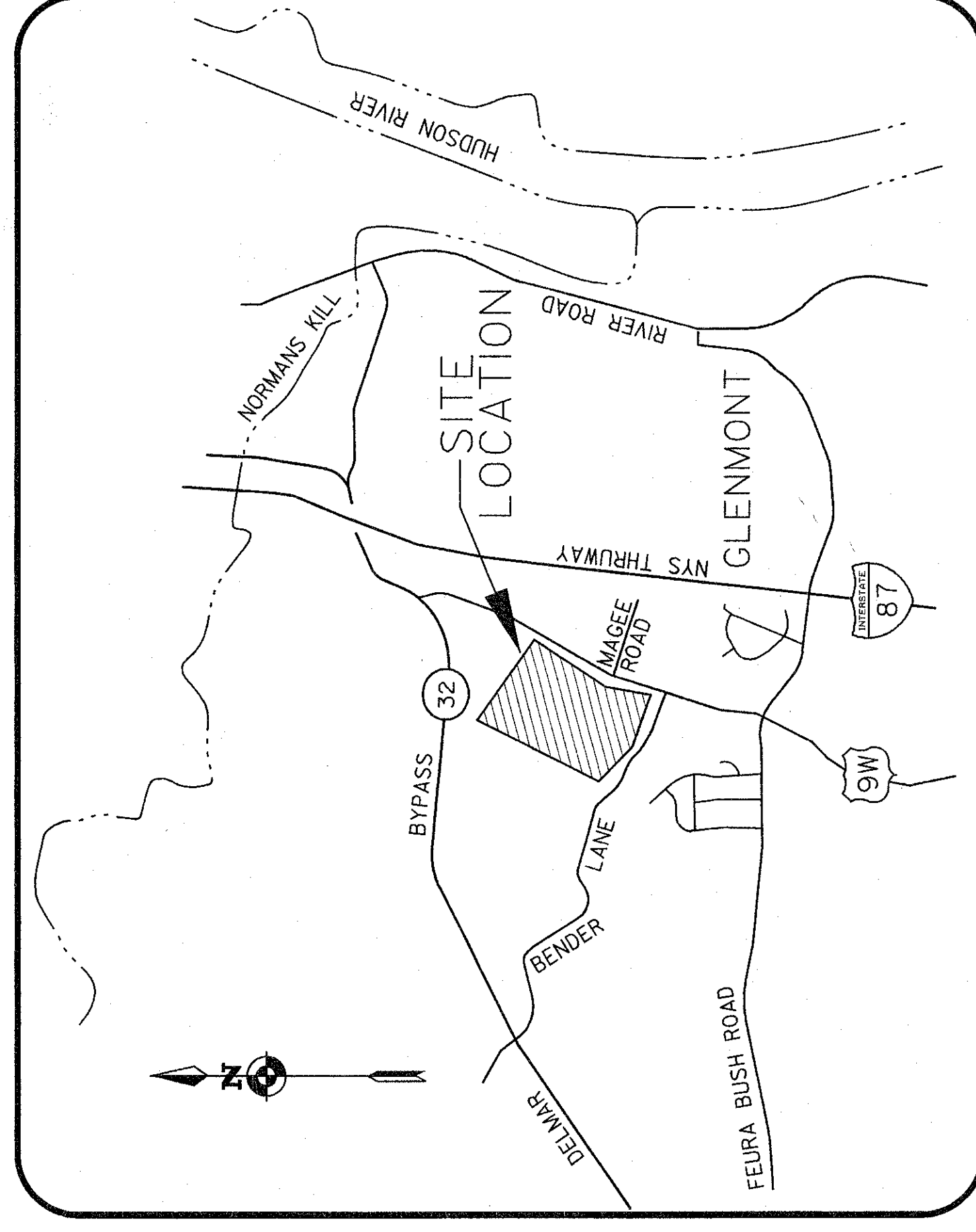
## SITE DEVELOPMENT PLANS

NYS ROUTE 9W AND BENDER LANE

TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

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### VICINITY MAP

N.T.S.

CURRENT LANDOWNER:  
SOUTH ALBANY ASSOCIATES  
C/O PREIT RUBIN, INC.  
PHILADELPHIA, PENNSYLVANIA 19102

PROJECT DEVELOPER / PROSPECTIVE OWNER:  
NIGRO COMPANIES  
20 CORPORATE WOODS BOULEVARD  
ALBANY, NEW YORK 12211

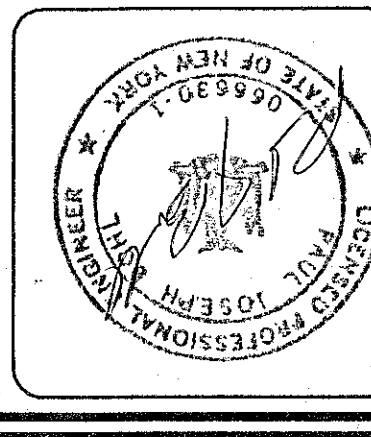
PREPARED BY:  
SEAR-BROWN  
109 GREAT OAKS BOULEVARD  
ALBANY, NEW YORK 12203

NO.	DATE	BY	REVISIONS
0			
1	6/25/01	PEB	VARIOUS PER TOWN 6/1/01 COMMENTS
2	8/27/01	PEB	VARIOUS PER TOWN 6/1/01 COMMENTS
3	8/22/01	PEB	VARIOUS PER NORTH RETAIL CHANGE
4	10/04/01	PEB	PHASING AND LOT DIVISION PLANS
5	8/14/02	PEB	PHASING AND LOT DIVISION PLANS
6	11/29/01	PEB	VARIOUS PER H.L.C. BLDG., BLDG., REST., ISLDS
7	11/25/02	PEB	VARIOUS PER COND. APPR.
8	1/10/02	PEB	VAR. PER TOWN NORTH SIDE TO 10'
9	2/28/02	PEB	VAR. PER TOWN PROFILE SHTS. ADDED
10	6/18/02	PEB	PHASING AND LOT DIVISION PLANS
11	7/15/02	PEB	PHASING AND LOT DIVISION PLANS
12	7/23/02	PEB	PHASING AND LOT DIVISION PLANS
13	8/14/02	PEB	PHASING AND LOT DIVISION PLANS
14	11/25/02	PEB	NORTH WETLAND MITIGATION, ZONE 3
15	2/06/03	PEB	H.L.C. BLDG., VARIOUS PER COND. APPR.
16	2/11/03	PEB	VARIOUS PER COND. APPR.
17	3/19/03	PEB	VARIOUS PER COND. APPR.

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COMPILED BY: L. M. BROWN  
PROJECT MANAGER: F. PALUMBO  
PROJECT ENGINEER/ARCHITECT: L. M. BROWN

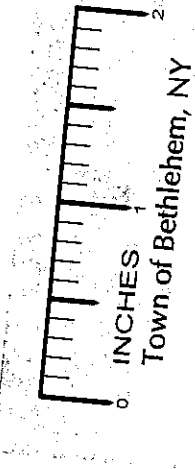
SCALE: 1" = 40' (AS SHOWN)  
FIRST ISSUE DATE: 5/24/2001  
N.T.S.



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TITLE OF DRAWING: COVER SHEET  
PROJECT NO.: 16046  
DRAWING NO.: CS 1  
NIGRO COMPANIES  
BETHLEHEM TOWN CENTER  
ALBANY, NEW YORK

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This plan approved subject to such conditions as are stated in Building Project Approval (BPPA)  
Project Approval (BPPA)  
No. 16046, dated APR 18, 2001  
Title CHAIRMAN  
Date APR 23, 2001



- SITE ZONING: PLANNED COMMERCIAL DISTRICT (PCD) NO. 2  
- MINIMUM YARD DIMENSIONS:  
- DISTRICT BOUNDARY: 50'  
- HIGHWAY PROPERTY LINE  
- FRONT YARD: 35'  
- SIDE YARD: 20'  
- MAXIMUM BUILDING HEIGHT: 40'  
- MAXIMUM BUILDING COVERAGE: 40% OF SITE AREA

EXISTING PROJECT SITE AREA = 75,787 ACRES/3,301,300 SQ.FT.  
AREA TO BE CONVEYED FOR RIGHT-OF-WAY = 0.487 AC./21,214 SQ.FT.  
NET SITE AREA = 75,307 ACRES/3,280,371 SQ. FT.

TOTAL DEVELOPMENT AREA = 32,859 AC./1,431,330 SQ.FT. = 43.6%  
TOTAL BUILDING AREA = 8,074 AC./351,694 SQ.FT. = 10.7%  
TOTAL PAVEMENT AREA = 24,785 AC./1,079,636 SQ.FT. = 32.9%  
TOTAL GREENSPACE AREA = 42,448 AC./1,849,035 SQ.FT. = 56.4%  
TOTAL AREA UNDISTURBED GREENSPACE = 24,805 AC./1,080,487 SQ.FT. = 32.9%

PROPOSED DEVELOPMENT	SQ. FT.	SQ. FT. FOR PARKING CALC.	PK. SPACE SIZE	TOWN REQUIREMENT	PK. SPACES	PK. RATIO
WAL-MART	205,802 SF	205,802 SF	9.5' x 20'	MIN. 4.0/1000 SF 823	1005	4.9/1000 SF
CHARTER ONE BANK	3,318 SF	3,318 SF	9' x 20'	MIN. 4.0/1000 SF 13	29	8.7/1000 SF
HOME IMPROVEMENT CENTER	134,574 SF	132,712 SF	9' x 20'	MIN. 4.0/1000 SF 531	652	4.5/1000 SF
APPLEBEE'S RESTAURANT	5,000 SF	2,800 SF*	9' x 20'	1/50 SF 56	69	1/41 SF OF PATRON AREA
WENDY'S	3,000 SF	2,000 SF*	9' x 20'	1/50 SF 40	41	1/49 SF OF PATRON AREA
TOTAL	351,694 SF	346,632 SF		1,463	1,796	

NOTE: PLANS PROVIDE 333 SPACES MORE THAN MINIMUM REQUIRED. NO MAXIMUM PARKING LIMIT IS CONTAINED WITHIN TOWN CODE. 333 SPACES REPRESENTS 23% INCREASE OVER TOWN MINIMUM STANDARD.  
\* SQUARE FOOTAGE OF PATRON USE AREAS.

NOTE: NYSDOT HIGHWAY PLANS  
SEE PREPARED BY SEAR-BROWN FOR ALL  
WORK WITHIN ALL RIGHT-OF-WAYS.