

PARKING ANALYSIS

REQUIREMENTS:
 RESIDENTIAL: 5 OR MORE UNITS 1.5 SP / UNIT
 COMMERCIAL: 1 SPACE / 200 SF

PARKING DEMAND

RESIDENTIAL: 5 UNITS x 1.5 SP = 7.5 SPACES (USE 8)
 COMMERCIAL: 3960 SF / 200 SF = 19.8 SPACES (USE 20)
 REQUIRED: 28 SPACES

PARKING PROVIDED

LOT #74: = 17 SPACES
 LOT #72: = 11 SPACES
 TOTAL SPACES = 28 < 28 (O.K.)

THE PROPERTY (74 DELAWARE) HAS BEEN OPERATING AS A DENTIST OFFICE FOR YEARS AND IN 1997 WAS ENLARGED. THE SPACES SHOWN ARE ADEQUATE FOR THE BUILDING USE.

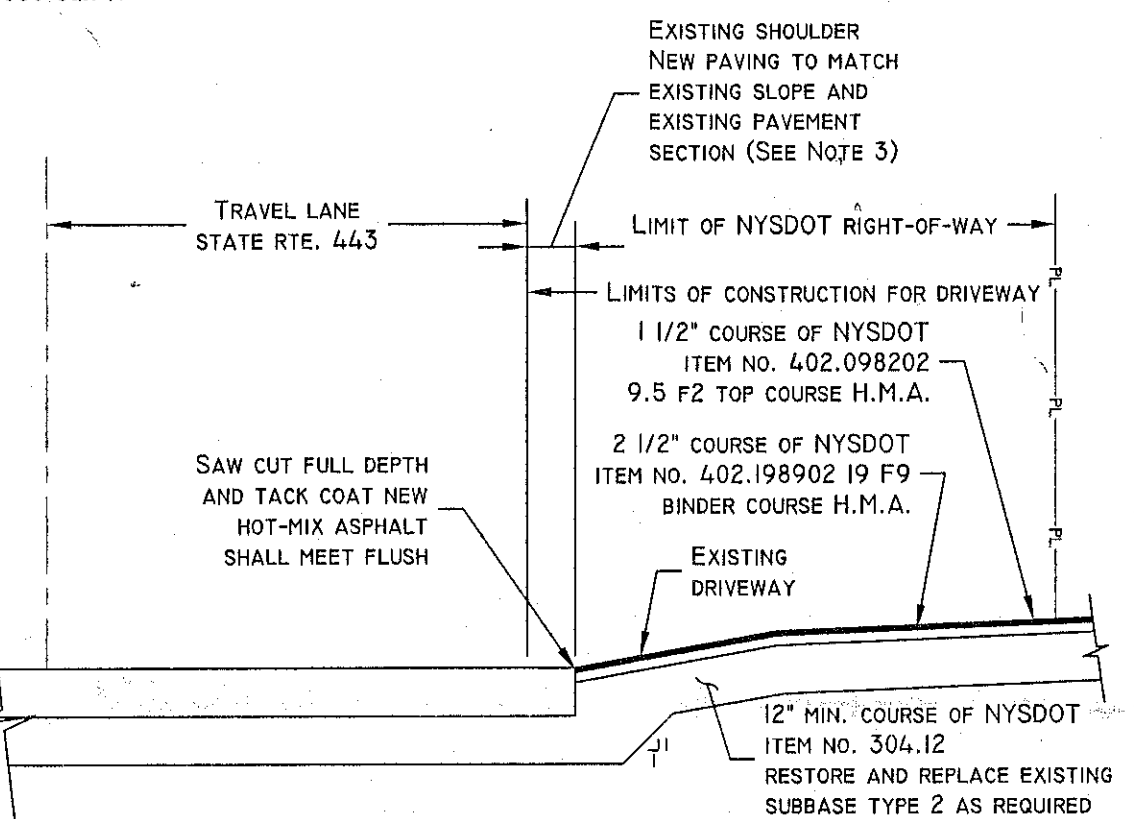
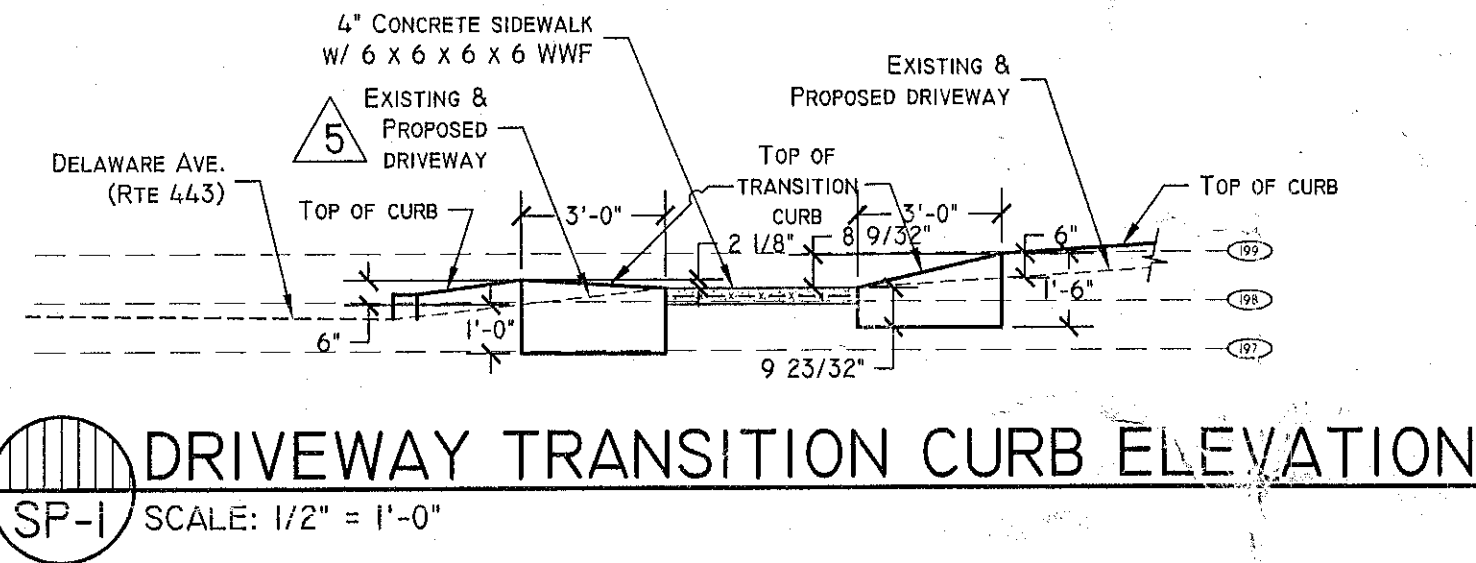
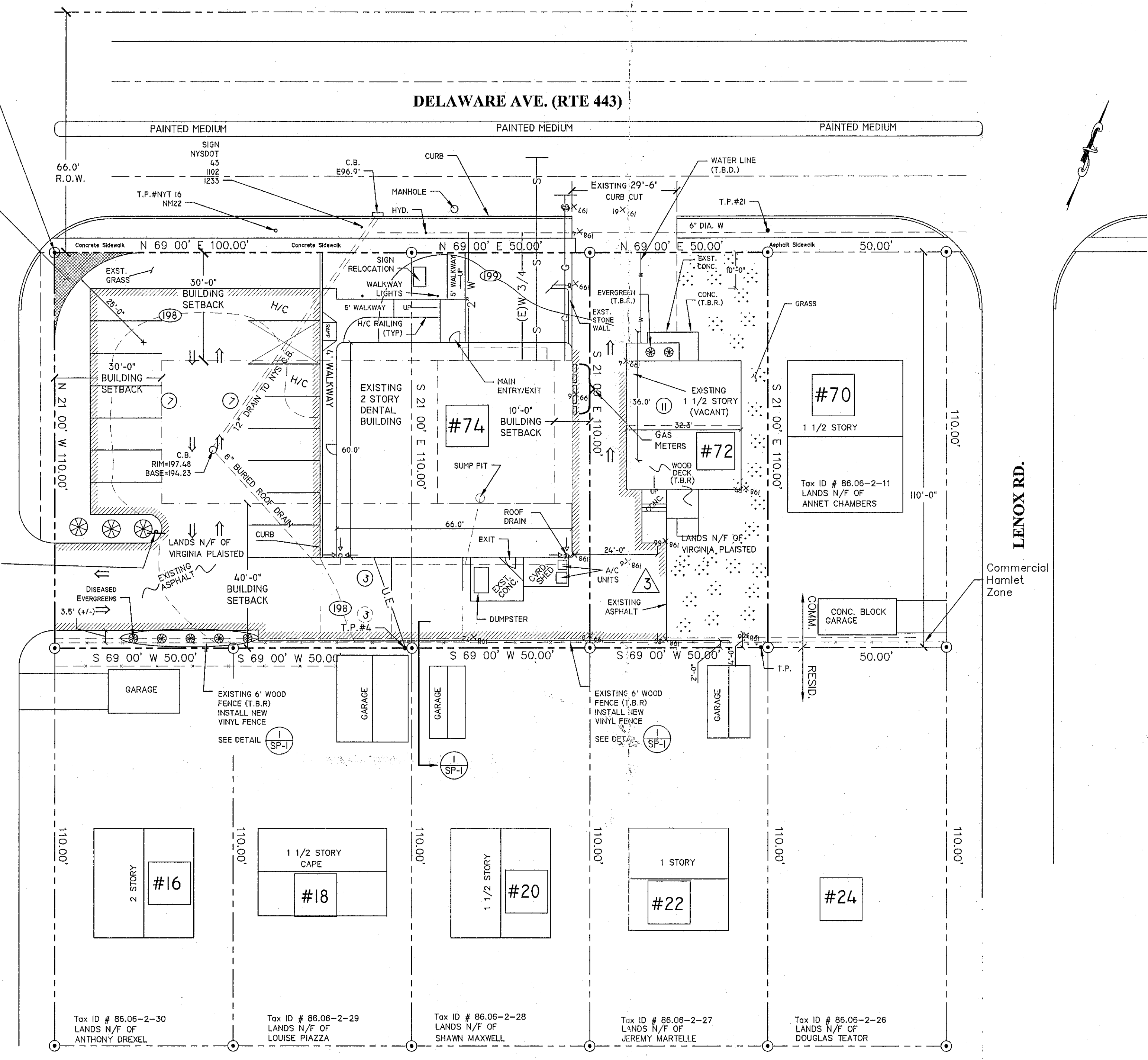
SITE STATISTICS

LOT 74 EXISTING			LOT 72 EXISTING			LOT 72 PROPOSED			LOT 72 & 74 (COMBINED) PROPOSED		
DESCRIPTION	AREA	% OF TOTAL	DESCRIPTION	AREA	% OF TOTAL	DESCRIPTION	AREA	% OF TOTAL	DESCRIPTION	AREA	% OF TOTAL
BUILDING	3,960 sq.ft.	24%	BUILDING	1,162 sq.ft.	21.1%	BUILDING	0	0	BUILDING	3,960 sq.ft.	18.0%
PAVEMENT	8,582 sq.ft.	52%	PAVEMENT	1,829 sq.ft.	33.2%	PAVEMENT	3,687 sq.ft.	67.1%	PAVEMENT	12,269 sq.ft.	55.76%
S/W	280 sq.ft.	1.7%	S/W	0	0	S/W	0	0	S/W	280 sq.ft.	1.28%
GREEN SPACE	3,678 sq.ft.	22.3%	GREEN SPACE	2,509 sq.ft.	45.6%	GREEN SPACE	1,813 sq.ft.	32.9%	GREEN SPACE	5,491 sq.ft.	24.96%
TOTAL	16,500 sq.ft.	100.0%	TOTAL	5,500 sq.ft.	100.0%	TOTAL	5,500 sq.ft.	100.0%	TOTAL	22,000 sq.ft.	100.0%

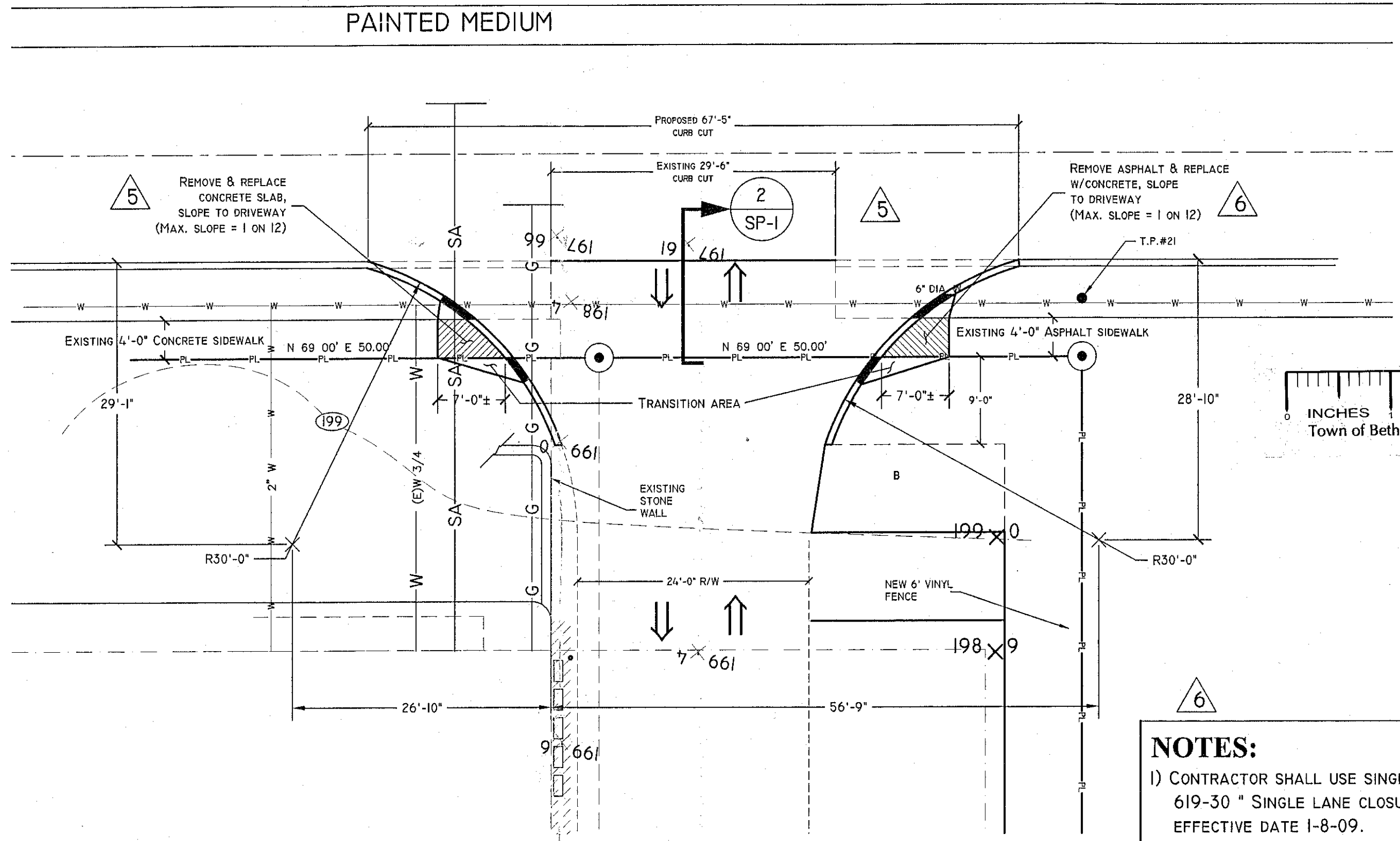
* NET INCREASE = 1858 sq.ft.

P.O.B.
 AREA DEEDED TO THE TOWN OF BETHLEHEM 11-14-97 L2593 PG 952

TENANT PARKING SIGN
 TENANT PARKING MUST VACATE PREMISES MON-FRI. BY 7:30 AM.



DELAWARE AVE. (RTE 443)



- NOTES:**
- CONTRACTOR SHALL USE SINGLE LANE CLOSURE AS PER SHEET 619-30 "SINGLE LANE CLOSURE MULTI-LANE HIGHWAY" EFFECTIVE DATE 1-8-09.
 - CONCRETE SHALL BE CLASS "D" FIBER REINFORCED CONCRETE.
 - SHOULDER PAVEMENT SECTION SHALL BE A MINIMUM OF DRIVEWAY DEPTH SHOWN AND NOT LESS THAN EXISTING SHOULDER SECTION.

- LEGEND**
- = EXISTING ELEVATIONS
 - = PROPOSED ELEVATIONS
 - ▨ = EDGE OF EXISTING PAVEMENT
 - ▩ = EXISTING BUILDING (TO BE DEMOLISHED)
 - = GRASS

EXISTING SITE PLAN
 SCALE: 1" = 20'-0"

74 DEL. AVE. BUILDING USE

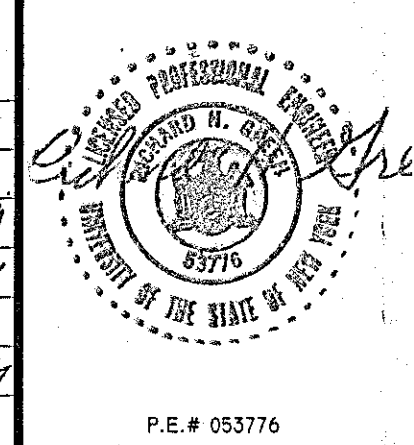
BASEMENT: * 1 APT., DENTIST STORAGE
 1ST FLR: DENTIST OFFICE
 2ND FLR: 4 APTS.
 * (PLANNED USE)

TAX ID
 LOT#74 86.06-2-9
 LOT#72 86.06-2-10

ZONING: COMMERCIAL HAMLET

REVISIONS

No.	DATE	DESCRIPTION	BY
1	1-4-11	REVISED PARKING SPACES TO 28.	Rg
2	2-9-12	ADDED COMMENTS OF E. D. P. & D.P.W. DATED 1-19-12.	Rg
3	2-28-12	ADDED GRADE SHOTS TAKEN ON 2-28-12.	Rg
4	3-2-12	ADDED D.O.T. CURB DETAILS.	Rg
5	4-23-12	ADDED SITE PLAN AMENDMENT LETTER COMMENTS DATED 2-23-12.	Rg
6	5-31-12	ADDED D.O.T. COMMENTS DATED 5-23-12.	Rg



EXISTING SITE PLAN
 74-72 DELAWARE AVE
 DELMAR, NY 12054

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 E-MAIL: RSGREEN@VERIZON.NET

JOB No: 11-1-21 SP
 BY: SCK DWG. No: SP-1
 CHK: RHG

DATE: 11-7-11 SCALE: AS SHOWN

SITE PLAN APPROVAL BOX

FILE COPY

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK

This Site Plan Approved:

Virginia Plaisted
 Title: *Commercial*
 Date: *6-8-12*