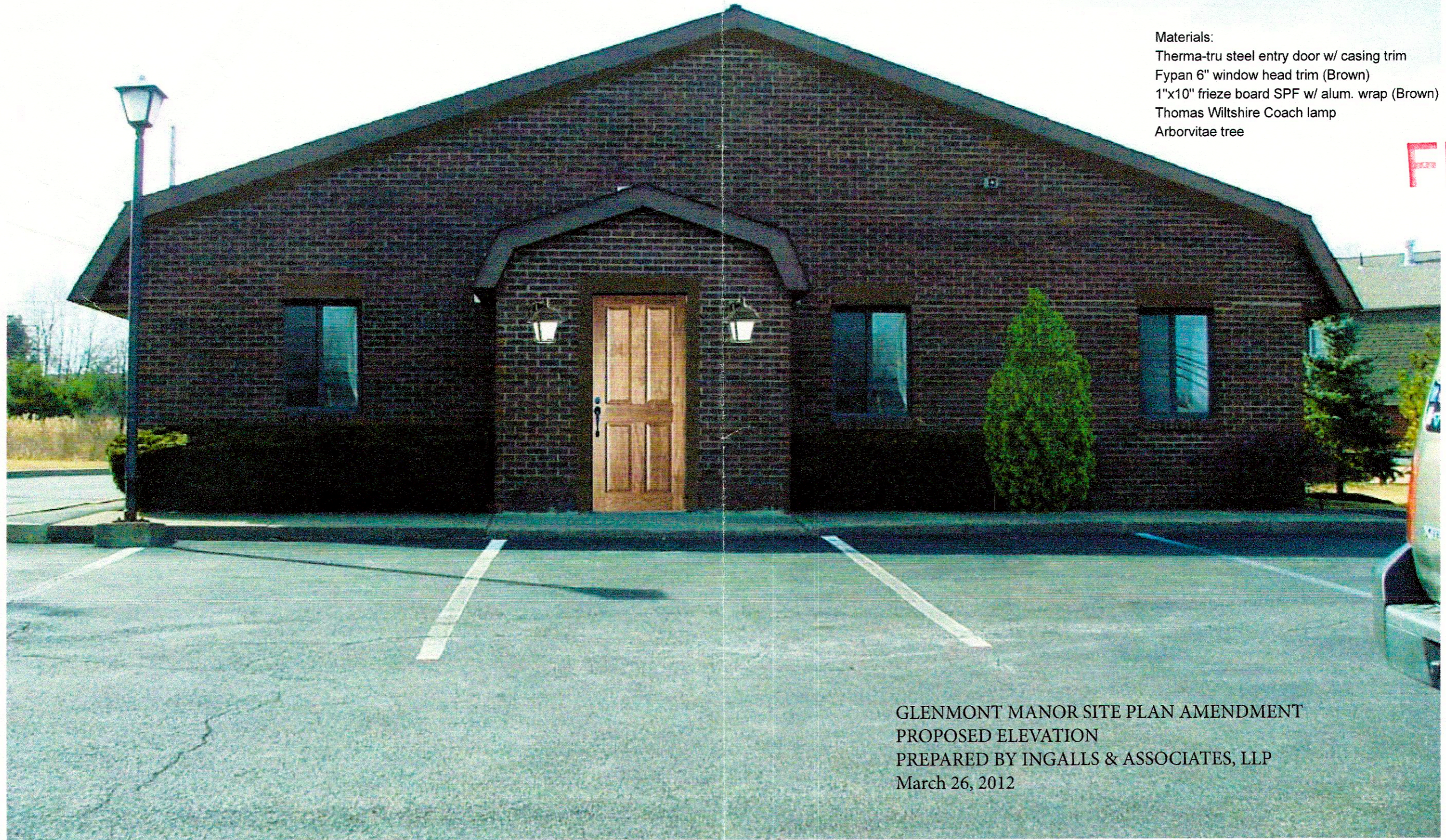
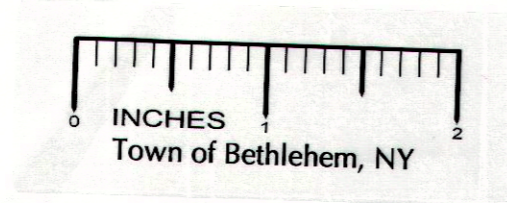


PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

George J. J. J.
Title Chairman
SPA 109 A1

Date 8/7/12



Materials:
Therma-tru steel entry door w/ casing trim
Fypan 6" window head trim (Brown)
1"x10" frieze board SPF w/ alum. wrap (Brown)
Thomas Wiltshire Coach lamp
Arborvitae tree

FILE

GLENMONT MANOR SITE PLAN AMENDMENT
PROPOSED ELEVATION
PREPARED BY INGALLS & ASSOCIATES, LLP
March 26, 2012

SPA
109, A1

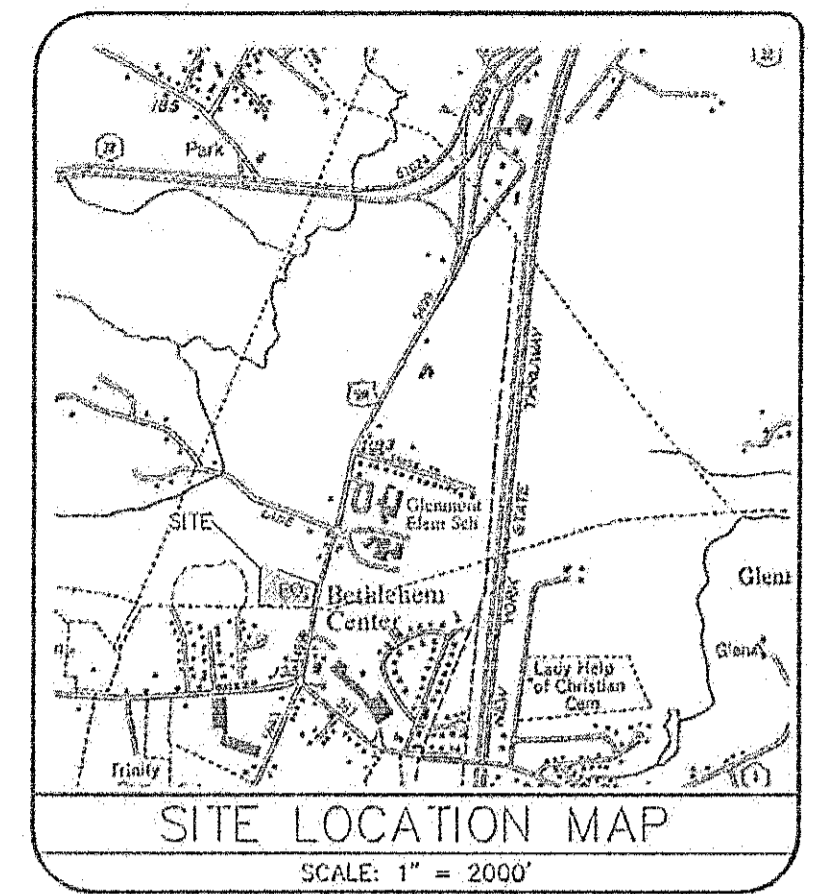
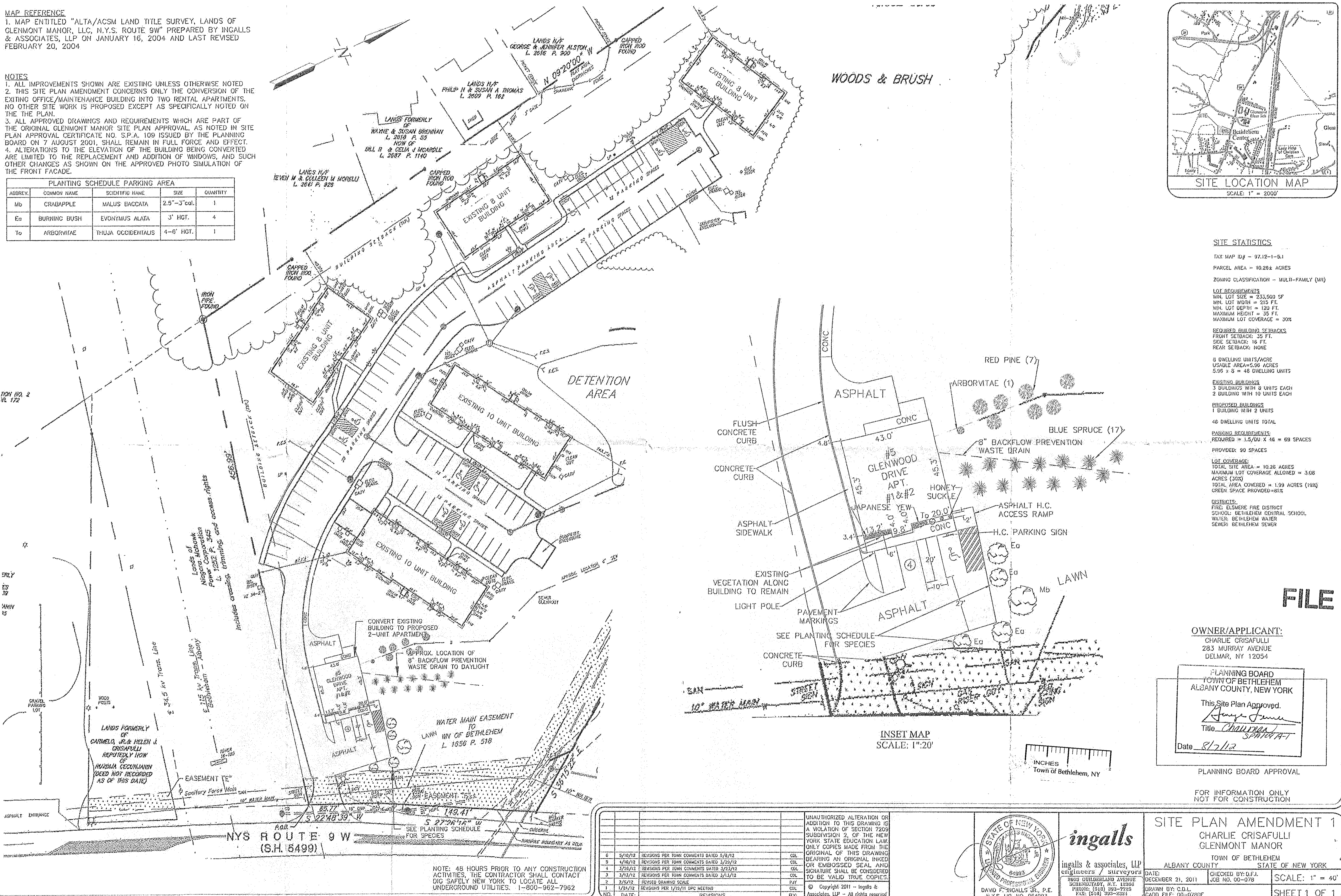
MAP REFERENCE

1. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LANDS OF GLENMONT MANOR, LLC, N.Y.S. ROUTE 9W" PREPARED BY INGALLS & ASSOCIATES, LLP ON JANUARY 16, 2004 AND LAST REVISED FEBRUARY 20, 2004

NOTES

- ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED
- THIS SITE PLAN AMENDMENT CONCERNS ONLY THE CONVERSION OF THE EXISTING OFFICE/MAINTENANCE BUILDING INTO TWO RENTAL APARTMENTS. NO OTHER SITE WORK IS PROPOSED EXCEPT AS SPECIFICALLY NOTED ON THE PLAN.
- ALL APPROVED DRAWINGS AND REQUIREMENTS WHICH ARE PART OF THE ORIGINAL GLENMONT MANOR SITE PLAN APPROVAL, AS NOTED IN SITE PLAN APPROVAL CERTIFICATE NO. S.P.A. 109 ISSUED BY THE PLANNING BOARD ON 7 AUGUST 2001, SHALL REMAIN IN FULL FORCE AND EFFECT.
- ALTERATIONS TO THE ELEVATION OF THE BUILDING BEING CONVERTED ARE LIMITED TO THE REPLACEMENT AND ADDITION OF WINDOWS, AND SUCH OTHER CHANGES AS SHOWN ON THE APPROVED PHOTO SIMULATION OF THE FRONT FACADE.

PLANTING SCHEDULE PARKING AREA				
ABBREV.	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
mb	CRABAPPLE	MALUS BACCATA	2.5"-3" col.	1
Ea	BURNING BUSH	EVONYMUS ALATA	3' HGT.	4
To	ARBORVITAE	THUJA OCCIDENTALIS	4-6' HGT.	1



SITE STATISTICS

TAX MAP ID# - 97.12-1-5.1
 PARCEL AREA - 10.28± ACRES
 ZONING CLASSIFICATION - MULTI-FAMILY (MF)
 LOT REQUIREMENTS
 MIN. LOT SIZE = 233,500 SF
 MIN. LOT WIDTH = 215 FT.
 MIN. LOT DEPTH = 120 FT.
 MAXIMUM HEIGHT = 35 FT.
 MAXIMUM LOT COVERAGE = 30%
 REQUIRED BUILDING SETBACKS
 FRONT SETBACK: 35 FT.
 SIDE SETBACK: 16 FT.
 REAR SETBACK: NONE
 8 DWELLING UNITS/ACRE
 USABLE AREA=5.96 ACRES
 5.96 x 8 = 48 DWELLING UNITS
 EXISTING BUILDINGS
 3 BUILDINGS WITH 8 UNITS EACH
 2 BUILDING WITH 10 UNITS EACH
 PROPOSED BUILDINGS
 1 BUILDING WITH 2 UNITS
 48 DWELLING UNITS TOTAL
 PARKING REQUIREMENTS
 REQUIRED = 1.5/DU X 48 = 69 SPACES
 PROVIDED: 90 SPACES
 LOT COVERAGE
 TOTAL SITE AREA = 10.28 ACRES
 MAXIMUM LOT COVERAGE ALLOWED = 3.08 ACRES (30%)
 TOTAL AREA COVERED = 1.99 ACRES (19%)
 GREEN SPACE PROVIDED=81%
 DISTRICTS
 FIRE: ELSMERE FIRE DISTRICT
 SCHOOL: BETHLEHEM CENTRAL SCHOOL
 WATER: BETHLEHEM WATER
 SEWER: BETHLEHEM SEWER

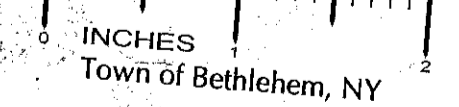
FILE

OWNER/APPLICANT:
 CHARLIE CRISAFULLI
 283 MURRAY AVENUE
 DELMAR, NY 12054

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
 This Site Plan Approved.
James James
 Title *Chairman*
 Date *8/2/12*

PLANNING BOARD APPROVAL

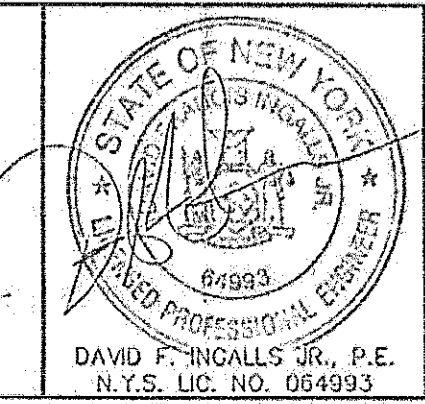
FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION



INSET MAP
 SCALE: 1"=20'

NO.	DATE	REVISIONS	BY:
6	5/10/12	REVISIONS PER TOWN COMMENTS DATED 5/8/12	CDL
5	7/10/12	REVISIONS PER TOWN COMMENTS DATED 5/23/12	CDL
4	3/28/12	REVISIONS PER TOWN COMMENTS DATED 3/23/12	CDL
3	3/15/12	REVISIONS PER TOWN COMMENTS DATED 3/13/12	CDL
2	2/15/12	REVISED DRAWING SCALE	PJT
1	1/24/12	REVISIONS PER 1/19/11 DPC MEETING	CDL
NO.	DATE:	REVISIONS	BY:

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 FAX: (518) 393-2321

SITE PLAN AMENDMENT 1
 CHARLIE CRISAFULLI
 GLENMONT MANOR
 TOWN OF BETHLEHEM
 ALBANY COUNTY STATE OF NEW YORK
 DATE: DECEMBER 21, 2011
 CHECKED BY: D.F.I.
 JOB NO. 00-078
 SCALE: 1" = 40'
 DRAWN BY: C.D.L.
 CADD FILE: 00-0780F
 SHEET 1 OF 1

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962