Planning Approval
09-00100002_SPA162

TOWN OF BETHLEHEM STANDARD NOTES:

1) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.

2) ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.

3) ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.

4) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.

5) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.

6) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.

7) ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER, THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.

8) THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.

9) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.

10) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

LEGEND

- PROPERTY LINE
- EXISTING GAS VALVE (GV)
- EXISTING WATER VALVE (WV)
- EXISTING HYDRANT (HYD)
- EXISTING UTILITY POLE (NG 19)
- EXISTING SIGN
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE (S)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN (W)
- EXISTING OVERHEAD WIRE (OH)
- WETLAND BOUNDARY
- PROPOSED IMPACT
- LAND DEDICATION TO NYSDOT
- PROPOSED CLEARING LIMITS

SITE STATISTICS

TAX MAP ID# – 97.09-2-5.10

PARCEL AREA – 16.96 ACRES

ZONING CLASSIFICATION – HAMLET (H)

LOT REQUIREMENTS
MIN. LOT AREA = 10,000 S.F. (MIXED USE)
MIN. LOT WIDTH = 50 FT.
MIN. LOT DEPTH = 100 FT.
MAXIMUM HEIGHT = 35 FT.
MAXIMUM LOT COVERAGE = 75%

REQUIRED BUILDING SETBACKS
FRONT SETBACK: 10 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 40 FT.

ALLOWABLE RESIDENTIAL DENSITY

U=(T)-(W)-(SS)
U= UNCONSTRAINED LAND
T= TOTAL AREA OF PROJECT PARCEL
W= WETLAND AREA WITHIN PARCEL
SS= 20% SLOPE

U = 16.96-3.12-0.08
U = 13.76 ACRES

ALLOWABLE DENSITY @ 8 DWELLING UNITS/ACRE
= 13.76 * 8
= 110.08 DWELLING UNITS

PROPOSED BUILDINGS

RESIDENTIAL A = 8 UNIT BUILDING
(3) BUILDINGS, 24 UNITS

RESIDENTIAL B = 3 UNIT BUILDING
(10) BUILDINGS, 30 UNITS

RESIDENTIAL C = 4 UNIT BUILDING
(2) BUILDINGS, 8 UNITS

RESIDENTIAL D= 10 UNITS
(4) BUILDINGS, 40 UNITS

(8) DU OVER COMMERCIAL

COMMERCIAL A–D = 5,000 SF
(4) BUILDINGS, 20,000 SF

TOTAL RESIDENTIAL UNITS = 110 UNITS
TOTAL COMMERCIAL SPACE = 20,000 SF±

PARKING SPACE REQUIREMENTS:

MULTIFAMILY DWELLING: 1.5 SPACES
PROPOSED DWELLING UNITS: 110
REQUIRED PARKING SPACES: 165

COMMERCIAL:
1 FOR EACH 250 SQUARE FEET
OF GROSS FLOOR AREA
20,000 SF/250 SF=80 SPACES

TOTAL REQUIRED PARKING: 245

PROPOSED PARKING:

OPEN SPACES = 214
GARAGE SPACES = 20
RESIDENTIAL B (3/BUILDING) = 30
RESIDENTIAL C (6/BUILDING) = 12

TOTAL SPACES PROVIDED = 276

LOT COVERAGE:

TOTAL SITE AREA = 16.96 ACRES
MAXIMUM LOT COVERAGE ALLOWED = 12.72 ACRES (75%)
TOTAL AREA COVERED = 2.30 ACRES (14%)

SITE PLAN APPROVAL NOTES:

1) ADDITIONAL REVIEW BY THE PLANNING BOARD SHALL BE REQUIRED FOR THE COMMERCIAL/MIXED USE STRUCTURES PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THOSE STRUCTURES. THE BOARD SHALL REVIEW EACH SPECIFIC BUILDING AND ITS COMPLIANCE WITH THE HAMLET ZONING DISTRICT DESIGN GUIDELINES AND CONSISTENCY WITH THE OVERALL SITE PLAN.

2) IF, WITHIN TWO (2) YEARS OF THE COMPLETION OF THE PROJECT, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, IN CONSULTATION WITH THE TOWN, DETERMINES THAT THE RESULTING OPERATING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN THOSE STATED IN THE CONCLUSIONS OF THE TRAFFIC STUDY, AND THAT A POST-CONSTRUCTION STUDY IS REQUIRED, THE APPLICANT SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE STUDY AND FOR THE IMPLEMENTATION OF ANY RECOMMENDED MITIGATION MEASURES SUBSEQUENT TO REVIEW AND APPROVAL BY NYSDOT.

3.) BUILDINGS WAYLAND ST 10,18,19, AND 12 BOWMAN COURT SHALL HAVE ROOF GUTTERS DIRECTING STORM RUNOFF TO THE PROPOSED STORMWATER MANAGEMENT PRACTICE.

4.) ALL STRUCTURES AND RELATED COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE (2007).

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title Chairman
Date 9/1/2010

PLANNING BOARD APPROVAL

RECEIVED
AUG 30 2010
PLANNING BOARD
TOWN OF BETHLEHEM

DISTRICTS:
FIRE: FD202 ELSMERE FIRE DISTRICT
SCHOOL: BETHLEHEM CENTRAL 012206
WATER: WD 205 ELM AVE – FEURA BUSH ROAD
SEWER: SW 202 BETHLEHEM SEWER–EXT. 8

PROPERTY OWNER:
CHARLES J. WALDENMAIER AND FAMILY
1031 FEURA BUSH ROAD
SELKIRK, NY 12156

PROJECT APPLICANT:
LEE ROSEN
20 CORPORATE WOODS BOULEVARD
ALBANY, NY 12211

NO.	DATE:	REVISIONS	BY:
11	8/28/10	ISSUED FOR SIGNATURE	
10	8/19/10		
9	8/05/10	TOWN COMMENTS	FJB
8	7/22/10	HD/TOWN COMMENTS	FJB
7	6/28/10	TOWN SUBMITTAL (ENG COMMENTS)	FJB
6	6/22/10	TOWN SUBMITTAL (ENG COMMENTS)	FJB
5	6/02/10	TOWN SUBMITTAL (ENG COMMENTS)	FJB
4	4/21/10	TOWN SUBMITTAL	FJB
3	2/25/10	COUNTY SUBMITTAL	FJB
2	9/09/09	REVISED FOR TOWN SUBMITTAL	P.J.Y.
1	5/26/09	REVISED FOR TOWN SUBMITTAL	P.J.Y.

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SITE PLAN
KENDALL SQUARE
LANDS OF WALDENMAIER
TOWN OF BETHLEHEM
COUNTY OF ALBANY STATE OF NEW YORK

DATE: APRIL, 2009 | CHECKED BY: FJB | JOB NO. 08-065 | SCALE: 1"=40'
DRAWN BY: TAH | CADD FILE: PLOT | SHEET 1 OF 8