

TAX MAP ID:  
97.09-2-5.13

SITE AREA:  
2.18 ACRES

OWNER/APPLICANT:  
KENDALL COMMERCIAL, LLC  
241 DELAWARE AVENUE  
DELMAR, NY 12054

**TOWN STANDARD NOTES:**

- 1) CONSTRUCTION FENCE MUST BE INSTALLED ALONG WETLAND BOUNDARIES AND BUFFERS WITHIN 25 FT. OF ANY ACTIVITY.
- 2) ANY EXPOSED SOIL MUST BE STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY WITH A MINIMUM COVER OF MULCH.
- 3) ALL E&SC MEASURES MUST BE INSPECTED AND MAINTAINED IN COMPLIANCE WITH # 129-49 OF THE TOWN CODE.
- 4) TYPICALLY, GARAGE FINISHED FLOOR (OFF) IS TO BE 18" ABOVE THE EXISTING ROADWAY CENTERLINE ELEVATION.
- 5) ALL CUT AND FILL SLOPES ON THE PROPERTY MUST BE GRADED WITH A MAXIMUM SLOPE OF 3:1 (H:V) OR 33%.
- 6) ALL DRIVEWAYS AND WALKWAYS INSTALLED ON THE PROPERTY MUST NOT EXCEED AT A MAXIMUM SLOPE OF 10%.
- 7) FINAL GRADING MUST ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WITH A MINIMUM SLOPE OF 1%.
- 8) NOTIFY THE ENGINEERING DIVISION OF ANY DEVIATIONS IN BUILDING LOCATION OR GRADING FROM APPROVED PLANS.

**LEGEND**

PARCEL PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED NYSOT TAKING LINE	---
PROPOSED SETBACK	---
ADJACENT PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING HYDRANT	HYD
EXISTING UTILITY POLE	UG 19
EXISTING SIGN	⊕
EXISTING CATCH BASIN	⊕
EXISTING SANITARY MANHOLE	⊕
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	ST
EXISTING WATERMAIN	W
EXISTING OVERHEAD WIRE	OH
PROPOSED SANITARY SEWER	---
PROPOSED SANITARY LATERAL	---
PROPOSED WATER SERVICE	---
PROPOSED CONTOUR	--- 200 ---
FINISH GRADE (PREVIOUSLY APPROVED & CONSTRUCTED)	--- 200 ---
UNDISTURBED EXISTING CONTOUR	--- 200 ---



**SITE STATISTICS:**

TAX MAP ID# 97.09-2-5.13  
PROJECT AREA: 16.96± ACRES  
LOT 1 AREA: 2.18± ACRES  
REQUIRED BUILDING SETBACKS  
FRONT SETBACK: 10 FT  
SIDE SETBACK: 5 FT  
REAR SETBACK: 40 FT

CURRENT/PROPOSED ZONE: HAMLET (H)

PREVIOUSLY APPROVED PROJECT BUILDINGS  
TOTAL RESIDENTIAL UNITS: 110 UNITS  
(8) DWELLING UNITS OVER COMMERCIAL  
TOTAL COMMERCIAL SPACE: 40,000 SF±  
COMMERCIAL A-D = 5,000 SF FOOTPRINT

PROPOSED PROJECT BUILDINGS  
BUILDING # 1  
(2) STORY MIXED RESIDENTIAL/COMMERCIAL  
4,800 SF FOOTPRINT  
1ST FLOOR = 3,090 SF OFFICE SPACE & (1) 2 BEDROOM APARTMENT\*  
2ND FLOOR = (4) 2 BEDROOM APARTMENTS  
\*EACH APARTMENT UNIT PROPOSED TO BE 1,030 SF

**PARKING SUMMARY:**

3,090 SF OFFICE SPACE & (5) 2 BEDROOM APARTMENTS  
PROPOSED PARKING SPACES BUILDING #1 = 23

REQUIRED FOR:  
MEDICAL OFFICE - 1 SPACE PER 200 SF: 16 SPACES REQ\*  
GENERAL OFFICE - 1 SPACE PER 300 SF: 11 SPACES REQ  
RETAIL - 1 SPACE PER 250 SF: 13 REQ

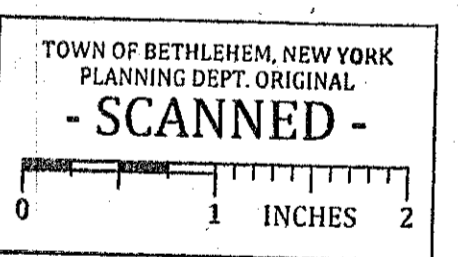
MULTI-FAMILY DWELLING - 1.5 SPACE PER DWELLING: 8 SPACES REQ

TOTAL REQUIRED: 13 (RETAIL) + 8 (MULTI-FAMILY DWELLING) = 21 SPACES REQUIRED

\*ADDITIONAL SPACES BANKED FOR MEDICAL OFFICE USE

**NOTE:**

EXISTING STORMWATER FACILITIES SHALL BE INSPECTED AND REHABILITATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.



**FILE**

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

This Site Plan Approved:  
*John P. Kelly*  
Title: *Chairman*

Date: 04/08/2016

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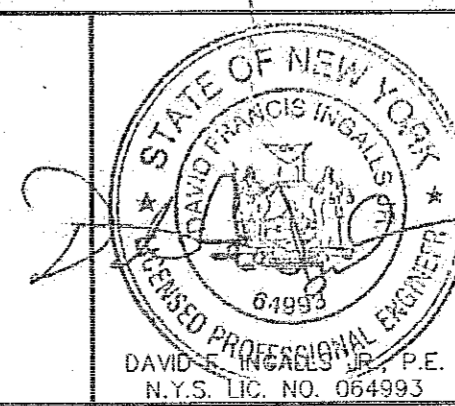
TOWN OF BETHLEHEM PLANNING BOARD

NO.	DATE	REVISIONS	BY
9	1/18/16	REVISED LANDSCAPE PLANTINGS	PJY
8	12/18/15	UPDATED TITLE BOX INFORMATION	PJY
7	9/2/15	REVISED PARKING LAYOUT	PJY
6	5/13/15	PROPOSED NYSOT TAKING LINES ADDED	PJY
5	4/7/15	REVISED BUILDING FOOTPRINT	PJY
4	2/20/14	REVISED PER TOWN COMMENTS	BGE
3	5/28/14	REVISED PER TOWN COMMENTS	PJY
2	4/1/14	REVISED PER TOWN COMMENTS	PJY
1	1/15/14	REVISED PER TOWN COMMENTS	BGE

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

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**SITE PLAN AMENDMENT**  
KENDALL SQUARE (394 ELSMERE AVE - AMENDMENT 4)  
LANDS OF KENDALL COMMERCIAL LLC  
TOWN OF BETHLEHEM  
COUNTY OF ALBANY STATE OF NEW YORK

DATE: 10-18-13  
CHECKED BY: D.F.I.  
JOB NO. 08-065

SCALE: 1" = 30'

DRAWN BY: BGE  
CADD FILE: 08-065 SITE PLAN AMENDMENT

SHEET 1 OF 2

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