

### 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

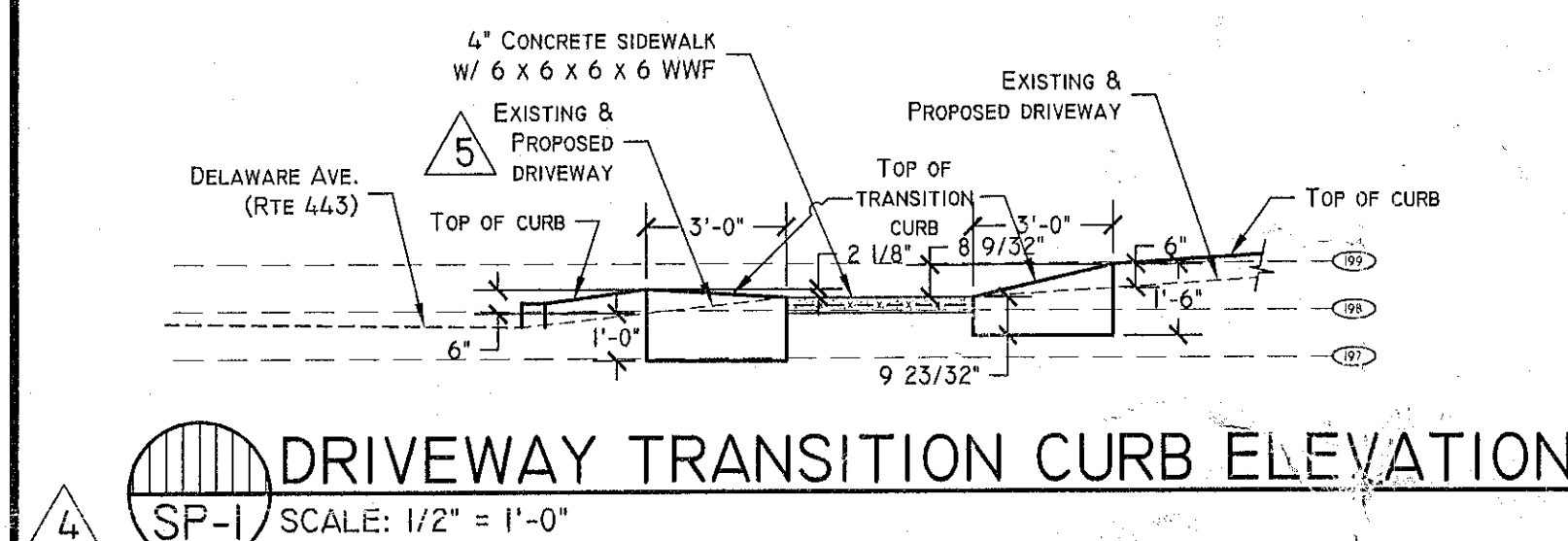
LOT #74:	= 17 SPACES
LOT #72:	= 11 SPACES
TOTAL SPACES	= 28 < 28 (O.K.)

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.

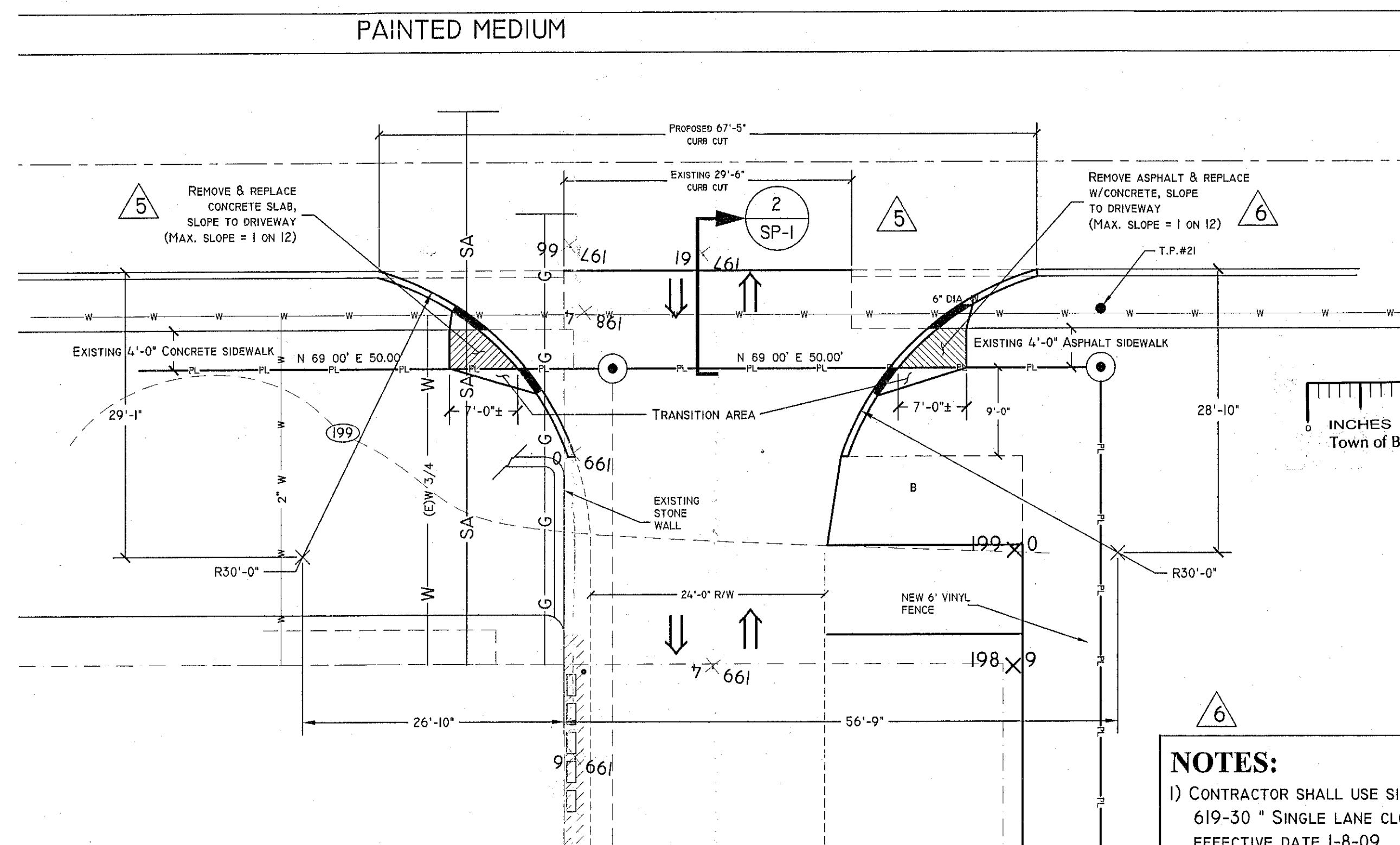
### SITE STATISTICS

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.



### DELAWARE AVE. (RTE 443)



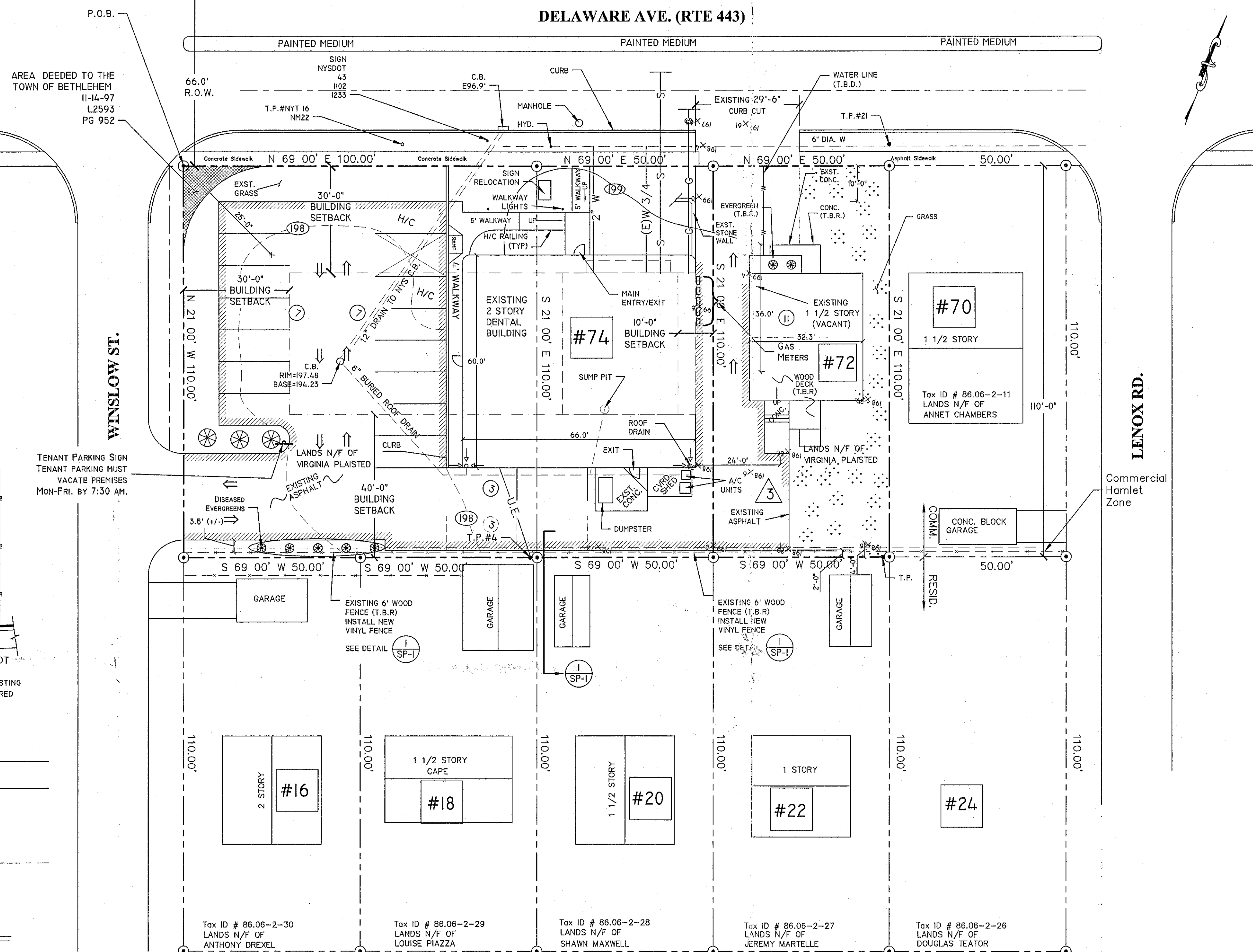
### DRIVEWAY ENTRANCE PLAN

SCALE: 1" = 10'-0"

### NOTES:

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

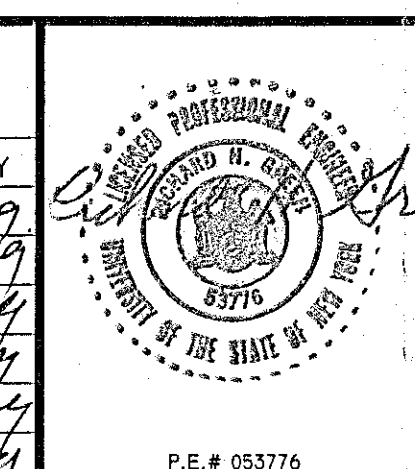
FILE NAME: 11-21 SITE PLAN 74-72 DELAWARE AVE



### EXISTING SITE PLAN

SP-1	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.	29
2	2-9-12	ADDED COMMENTS OF E. D. P. & D.P.W. DATED 1-19-12.	29
3	2-28-12	ADDED GRADE SHOTS TAKEN ON 2-28-12.	29
4	3-2-12	ADDED D.O.T. CURB DETAILS.	29
5	4-23-12	ADDED SITE PLAN AMENDMENT LETTER COMMENTS DATED 2-23-12.	29
6	5-31-12	ADDED D.O.T. COMMENTS DATED 5-23-12.	29



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

RICHARD H. GREEN P.E., P.C.  
CONSULTING ENGINEERS  
321 DELAWARE AVE.  
DELMAR, N.Y., 12054  
(918) 439-6474  
FAX: (518) 439-6475  
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: *[Signature]*  
Title: *SPA 102A1*  
Date: *6-8-12*

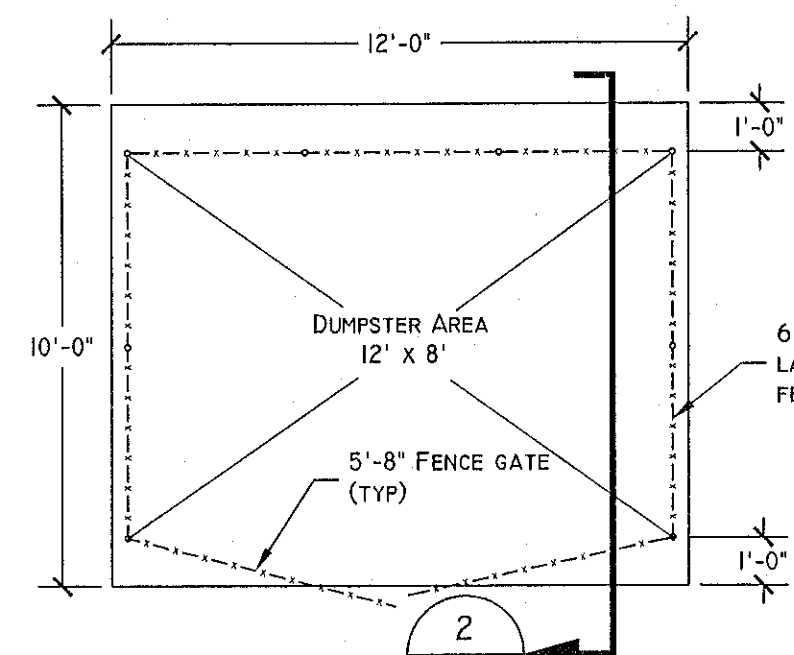
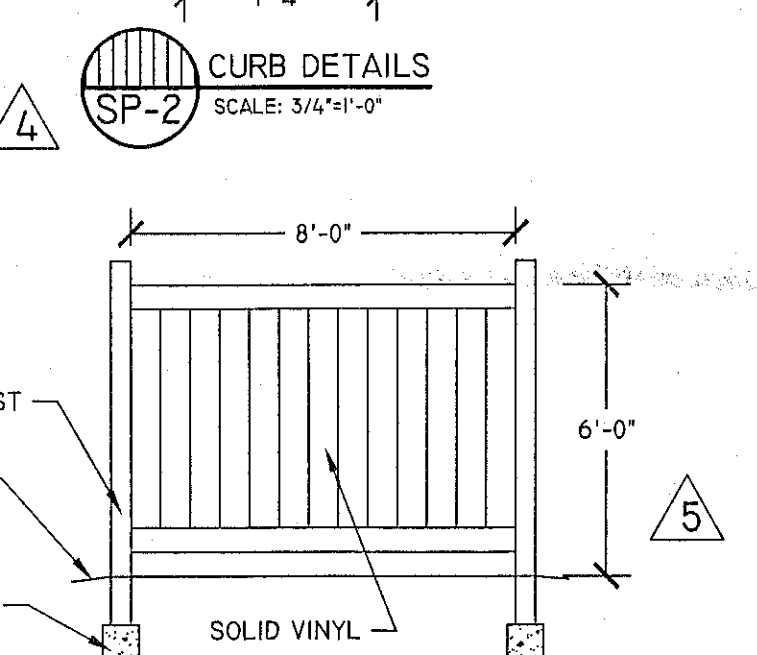
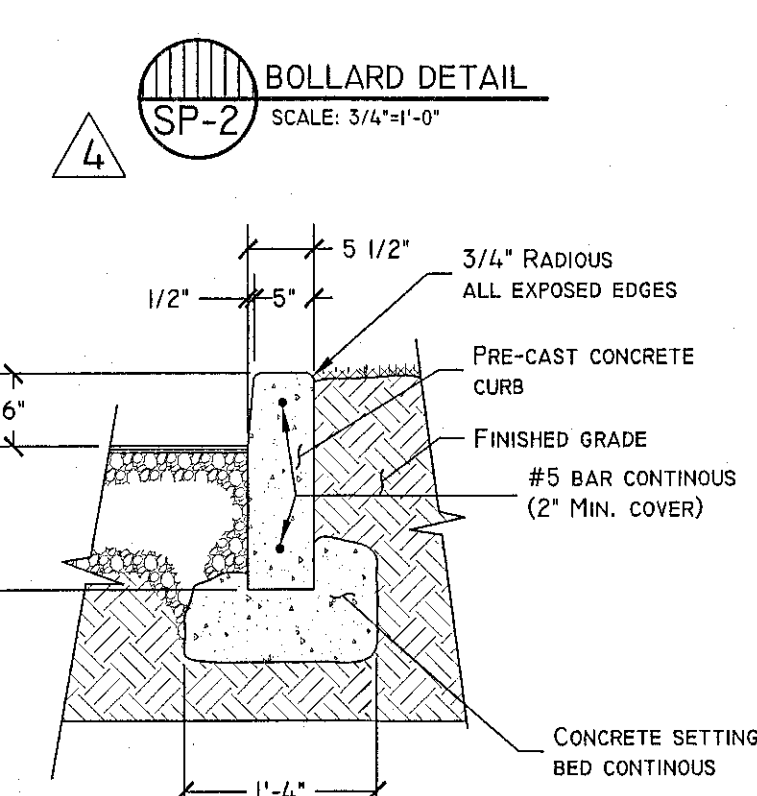
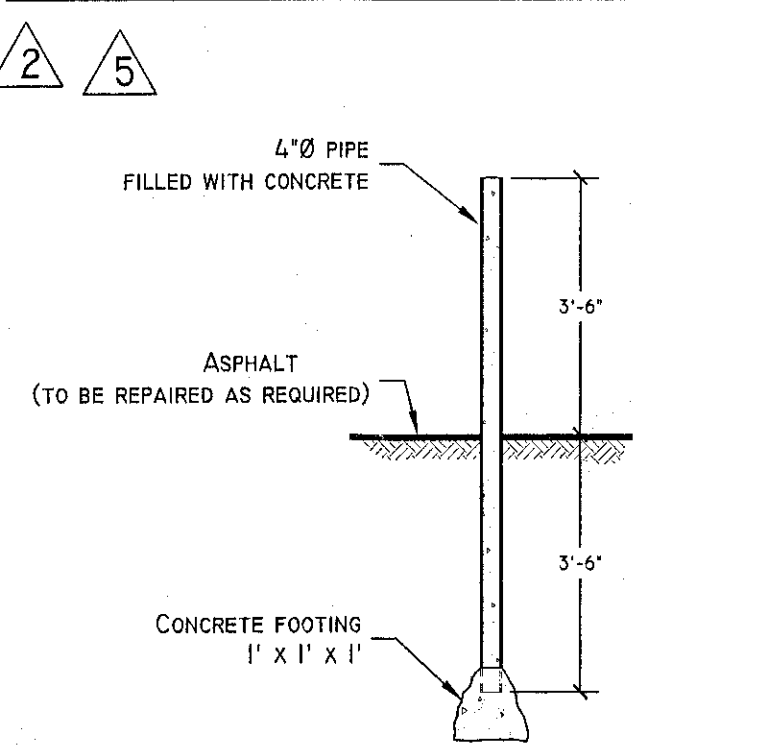
SPA 102-A1



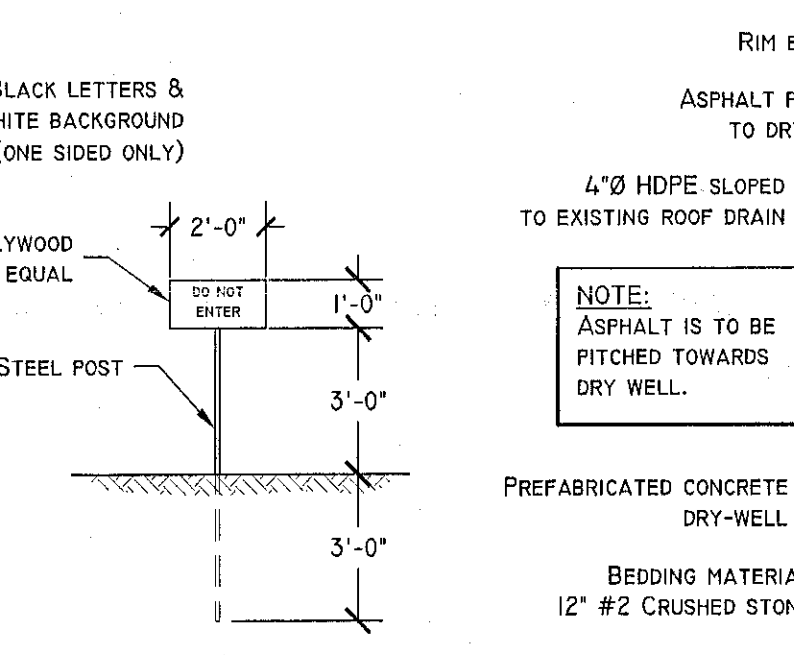
**NOTE:**  
THE PLANNING BOARD FINDS THAT COMPLIANCE WITH THE OFF-STREET PARKING REQUIREMENTS HEREIN WOULD HAVE AN ADVERSE IMPACT UPON THE PHYSICAL ENVIRONMENT OR VISUAL CHARACTER OF THE AREA, AND THAT ALL OF THE PARKING REQUIRED IN THE "SCHEDULE OF OFF-STREET PARKING" (TWENTY-EIGHT SPACES) WILL NOT BE NECESSARY FOR THE ANTICIPATED USE OF THE SITE. THEREFORE, THE PLANNING BOARD ONLY REQUIRES TWENTY-SIX PARKING SPACES TO BE CONSTRUCTED, EIGHT (8) SPACES (LABELED AS BANKED PARKING) TO SATISFY THE PARKING REQUIREMENT IN THE FUTURE SHOULD THE NEED FOR SUCH ADDITIONAL PARKING ARISE. THE PLANNING BOARD RETAINS THE RIGHT TO REQUIRE THE OWNER OF THE PROPERTY TO CONSTRUCT THE TWO ADDITIONAL PARKING SPACES WHENEVER IT FINDS THAT SUCH PARKING IS NEEDED.

**NOTES:**  
1) CONTRACTOR MUST COORDINATE CAPPING EXISTING WATER AND SANITARY SEWER LATERALS WITH DPW, 439-4955 X 1132.  
2) DUMPSTER PICKUP SCHEDULE AT 6 AM.

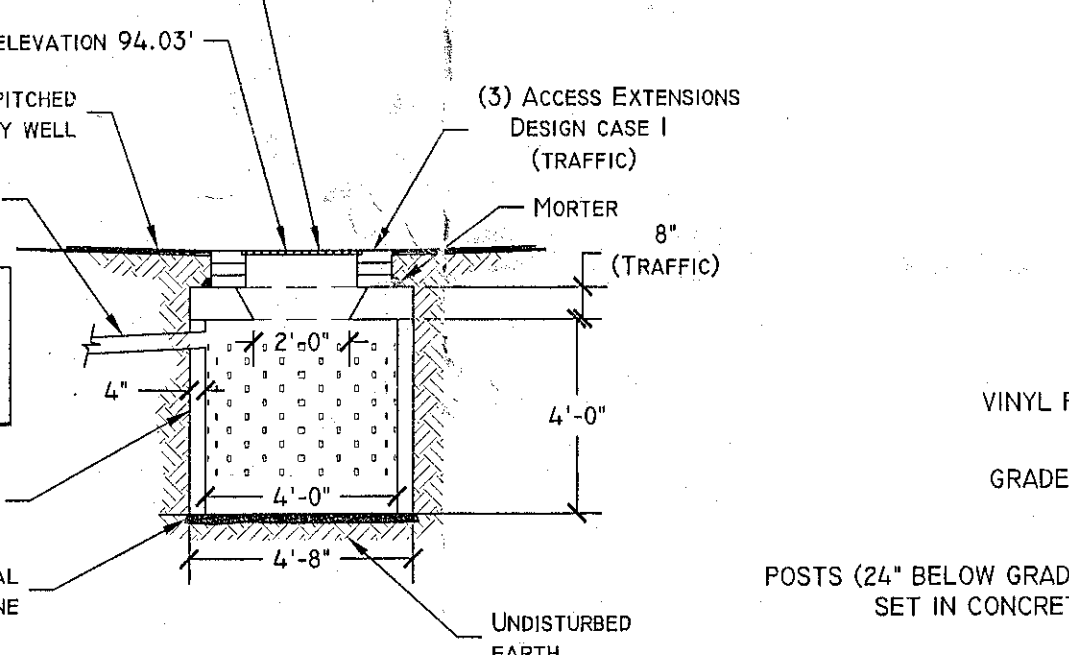
LANDSCAPE SCHEDULE					
SYM	KEY	NO.	COMMON NAME	BOTANICAL NAME	SIZE
16		16	DARK AMERICAN ARBORVITAE	THUJA-OCCIDENTALIS 'NIGRA'	4'-5'
1		1	AUTUM BLAZE FLOWERING PEAR TREE	PIRUS-CALLERYANA	(2) 2' CAL.



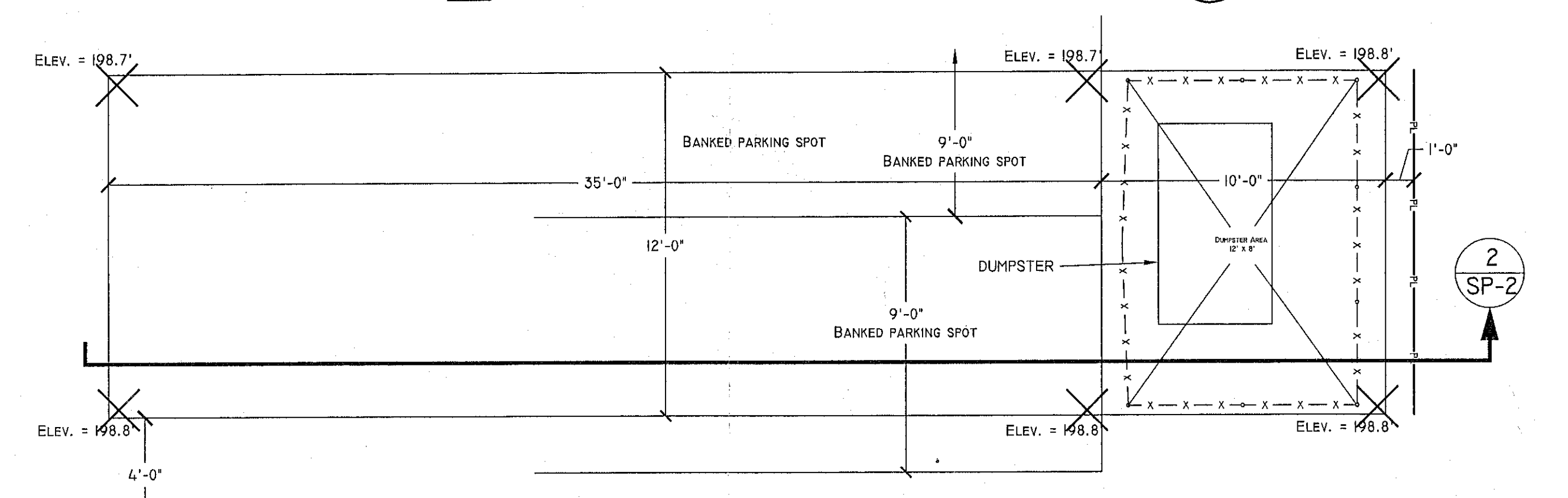
**DUMPSTER PAD PLAN**  
SCALE: 1/4"=1'-0"



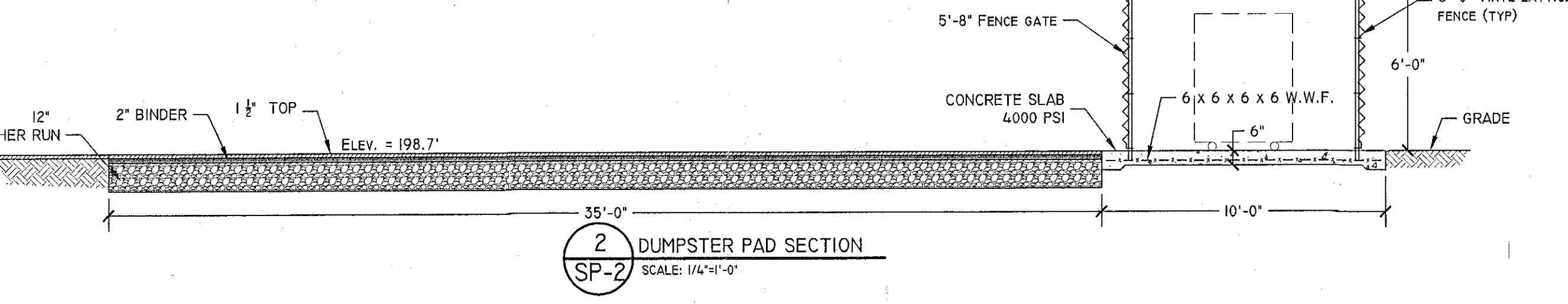
**SIGN DETAILS**  
SCALE: 1/4"=1'-0"



**DRYWELL DETAILS**  
SCALE: 1/4"=1'-0"



**DUMPSTER PAD SECTION**  
SCALE: 1/4"=1'-0"



**DUMPSTER PAD SECTION**  
SCALE: 1/4"=1'-0"

P.O.B.  
AREA DEED 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.

DO NOT ENTER SIGN

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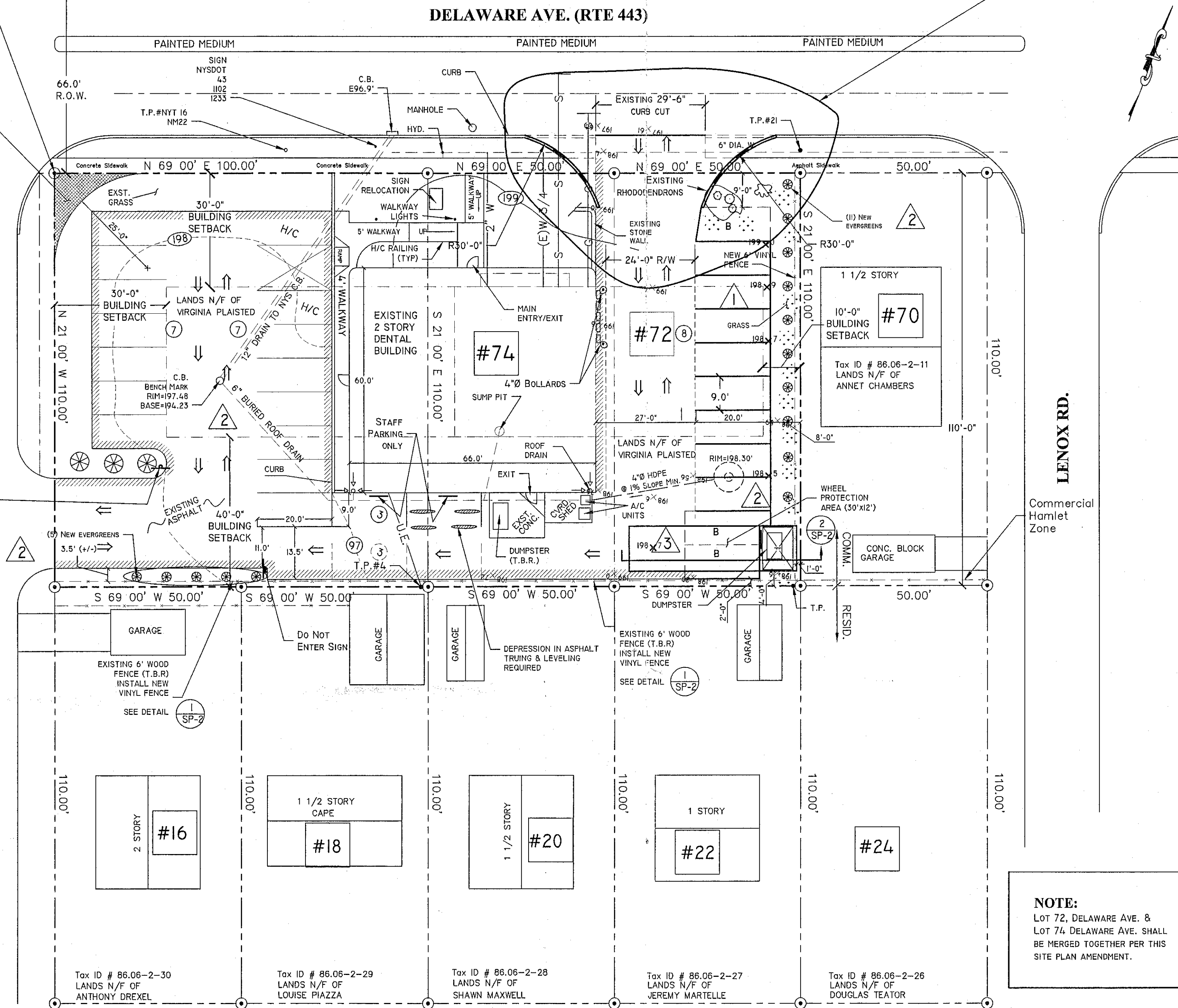
DO NOT ENTER SIGN

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**NOTE:**  
LOT 72, DELAWARE AVE. & LOT 74, DELAWARE AVE. SHALL BE MERGED TOGETHER PER THIS SITE PLAN AMENDMENT.

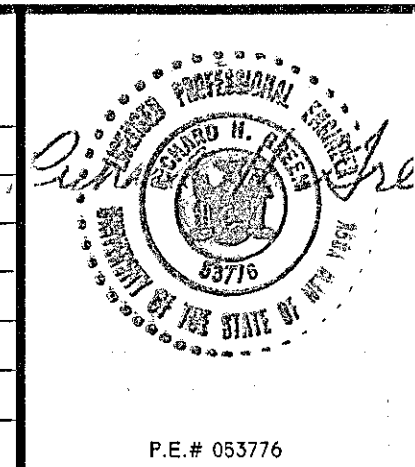
LEGEND	
○	= EXISTING ELEVATIONS
□	= PROPOSED ELEVATIONS
▨	= EDGE OF EXISTING PAVEMENT
▩	= EXISTING BUILDING (TO BE DEMOLISHED)
■	= GRASS
B	= BANKED PARKING

**PROPOSED SITE PLAN**  
SCALE: 1" = 20'

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

OWNER: VIRGINIA PLAISTED  
ADDRESS: 74 DELAWARE AVE  
DELMAR NY 12054  
PHONE: (C) 207 6608  
(O) 439 3299

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1-4-11	REVISED PARKING SPACES TO 28.	
2	2-9-12	ADDED COMMENTS OF E. D. P. & D.P.W. DATED 1-19-12.	
3	2-28-12	ADDED GRADE SHOTS TAKEN ON 2-28-12.	
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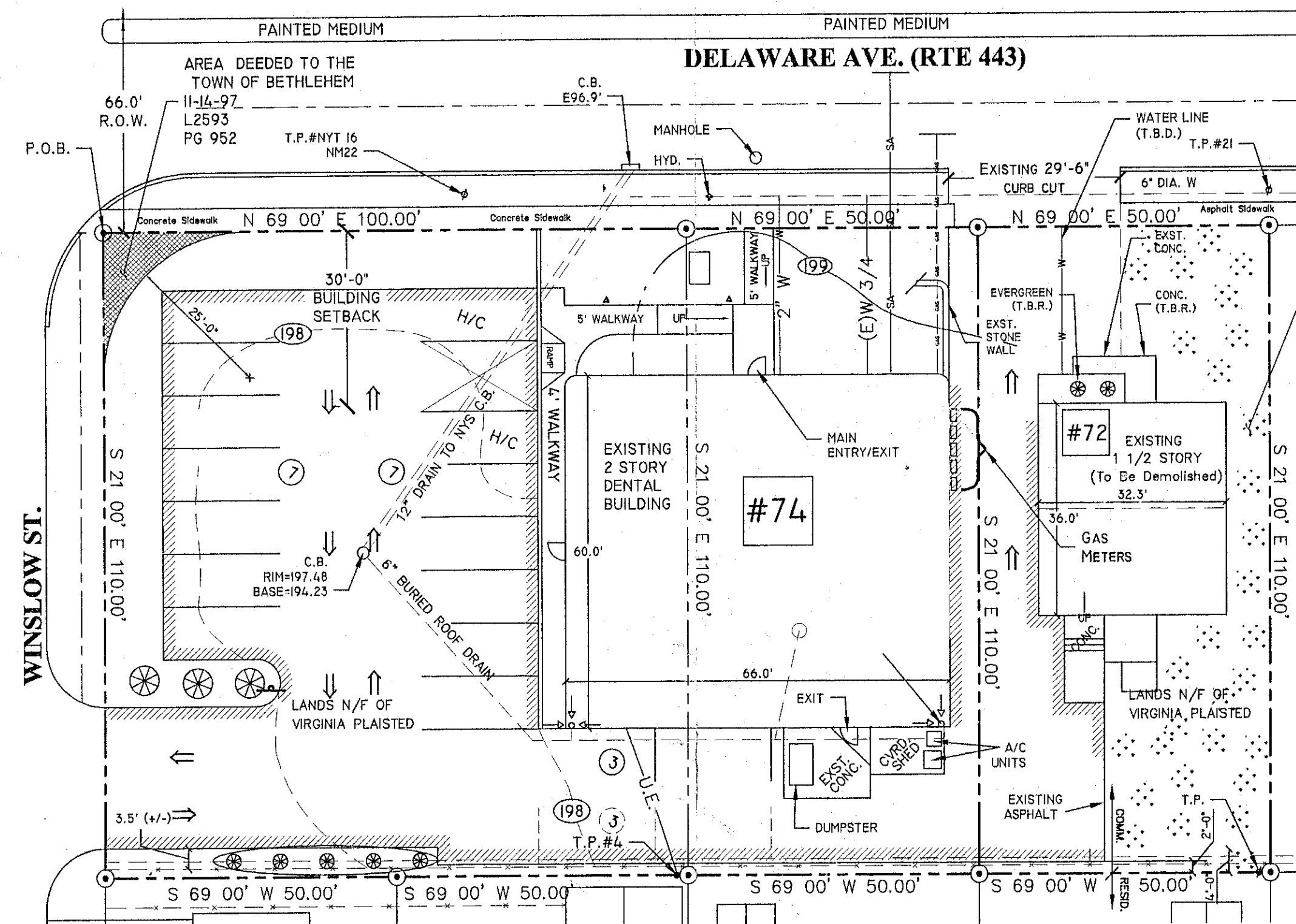
**PROPOSED SITE PLAN**  
74-72 DELAWARE AVE  
DELMAR, NY 12054

**RICHARD H. GREEN P.E., P.C.**  
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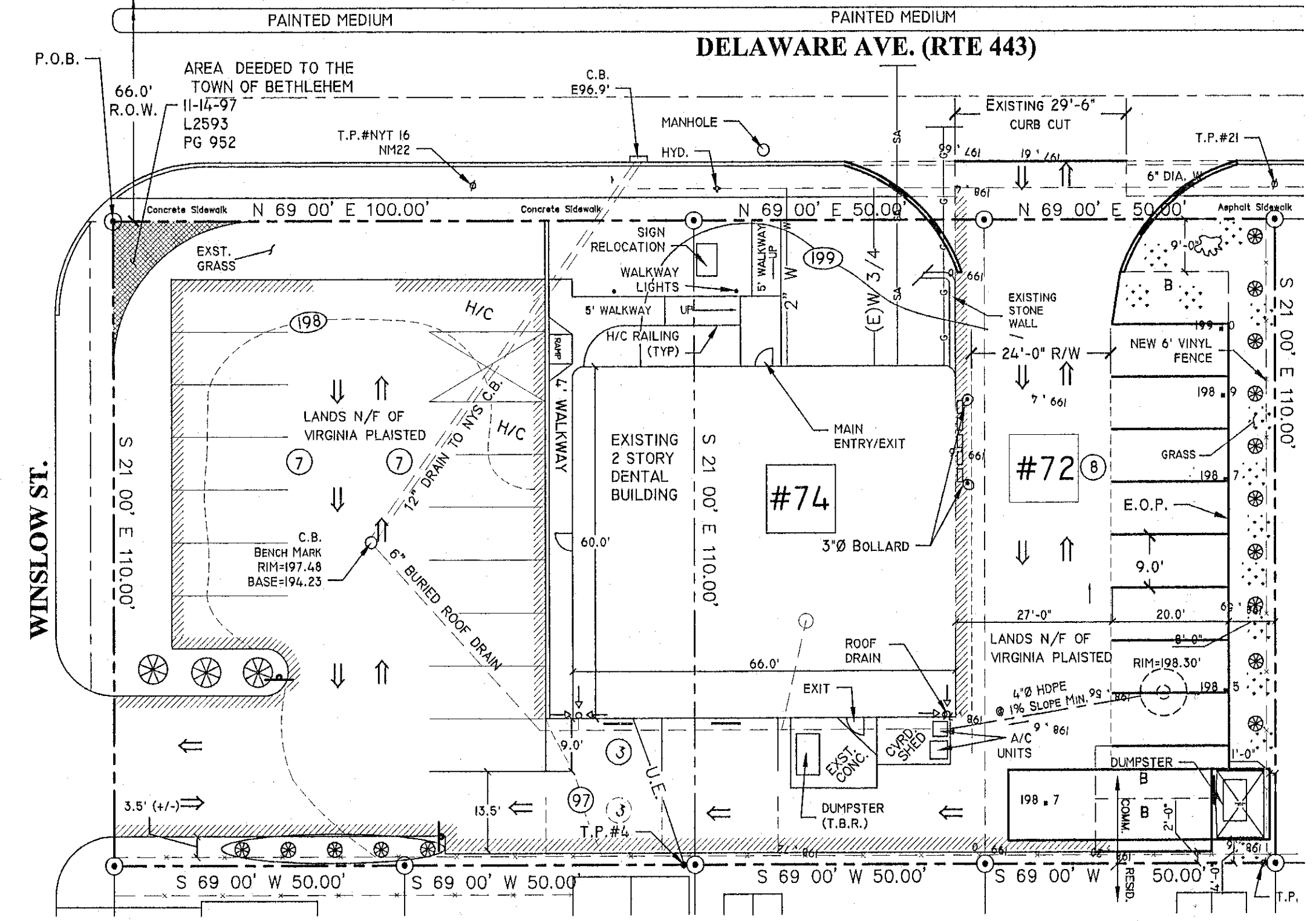
**JOB No:** 11-1-21 SP  
**BY:** SCK  
**DWG. No:** SP-2  
**CHK:** RHG

**DATE:** 11-7-11  
**SCALE:** AS SHOWN

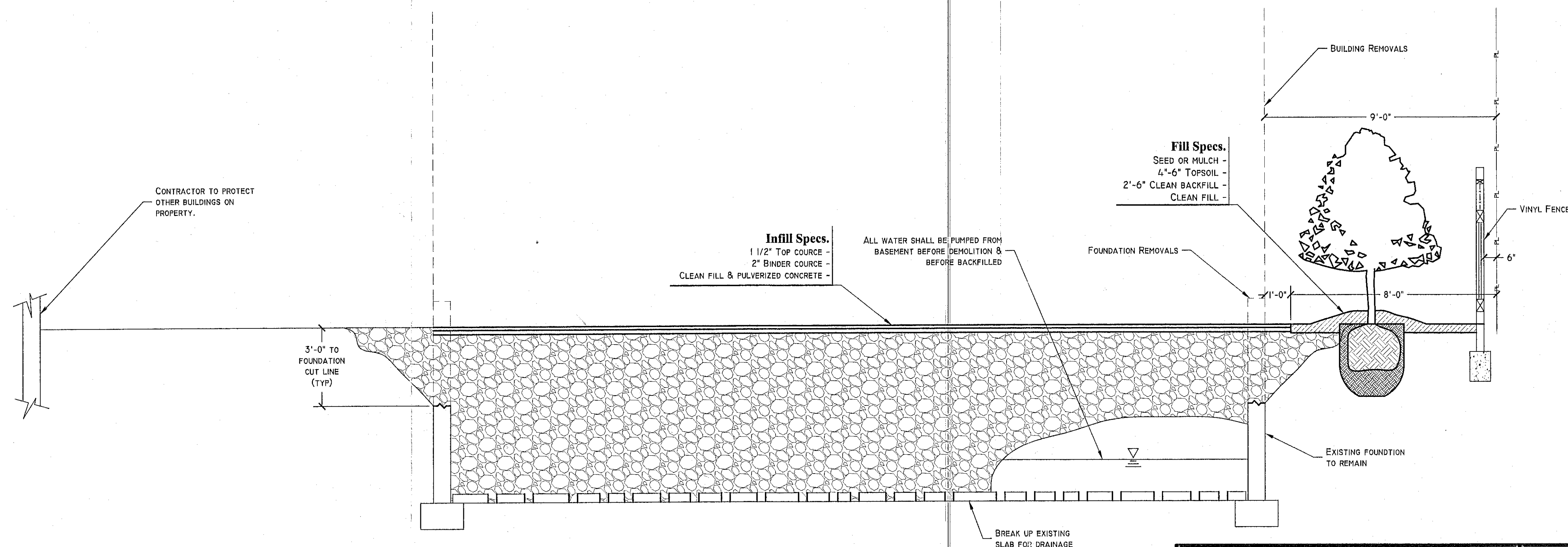




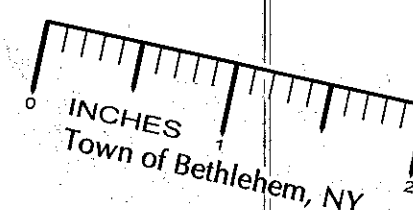
DEMOLITION PLAN  
SCALE: 1" = 20'



PROPOSED PARKING LOT (LOT 72) RESTORATION PLAN  
SCALE: 1" = 20'



PROPOSED SECTION  
SCALE: 3/8" = 1'-0"



FILE NAME: 11-21 DEMOLITION PLAN

FILE COPY

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved.  
Date 6-8-12

OWNER: VIRGINIA PLAISTED  
ADDRESS: 74 DELAWARE AVE  
DELMAR NY 12054  
PHONE: (C) 207 6608  
(O) 439 3299

REVISIONS				DEMOLITION/RESTORATION PLAN	
No.	DATE	DESCRIPTION	BY	72 DELAWARE AVE DELMAR, NY 12054	
				RICHARD H. GREEN P.E., P.C.	
				321 DELAWARE AVE DELMAR, N.Y. 12054 (518) 439-6474 FAX: (518) 439-6475 E-MAIL: RGREEN@VERIZON.NET	
				JOB No: 11-1-21 DEMO	
				BY: DLL DWG. No: 1 OF 1	
				CHK: RHG	