

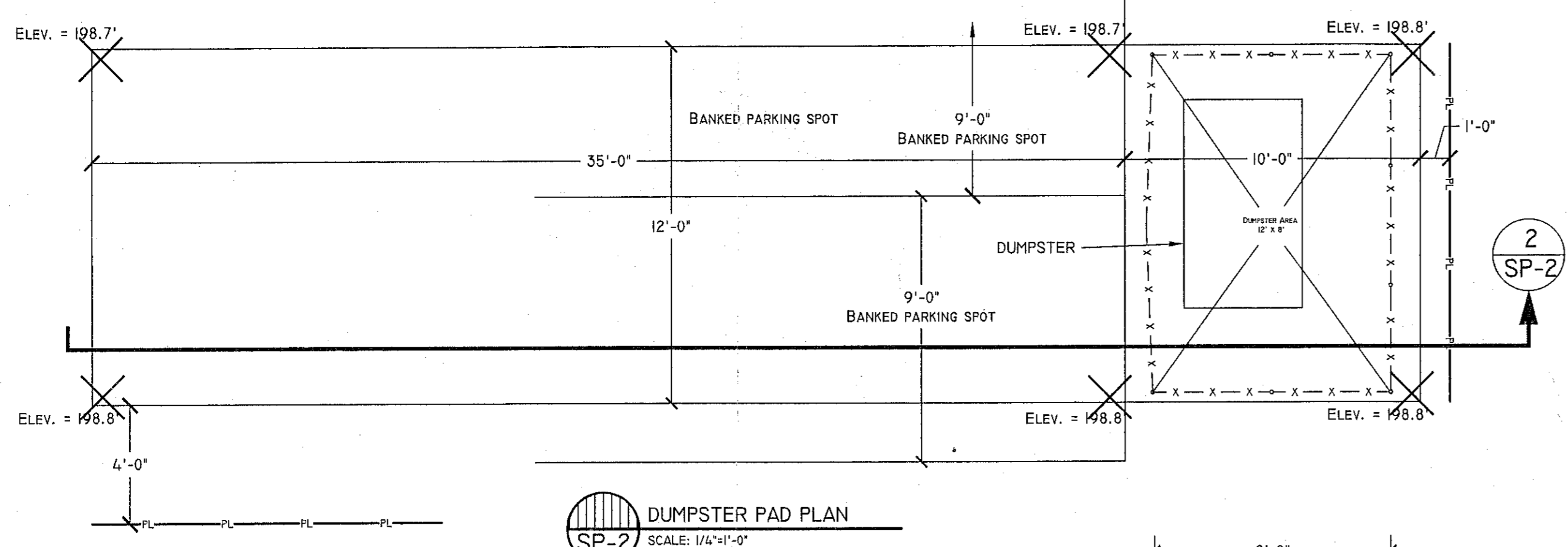
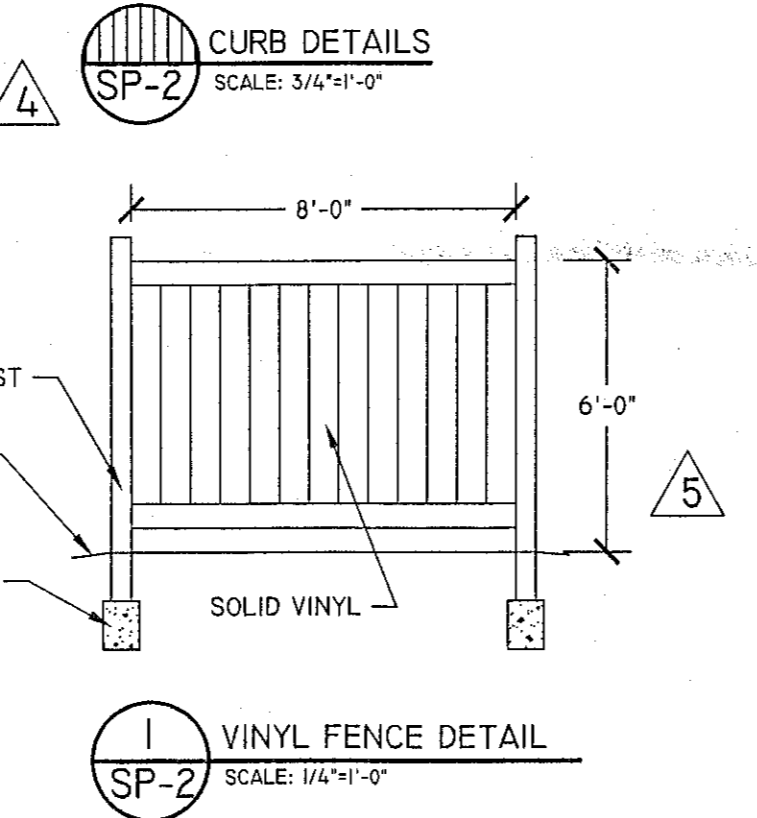
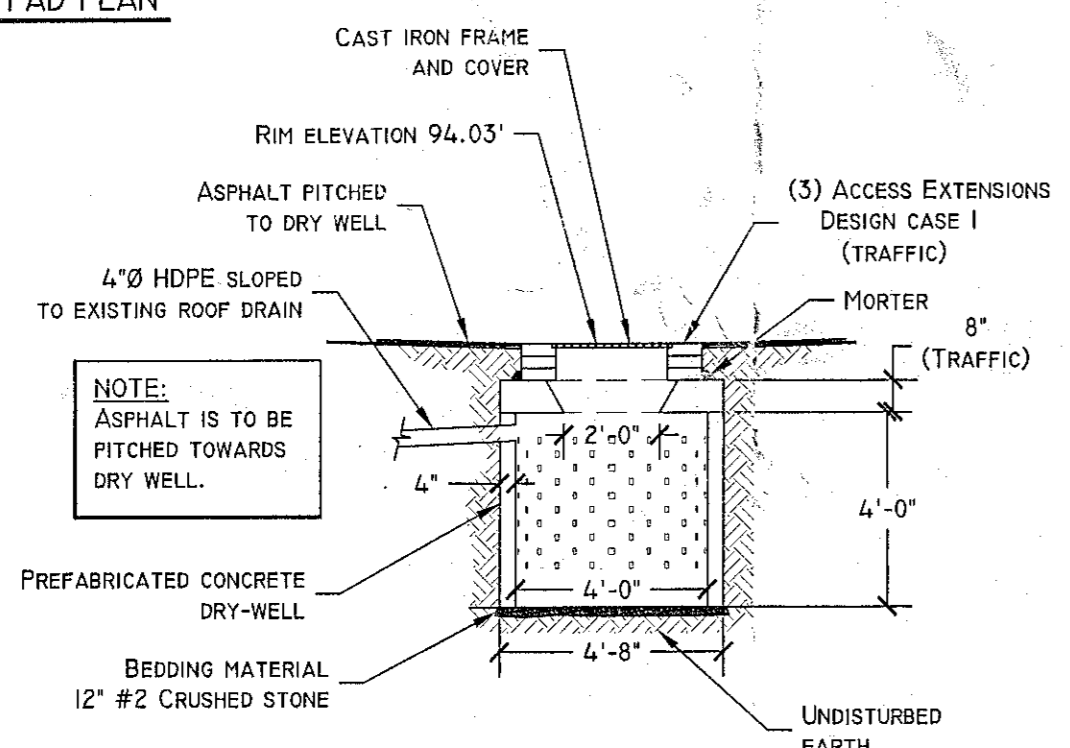
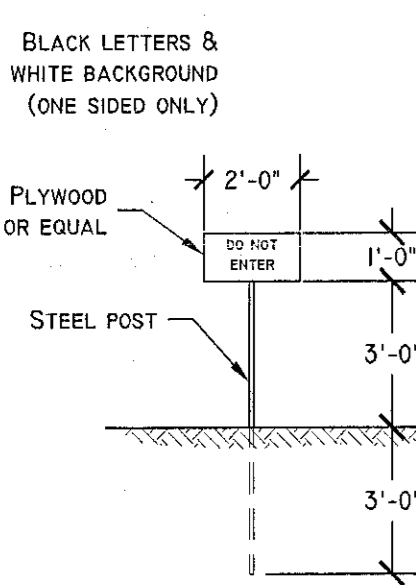
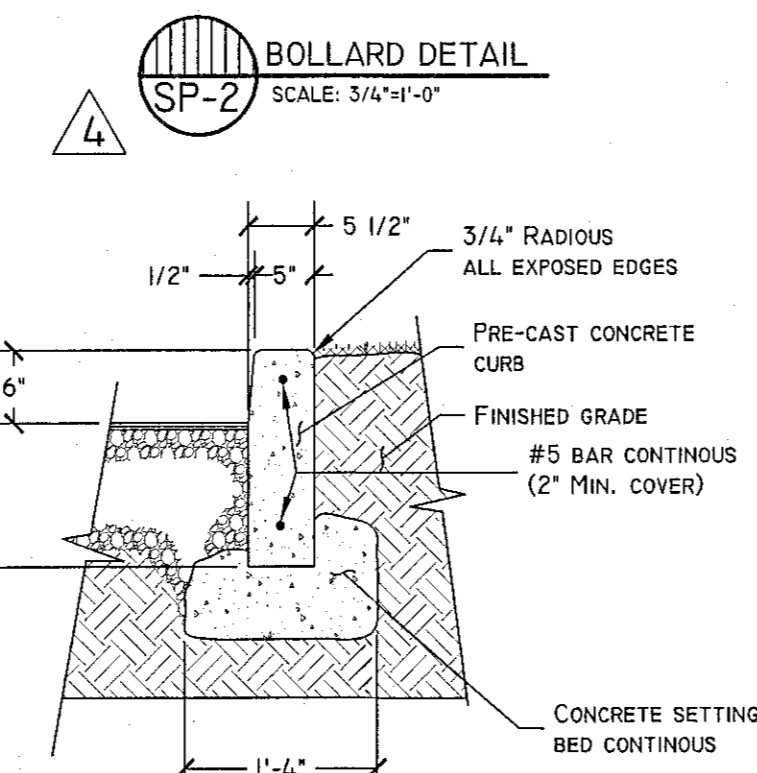
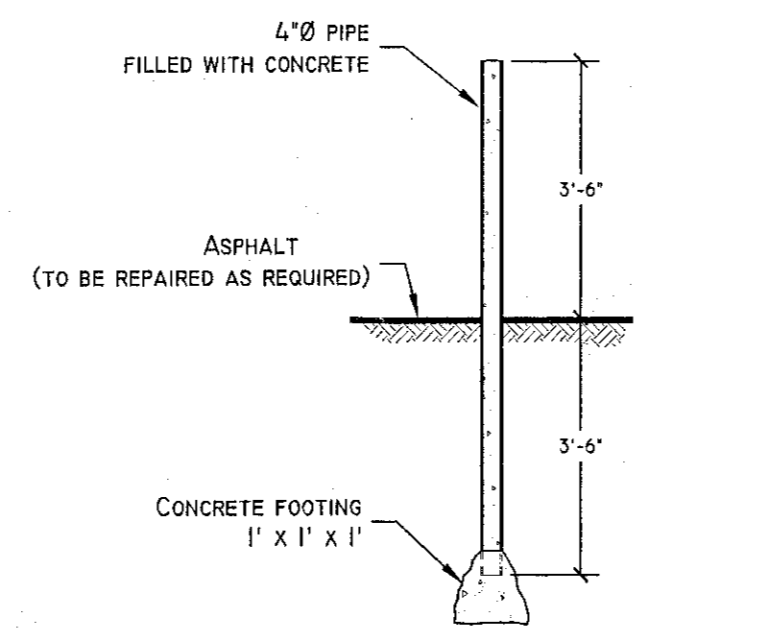
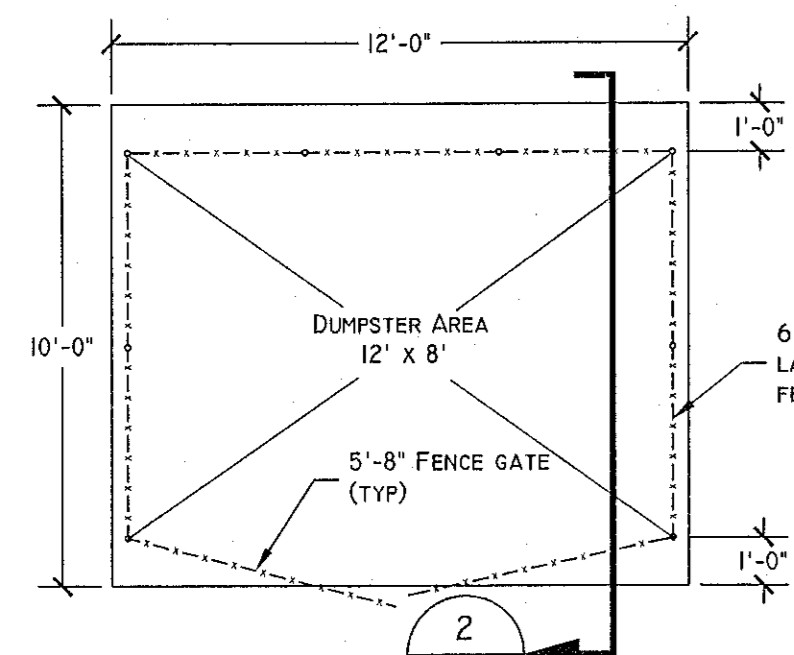


NOTE:
THE PLANNING BOARD FINDS THAT COMPLIANCE WITH THE OFF-STREET PARKING REQUIREMENTS HEREIN WOULD HAVE AN ADVERSE IMPACT UPON THE PHYSICAL ENVIRONMENT OR VISUAL CHARACTER OF THE AREA, AND THAT ALL OF THE PARKING REQUIRED IN THE "SCHEDULE OF OFF-STREET PARKING" (TWENTY-EIGHT SPACES) WILL NOT BE NECESSARY FOR THE ANTICIPATED USE OF THE SITE. THEREFORE, THE PLANNING BOARD ONLY REQUIRES TWENTY-SIX PARKING SPACES TO BE CONSTRUCTED, EIGHT (8) SPACES TO BE LOCATED ON LOT #72. THERE IS SUFFICIENT USABLE LAND SET ASIDE FOR THREE (3) 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	CONDITION
		16	DARK AMERICAN ARBORVITAE	THUJA-OCCIDENTALIS "NIGRA"	4'-5'	B&B
		1	AUTUM BLAZE FLOWERING PEAR TREE	PYRUS-CALLERYANA	(2) 2" CAL.	B&B



LEGEND	
	= EXISTING ELEVATIONS
	= PROPOSED ELEVATIONS
	= EDGE OF EXISTING PAVEMENT
	= EXISTING BUILDING (TO BE DEMOLISHED)
	= GRASS
	= BANKED PARKING

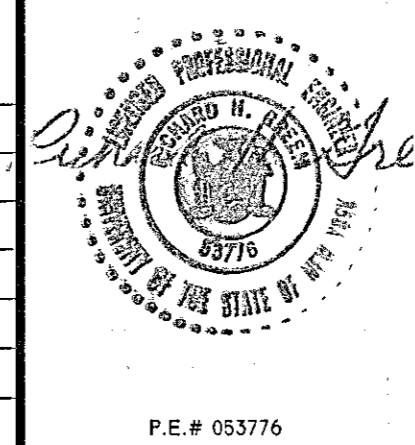
PROPOSED SITE PLAN

SP-2 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.	
4	3-2-12	ADDED D.O.T. CURB DETAILS.	
5	4-23-12	ADDED SITE PLAN AMENDMENT LETTER COMMENTS DATED 2-23-12.	



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

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FAX: (518) 439-6475
E-MAIL: RGREEN4@VERIZON.NET

JOB No: **11-1-21 SP**

BY: SCK
CHK: RHG

DWG. No: **SP-2**

SITE PLAN APPROVAL BOX
FILE COPY

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved: _____
Title: *Delmar Hamlet*
Date: *6-8-12*

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

