

ZONING ANALYSIS TABLE			
ZONING DISTRICT	C (GENERAL COMMERCIAL DISTRICT) CONVENIENCE STORE, MINI-MART - USE ALLOWED SUBJECT TO SITE PLAN APPROVAL RESTAURANT, W/DRIVE THRU- SUBJECT TO SPECIAL USE PERMIT & SITE PLAN APPROVALS		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	126,471 SF	UNCHANGED
MINIMUM LOT WIDTH	100'	284.8'	UNCHANGED
MINIMUM LOT DEPTH	150'	284.8'	UNCHANGED
MIN. FRONT STBK. (N.Y.S. ROUTE 9W)	100'	89.7' (CANOPY) 17.3' (BLDG)	58.6' (CANOPY)(V) 157.6' (BLDG)
MIN. FRONT STBK. (N.Y.S. ROUTE 32)	100'	17.3' (BLDG)	35.0' (CANOPY)(V) 105.3' (BLDG)
MIN. SIDE STBK. (BUFFER)	140'	184.0' (CANOPY) 153.0' (BLDG)	136.0' (CANOPY)(V) 117.9' (BLDG)(V)
MIN. REAR STBK.	50'	13.8' (CANOPY) 220.5' (BLDG)	30.8' (CANOPY)(V) 134.1' (BLDG)
MAX. BUILDING HEIGHT	35'	20±	18.4±
PARKING REQUIREMENTS (9' X 20' SPACES)	RESTAURANT (1/50 SF = 22) RETAIL (1/250 SF = 16) 38	N/A	39
MIN. INTERIOR GREENSPACE	10%	0.0%	21.6%
MAX. LOT COVERAGE (BUILDING)	35%	7.1%	9.8%
LOADING FACILITIES	1	0	1
MIN. FRONT PARKING SETBACK	10'	0.0'	10.0'
MIN. SIDE PARKING SETBACK	100'	0.86'	74.4' (V)
MIN. REAR PARKING SETBACK	15'	23.3'	19.1'
MIN. SIGN SETBACK	10'	15±	0.9' (V)

(V) - DENOTES VARIANCE GRANTED

**SERVICE AREA NOTE:**  
THE PROPOSED AIR AND VACUUM SERVICE AREA DAILY OPERATION SHALL ONLY BE BETWEEN THE HOURS OF 6:00 AM AND 10:00 PM.

ZONED GENERAL  
COMMERCIAL DISTRICT C

SIGNAGE TABLE			
	EXISTING(Square Feet)	ALLOWED	PROPOSED(Square Feet)
FREESTANDING ID/ PRICE SIGN	N/A	1 ALLOWED, 40 SF PER SIGN	(2) 48 SF EACH =96 SF (V)
BUILDING SIGN	1) "BIG M", 46.5'x4' =186 2) "LOT 23", 28'x4' =104 3) "MAIN CAFE", 8.5'x4' =34 4) "TOWER" SIGN, 6'x2' =12 336 SF	NUMBER ALLOWED NOT SPECIFIED, 40 SF PER SIGN	1) 2.58'x13' =33.6 2) 2.66'x7.83' =20.8 3) 2.66'x7.83' =20.8 75.2 SF
CANOPY SIGNAGE	(2) 8 SF EACH = 16 SF	NOT SPECIFIED	18.8 SF (V)
FREESTANDING DIRECTIONAL SIGNS	N/A	NUMBER ALLOWED NOT SPECIFIED, 4.0 SF PER SIGN, 6' MAX. HT.	(4) 4.0 SF EACH =16.0 SF (V) (1) 3.0 SF EACH =3.0 SF (V)
MENU BOARD	N/A	NOT SPECIFIED	32.7 SF
TOTAL SIGN AREA	354 SF	100 SF	241.5 SF (V)

(V) - DENOTES VARIANCE GRANTED

**GENERAL NOTES**

- APPLICANT FOR THIS PROJECT IS: CUMBERLAND FARMS, INC.  
777 DUNDAS STREET, CANTON, MASS. 02021  
17 BEDFORD STREET, CANTON, MASS. 02021
- PROPERTY KNOWN AND DESIGNATED AS TAX MAP I.D. NO. 87.03 BLOCK 2, LOTS 24+25 OF THE TOWN OF BETHLEHEM.
- REFERENCES:  
BOUNDARY & LOCATION SURVEY: CONTROL POINT ASSOCIATES, INC.  
776 MOUNTAIN BOULEVARD, WASHINGTON, NEW JERSEY 07069  
DATED: JANUARY 4, 2005
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION AND THAT IT BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES. ALL METHODS AND MATERIALS OF CONSTRUCTION SHALL CONFORM TO ALL OSHA, TOWN OF BETHLEHEM AND STATE OF NEW YORK REGULATIONS AS APPROPRIATE.
- THE CONTRACTOR SHALL TAKE CARE DURING CONSTRUCTION OPERATIONS NOT TO DAMAGE EXISTING CURB, SIDEWALK, PAVEMENT, ETC. TO REMAIN. ANY DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF UTILITIES. DISTURBANCES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITIES INFORMATION SHOWN ON THE PLANS IS A COMPILED OF FIELD LOCATIONS AND RECORD DRAWINGS. THE CONTRACTOR IS ADVISED ACCORDINGLY, THE CONTRACTOR IS ALSO ADVISED THAT ALL UTILITIES FACILITIES DISTURBED DURING CONSTRUCTION BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR POSTING ALL NECESSARY BONDS AND INSURANCE AND OBTAINING THE NECESSARY PERMITS FOR ALL WORK.
- ANY DEMOLITION DEBRIS INCLUDING BUILDINGS, CURB, SIDEWALK, PAVEMENT, ETC. REMOVED DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OF OFF-SITE. NO SCRAPED PAVEMENT OR OTHER DEBRIS SHALL BE USED AS, OR INCLUDED IN, BACKFILL MATERIAL.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING THE COURSE OF THE WORK.
- CONTRACTOR TO OBTAIN ALL NECESSARY TRADE, BUILDING, AND DOT PERMITS FOR ALL PROPOSED WORK.
- CONTRACTOR TO PERFORM ALL WORK WITHIN N.Y.S. ROUTE 9W & 32 IN ACCORDANCE WITH N.Y.S.D.O.T. STANDARDS AND O.S.H.A. GUIDELINES. CONTRACTOR TO PERFORM WORK WITHIN RIGHT OF WAY IN THE MOST EXPEDITIOUS MANNER POSSIBLE WHILE PROVIDING ALTERNATIVE MEANS OF PEDESTRIAN ACCESS.
- LIGHT POLES SHALL NOT BE LOCATED WITHIN 36" OF CURBING ADJACENT TO PARKING AREAS (SEE LIGHTING PLAN). ADDITIONALLY, AREA LIGHTS SHALL BE DIRECTED SO AS NOT TO INTRUDE INTO SURROUNDING PROPERTIES.
- CONTRACTOR TO PERFORM ALL SITE WORK INCLUDING CONCRETE MATS AND PAVING IN ACCORDANCE WITH CUMBERLAND FARMS, INC. SPECIFICATIONS.
- CONTRACTOR TO IMPLEMENT EROSION CONTROL MEASURES UTILIZING HAY BALES AND SILTATION FENCES TO PREVENT SOIL EROSION ONTO ADJUTING PROPERTIES.
- ALL UNDERGROUND PIPING INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE DISSEPER AND PIPING MANUFACTURERS.
- UNDERGROUND PIPING, AND SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS BY A LICENSED CONTRACTOR CERTIFIED FOR SUCH INSTALLATION BY THE PIPING MANUFACTURER. ALL INSTALLATION DETAILS SHALL BE IN ACCORDANCE WITH MANUFACTURING DETAILS FOR ALL SYSTEM COMPONENTS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL OBTAIN PROPER TRADE PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE BUILDING DEPARTMENT 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR SCHEDULING AND ACQUIRING ALL INSPECTIONS OF THE WORK REQUIRED BY GOVERNING AUTHORITIES.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ANY REPRODUCTION OF THIS ENGINEERED DOCUMENT WITHOUT THE PRIOR CONSENT OF THE "ENGINEER OF RECORD" IS STRICTLY PROHIBITED.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF ANY CONFLICTS.
- ALL FEATURES NOT LABELED AS "NEW", "PROPOSED", OR "TO BE REMOVED" SHALL BE CONSIDERED TO BE "EXISTING" TO REMAIN.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO THE COMMENCEMENT OF EXCAVATION OF ANY TYPE. CONTRACTOR TO CALL THE "NEW YORK ONE-CALL SYSTEM" (1-800-962-7952 TOLL FREE) 72 HOURS BEFORE DIGGING, DRILLING, OR GRADING.
- THE HOURS OF OPERATION WILL BE 24 HOURS A DAY/ 7 DAYS A WEEK.

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
This Site Plan Approved.  
*Don'tell B. Smith*  
Title: *Chairman*  
Date: *8/2/04*

TOWN OF BETHLEHEM APPROVAL AREA

**TOWN OF BETHLEHEM  
STANDARD NOTES FOR PLANS:**

- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 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 THE 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 THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
- FOR PROJECTS WITH PRESERVED FEDERAL WETLANDS, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR THE FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
- THE CONTRACTOR SHALL CALL THE U.S.F.P.O. (1-800-962-7952) THREE WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- LIMITS OF CLEARING AND GRADING ARE TO BE MARKED IN THE FIELD AND SILT FENCING INSTALLED PRIOR TO COMMENCEMENT OF THE SITE WORK. SEE SHEETS 4 AND 7.

RECEIVED  
AUG 28 2006  
TOWN OF BETHLEHEM

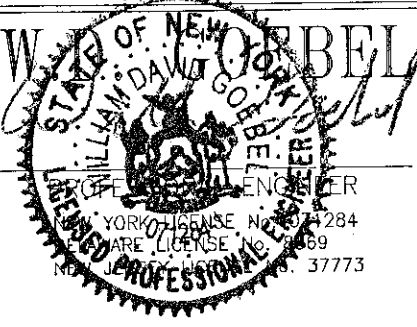
Cumberland Farms  
777 Dundas Street  
Canton, Massachusetts 02021

**BOHLER ENGINEERING, P.C.**  
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5 COMPUTER DRIVE WEST, SUITE 203  
ALBANY, NEW YORK 12205  
(518) 438-9900  
776 MOUNTAIN BLVD.  
WATCHUNG, NEW JERSEY 07060  
(908) 668-8300

PROJECT: CUMBERLAND FARMS, INC.  
PROP. FOOD STORE & GAS STATION  
68 ROUTE 9W - NYS RIE 9W & NYS RIE 32  
TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

TITLE: **SITE PLAN**

L.H. BOHLER  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 27410  
PENNSYLVANIA LICENSE NO. 37184  
NEW YORK LICENSE NO. 63499  
CONNECTICUT LICENSE NO. 17518  
MASSACHUSETTS LICENSE NO. 37025

  
DATE: 4/11/05  
SHEET NO: 4 OF 16  
REV. NO: 9

