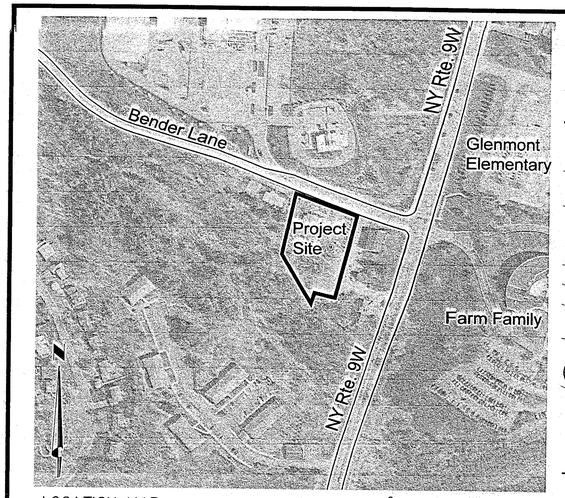
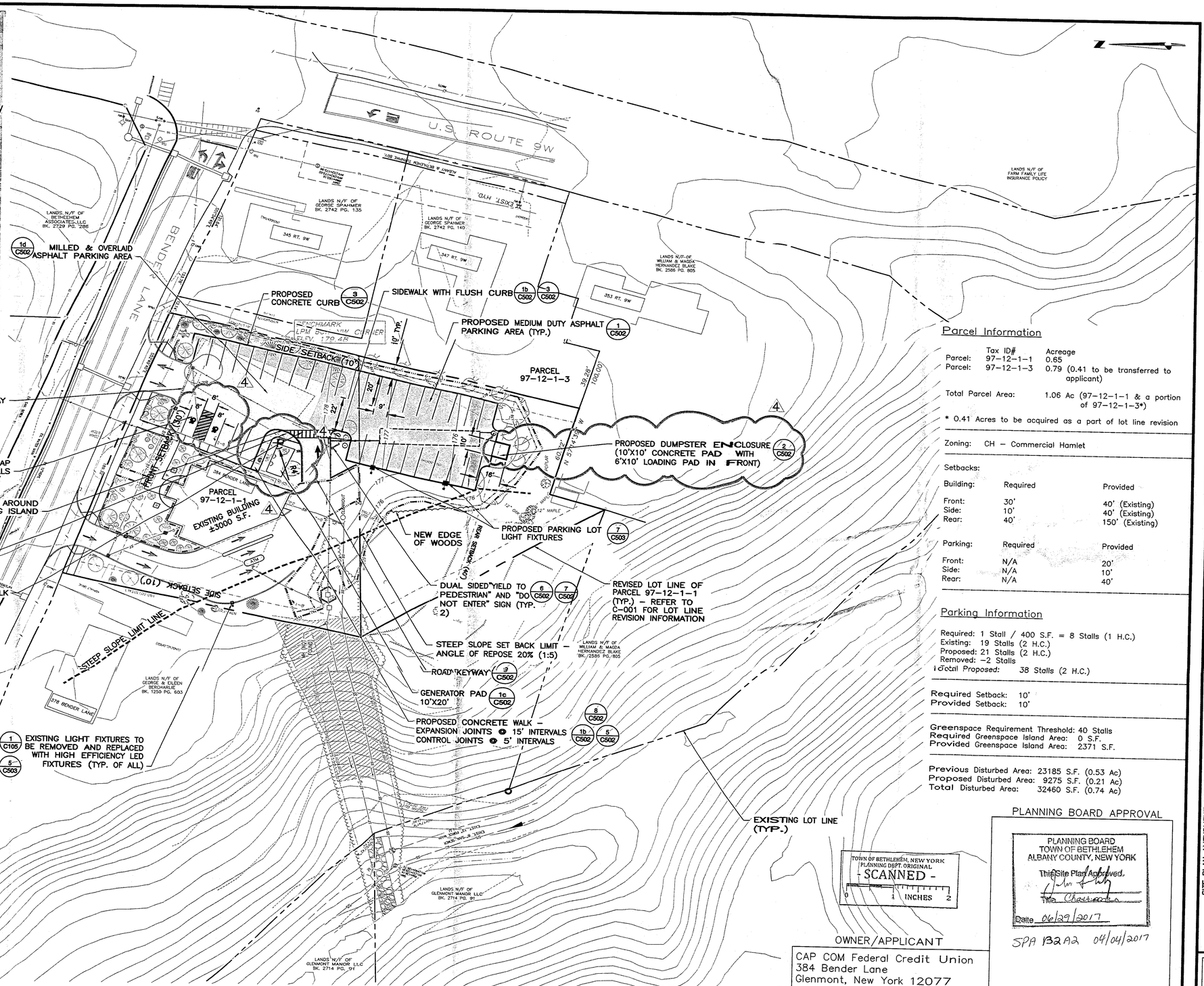


LOCATION MAP



General Notes

1. All elevations shown are based upon Town datum.
2. All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.
3. Prior to any work in the County right-of-way, a highway work permit from the County of Albany Department of Public Works is required.
4. 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.
5. Correspondence from CapCom, dated March 28, 2017, to the Planning Board included a formal request for a waiver to Zoning Law §128-49.C.1 to allow site disturbance within the angle of repose along the rear slope of the site. A geotechnical review of the site was conducted by Fred Dente P.E., Dente Engineering, dated March 17, 2017, which concluded "the construction or land disturbance activities would not result in a failure of the slope or a danger to human health, welfare or property. This statement is made with a reasonable degree of engineering certainty and is based, in part, upon our investigation of the site documented in our Geotechnical Evaluation for the Proposed Bank Office dated November 9, 2006." In correspondence dated, March 20, 2017, the Town Engineer confirmed that the geotechnical review addresses concerns for the parking lot and landscaping. Based on the Town Engineer's recommendation, the Planning Board issued a waiver to Zoning Law § 128-49.C.1 on April 4, 2017.

Parcel Information

	Tax ID#	Acreage
Parcel:	97-12-1-1	0.65
Parcel:	97-12-1-3	0.79 (0.41 to be transferred to applicant)
Total Parcel Area:		1.06 Ac (97-12-1-1 & a portion of 97-12-1-3*)

* 0.41 Acres to be acquired as a part of lot line revision

Zoning: CH – Commercial Hamlet

Setbacks:

Building:	Required	Provided
Front:	30'	40' (Existing)
Side:	10'	40' (Existing)
Rear:	40'	150' (Existing)

Parking:	Required	Provided
Front:	N/A	20'
Side:	N/A	10'
Rear:	N/A	40'

Parking Information

Required: 1 Stall / 400 S.F. = 8 Stalls (1 H.C.)
Existing: 19 Stalls (2 H.C.)
Proposed: 21 Stalls (2 H.C.)
Removed: –2 Stalls
Total Proposed: 38 Stalls (2 H.C.)

Required Setback: 10'
Provided Setback: 10'

Greenspace Requirement Threshold: 40 Stalls
Required Greenspace Island Area: 0 S.F.
Provided Greenspace Island Area: 2371 S.F.

Previous Disturbed Area: 23185 S.F. (0.53 Ac)
Proposed Disturbed Area: 9275 S.F. (0.21 Ac)
Total Disturbed Area: 32460 S.F. (0.74 Ac)

PLANNING BOARD APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title Chairman
Date 06/29/2017

SPA B2A2 04/04/2017

OWNER/APPLICANT
CAP COM Federal Credit Union
384 Bender Lane
Glenmont, New York 12077

1 SITE LAYOUT PLAN
SCALE: 1" = 20'

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www.westonandsampson.com

No.	Date	Dr.By	Ck.By	App.By	Description
2	03/30/17	JWG	DPB	DPB	ISSUED FOR BID
3	04/6/17	RAM	DPB	DPB	REVISIONS PER PLANNING BOARD/TDE COMMENTS
4	05/31/17	RAM	DPB	DPB	REVISIONS PER PLANNING MEETING

REVISED

REGISTERED LANDSCAPE ARCHITECT DANIEL P. BIGGS 2443-1 STATE OF NEW YORK

DECEMBER 1, 2016
DATE
REGISTERED PROFESSIONAL

SITE PLAN AMENDMENT – CAPCOM FCU – PARKING LOT EXPANSION
384 BENDER LANE, GLENMONT, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK

SITE LAYOUT PLAN

CADD NO.	CONTRACT:	SCALE:	JOB NO.	DR. BY	DSN. BY	CHK. BY	APP. BY
C102		AS NOTED	N2160071	JWG	JWG	DPB	DPB

C102

FILE NO.