

# VAN DYKE SPINNEY AT DELMAR - PHASE 1

TOWN OF BETHLEHEM COUNTY OF ALBANY  
STATE OF NEW YORK

## SUPPLEMENTAL PLANS

### OWNER

VAN DYKE SPINNEY, LLC  
1 JUNIPER LANE  
DELMAR, NEW YORK 12054  
(518) 439-8857

### ZONING NOTES

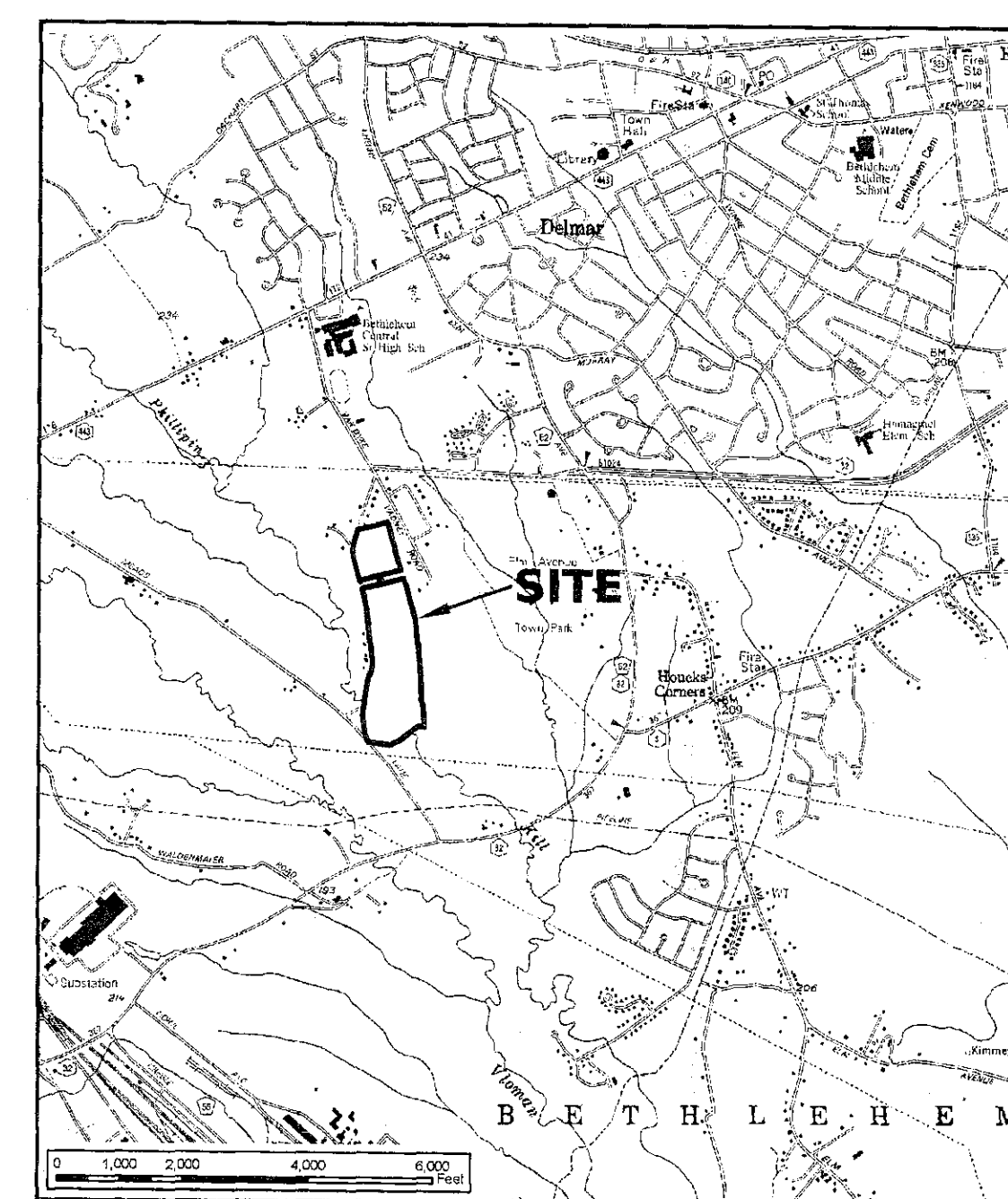
"PDD" - PLANNED DEVELOPMENT DISTRICT  
"87.89+/- ACRES"

### TOTAL ACREAGE

ACREAGE OF PARCEL : 91.87± ACRES

### TAX MAP NO'S

96.00-01-30



VICINITY MAP

NOT TO SCALE

### INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	LANDS OF VAN DYKE SPINNEY, LLC TO BE CONVEYED TO THE TOWN OF BETHLEHEM.
3	LANDS OF VAN DYKE SPINNEY, LLC TO BE CONVEYED TO THE MOHAWK HUDSON CONSERVANCY.
4	BUFFER LANDSCAPING PLAN.
5	FOUNDATION LANDSCAPING PLAN.
6	PLAN & PROFILES FOR INTERSECTIONS AT AERTSAN PLACE & VAN DYKE ROAD AND COORTE PLACE & VAN DYKE ROAD; PAVEMENT DETAIL AT FIRE HYDRANTS AND DETAILS OF PROTECTION REQUIRED BY U.S. ARMY CORPS OF ENGINEERS AT CROSSING OF WETLANDS DURING INSTALLATION OF PIPE LINES.
7	REVISIONS TO STANTEC CONSULTING, INC. OFFSITE IMPROVEMENTS SHEET 27, OS-2 TO ADDRESS COMMENTS OF PLANNING BOARD'S APPROVAL DATED OCTOBER 19, 2010.
8	CONSTRUCTION DETAILS
SK-1	PROPOSED PLANS AND IMAGES

### GENERAL NOTES:

SUPPLEMENTAL PLANS WERE PREPARED TO ADDRESS THE CONDITIONS OF APPROVAL AS STATED IN THE TOWN OF BETHLEHEM'S PLANNING BOARD SITE PLAN APPROVAL DOCUMENT, CERTIFICATE NO. S.P.A. 165, DATED OCTOBER 19, 2010.

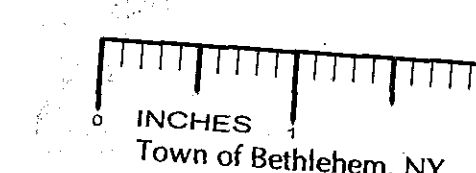
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY DWELLING UNIT, THE OWNER SHALL PROVIDE THE TOWN WITH AN ESCROW FUND IN THE AMOUNT OF \$50,000.00 TO BE UTILIZED FOR THE INTERSECTION IMPROVEMENTS AT VAN DYKE ROAD AND MEADS LANE AND SHALL PROVIDE ANY RIGHT-OF-WAY, UNDER ITS OWNERSHIP, RELATED TO INTERSECTION IMPROVEMENTS AT NO COST TO THE TOWN. THE FORM OF SAID ESCROW FUND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY PLANNING BOARD COUNSEL. IN THE EVENT THAT A PLAN TO IMPLEMENT ANY SUCH IMPROVEMENTS AT SAID INTERSECTION IS NOT DEVELOPED AND IMPLEMENTED WITHIN FIVE YEARS OF THE ESTABLISHMENT OF THE ESCROW FUND, THEN THE APPLICANT SHALL BE RELIEVED OF THIS REQUIREMENT AND ALL MONIES COLLECTED SHALL BE RETURNED TO THE APPLICANT, EXCEPT THAT, IF UPON EXPIRATION OF THE FIVE YEAR PERIOD, THE TOWN IS DILIGENTLY AND ACTIVELY INVOLVED IN THE FINALIZATION OF PLANS AND/OR CONTRACTS FOR ANY SUCH IMPROVEMENTS, THEN THE TOWN SHALL RETAIN THE FUNDS BEYOND THE FIVE YEAR PERIOD FOR THE USE IN IMPLEMENTATION OF THE IMPROVEMENTS.

THE VAN DYKE SPINNEY PROJECT IS LOCATED WITHIN 500' OF FARM OPERATIONS IN THE COUNTY AGRICULTURAL DISTRICT.

THE SITE WORK SHOWN ON SHEETS 8, 9, 10, 11, 12, 13, 14, & 15 PREPARED BY STANTEC CONSULTING SERVICES, INC. ARE FOR EROSION & SEDIMENT CONTROL, GRADING, AND STORMWATER MANAGEMENT PURPOSES ONLY AND DOES NOT INCLUDE THE INSTALLATION OF ANY PERMANENT ROADS OR UTILITIES OR THE CONSTRUCTION OF ANY OF THE RESIDENTIAL BUILDINGS EXCEPT THOSE BUILDINGS SHOWN AS PART OF PHASE 1 APPROVAL.

EROSION AND SEDIMENT CONTROL PLAN SHOWN IS FOR GENERAL PURPOSES ONLY. A SITE MEETING MUST BE COORDINATED WITH THE TOWN TO GO OVER A SITE SPECIFIC E&S PLAN. NO EARTH DISTURBANCE WORK SHALL COMMENCE UNTIL THIS SITE MEETING HAS BEEN CONDUCTED.

FILE

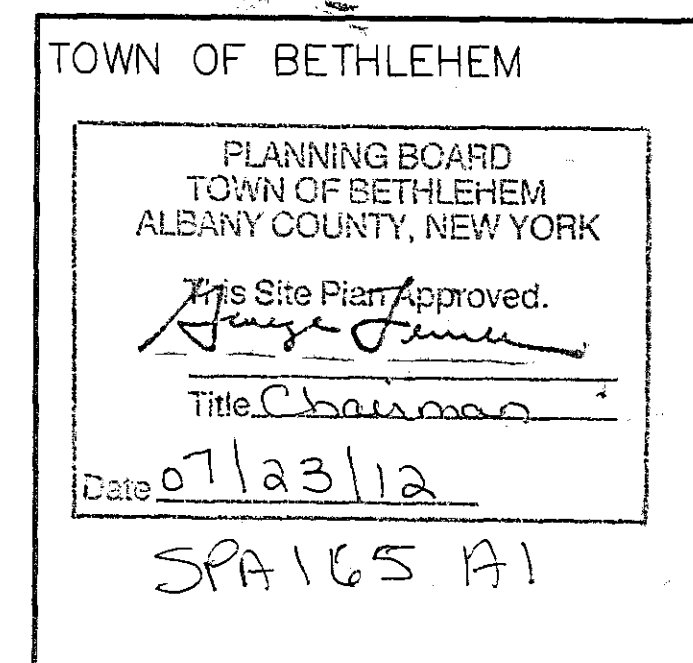


Thomas E. Briner

ALBANY COUNTY DEPT. OF HEALTH  
DATE: JUL 18 2012

These plans for Sewage Disposal and Water System Improvements. Examined and Approved

DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES



CONSULTING  
ENGINEERS



BREWER ENGINEERING ASSOCIATES, P.C.

743 COLUMBIA TURNPIKE, EAST GREENBUSH, NEW YORK 12061  
PHONE: 518.477.5253 FAX: 518.477.5233



PLANNERS

Van Dyke Spinney - Phase 1  
SPA 165 - 10/19/2010  
SPA 165 A1 - 04/03/2012  
ACH Endorsement - 07/18/2012  
PB Endorsement - 07/23/2012