

| ZONING TABLE | | |
|--|-----------------------------|--------------|
| CH - COMMERCIAL HAMLET | | |
| | REQUIRED (PER LOCAL LAW) | PROVIDED |
| MINIMUM LOT SIZE | 10,000 SF | 121,508 SF** |
| MINIMUM FRONT YARD | 30 FEET | 33.7 FEET |
| MINIMUM SIDE YARD | 10 FEET * | 49.7 FEET |
| MINIMUM REAR YARD | 40 FEET | 234 FEET |
| MAXIMUM HEIGHT | 35 FEET | < 35 FEET |
| MINIMUM LOT DEPTH | 100 FEET | 414.8 FEET |
| MINIMUM LOT WIDTH | 100 FEET | 244.6 FEET |
| MAXIMUM LOT COVERAGE | 65% | 19 % |
| *30 (EQUAL TO FRONT YARD) FOR CORNER LOT | | |

123,966 SF - 2,458 SF (DEEDED TO TOWN) = 121,508 SF **

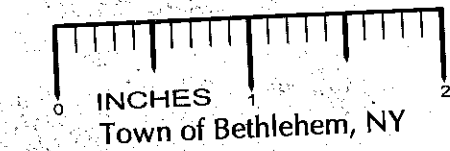
| PARKING TABLE | | |
|-------------------------------|--|--------------------------------------|
| | REQUIRED | PROVIDED |
| MEDICAL OFFICE (46,000 SF) | 1/200SF = 240 SPACES TOTAL = 240 SPACES | 194 SPACES (46 SPACE DEVIATION) * |

* ON MAY 18, 2011, THE ZONING BOARD OF APPEALS VOTED TO APPROVE A VARIANCE TO FOR AN OFF STREET PARKING REDUCTION FROM 240 PARKING SPACES REQUIRED TO 194 PROPOSED, A DEVIATION OF 46 SPACES.

| GREEN SPACE TABLE | | | | |
|---------------------------------|--------------------------------|----------|------|------------------------|
| | REQUIRED | PROVIDED | | |
| | | SF | ACRE | % OF SITE |
| EXISTING GREEN SPACE | - | 5,662.8 | 0.13 | 4.6% |
| PROPOSED TOTAL GREEN SPACE | - | 19,630 | 0.45 | 16.2% * |
| INTERIOR PARKING LANDSCAPE AREA | 10% OF PARKING AREA (7,739 SF) | 3,008 | 0.07 | 2.5% (3.9% OF PARKING) |

* THE TOTAL GREEN SPACE WAS 22.1% AT THE TIME OF THE ZBA APPROVALS ON 5/8/2010

| Variance Comparison Table | | | | | | | | |
|---|---------------------------------|---|-----------|-----------|----------------|-----------|-----------|---|
| Item | Town Code Section | Original Proposal (Variances Obtained 5/5/10) | | | New Proposal | | | Notes |
| | | Required | Proposed | Deviation | Required | Proposed | Deviation | |
| Off Street Parking | 128-56 (H) | 223 | 183 | 40 | 240 | 194 | 46 | Subject of variance approved on 5/18/11 |
| Interior Parking Lot Greenspace | 128-56 (K) and 128-71 (E)(3)(g) | 10% | 3.61% | 6.39% | 10% | 3.90% | 6.10% | Subject of variance approved on 5/18/11 |
| Landscape End Islands | 128-56 (K) | 15 ft | 7.5 ft | 7.5 ft | 15 ft | 5.5 ft | 9.5 ft | Subject of variance approved on 5/18/11 |
| Landscape Center Islands | 128-56 (K) | 18 ft | 0 ft | 18 ft | 18 ft | 0 ft | 18 ft | Subject of variance approved on 5/18/11 |
| Parking Spaces in front, side and rear setbacks | 128-71 (E)(6)(a) | None | 54 spaces | 54 spaces | None | 83 spaces | 83 spaces | Allowed by Planning Board approval |
| Parking Stall Length | 128-56 (C) | 20 ft | 18 ft | 2 ft | 20 ft | 18 ft | 2 ft | Subject of variance approved on 5/18/11 |
| Side Yard Setback - Division line between lots | 128 Schedule | 10 ft each lot | 0 | 10 ft | 10 ft each lot | 0 | 10 ft | Subject of variance approved on 5/18/11 |



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Town of Bethlehem
Planning Board

TOWN OF BETHLEHEM APPROVAL

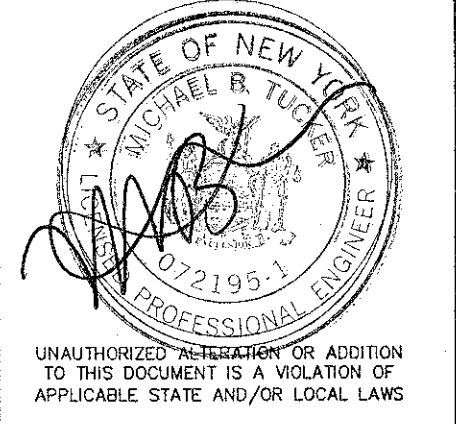
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

Title CHAIRMAN

Date August 4, 2011 SPA 175

infinity
engineering
11 Herbert Drive
Latham, New York 12110
(518) 690-0790



| | | | |
|-----------|----------------------|-------|-----------|
| 3 | Project Title Change | MBT | 8/01/11 |
| 2 | Final Submission | MBT | 5/29/2011 |
| 1 | PER TOWN COMMENTS | MBT | 4/22/2011 |
| No. | Submittal / Revision | App'd | Date |
| Drawn: | TAR | Date: | 2/11 |
| Designed: | TAR | Date: | 2/11 |
| Checked: | MBT | Date: | 2/11 |

Project Number 182-094

Project Title
Delaware Avenue
Health Park

Delaware & Elsmere Ave's
Bethlehem, NY

Prepared For
Patroon
Development LLC

Drawing Title
Zoning &
Site
Statistics

Drawing Scale:
1" = 30'

Date:
8/01/2011

Issued For
SITE PLAN
REVIEW

Drawing Number
C-6