

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 **

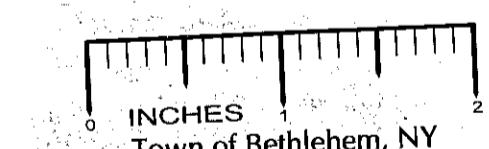
PARKING TABLE		
	REQUIRED	PROVIDED
MEDICAL OFFICE (48,000 SF)	1/200SF = 240 SPACES TOTAL = 240 SPACES	194 SPACES (46 SPACE DEVIATION) *

* 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
EXISTING GREEN SPACE		5,662.8	0.13
PROPOSED TOTAL GREEN SPACE		19,630	0.45
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 5/5/2010

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



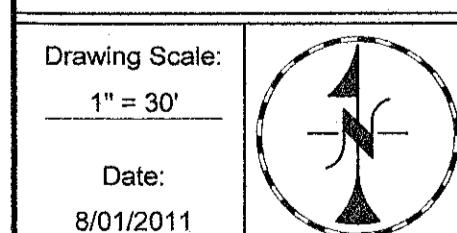
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AUG 3 2011

Town of Bethlehem
Planning Board

Drawing Title
Zoning &
Site
Statistics

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK
This Site Plan Approved <i>George Jansen</i> Title: CHAIRMAN
Date: August 4, 2011 SPA 175



Issued For

SITE PLAN
REVIEW

Drawing Number

C-6