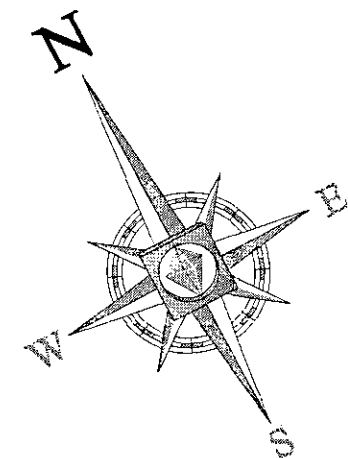




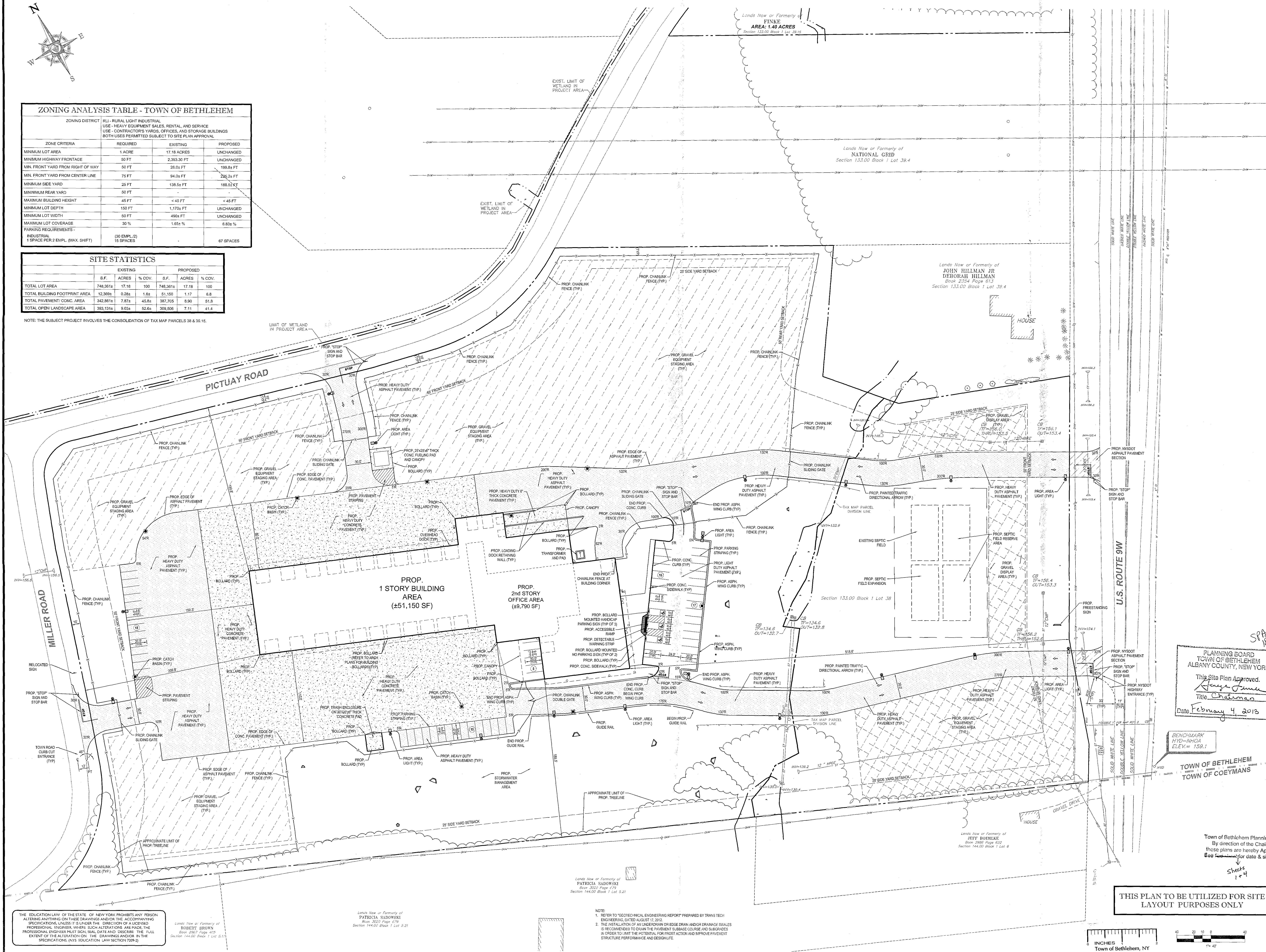
ZONING ANALYSIS TABLE - TOWN OF BETHLEHEM

ZONING DISTRICT	RURAL LIGHT INDUSTRIAL		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	17.18 ACRES	UNCHANGED
MINIMUM HIGHWAY FRONTAGE	50 FT	2,353.30 FT	UNCHANGED
MIN. FRONT YARD FROM RIGHT OF WAY	50 FT	28.0 FT	199.9 FT
MIN. FRONT YARD FROM CENTER LINE	75 FT	94.3 FT	286.2 FT
MINIMUM SIDE YARD	25 FT	138.54 FT	188.5 FT
MINIMUM REAR YARD	50 FT		
MAXIMUM BUILDING HEIGHT	45 FT	< 45 FT	< 45 FT
MINIMUM LOT DEPTH	150 FT	1,170+ FT	UNCHANGED
MINIMUM LOT WIDTH	50 FT	450+ FT	UNCHANGED
MAXIMUM LOT COVERAGE	30 %	1.65+ %	6.82+ %
PARKING REQUIREMENTS - INDUSTRIAL	1 SPACE PER 1 EMPL. (MAX. SHIFT)	(30 EMPL./2) 15 SPACES	67 SPACES

SITE STATISTICS

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	748,361	17.18	100	748,361	17.18	100
TOTAL BUILDING FOOTPRINT AREA	12,909	0.29	1.65	51,150	1.17	6.82
TOTAL PAVEMENT CONC. AREA	342,861	7.81	45.8	387,105	8.98	51.8
TOTAL OPEN LANDSCAPE AREA	383,131	8.92	52.6	309,506	7.11	41.4

NOTE: THE SUBJECT PROJECT INVOLVES THE CONSOLIDATION OF TAX MAP PARCELS 38 & 39.15.



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS (NY EDUCATION LAW SECTION 2209-2).

Lands Now or Formerly of
ROBERT H. FINKE
Book 2254 Page 61.2
Section 133.00 Block 1 Lot 39.4

Lands Now or Formerly of
PATRICIA SADOWSKI
Book 2023 Page 479
Section 144.00 Block 1 Lot 5.21

NOTE:
1. REFER TO "SECTIONAL ENGINEERING REPORT PREPARED BY TRAN TECH ENGINEERING, DATED AUGUST 12, 2012."
2. THE INSTALLATION OF AN UNDERDRAIN OR EDGE DRAIN AND/OR DRAINAGE DITCHES IS RECOMMENDED TO DRAIN THE PAVEMENT SURFACE COURSE AND SUBGRADES IN ORDER TO LIMIT THE POTENTIAL FOR FROST ACTION AND IMPROVE PAVEMENT STRUCTURE PERFORMANCE AND DURABILITY.

Lands Now or Formerly of
JERRY BOVHELE
Book 2885 Page 632
Section 144.00 Block 1 Lot 6

Town of Bethlehem Planning Board
By direction of the Chairman
These plans are hereby Approved.
See Comm. for date & signature

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

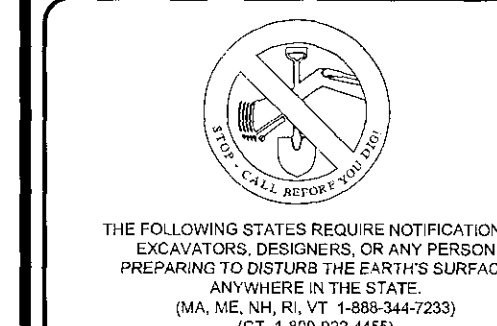


BOHLER ENGINEERING
CORPORATE OFFICE
1000 ROUTE 9W
SELKIRK, NY 12158
PHONE: (518) 438-9900
FAX: (518) 438-9900
WWW.BOHLENGINEERING.COM

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS

• CHARTERED P.E.
• CHARTERED S.E.
• CHARTERED L.S.
• CHARTERED L.E.
• CHARTERED L.P.
• CHARTERED L.C.
• CHARTERED L.D.
• CHARTERED L.E.
• CHARTERED L.F.
• CHARTERED L.G.
• CHARTERED L.H.
• CHARTERED L.I.
• CHARTERED L.J.
• CHARTERED L.K.
• CHARTERED L.L.
• CHARTERED L.M.
• CHARTERED L.N.
• CHARTERED L.O.
• CHARTERED L.P.
• CHARTERED L.Q.
• CHARTERED L.R.
• CHARTERED L.S.
• CHARTERED L.T.
• CHARTERED L.U.
• CHARTERED L.V.
• CHARTERED L.W.
• CHARTERED L.X.
• CHARTERED L.Y.
• CHARTERED L.Z.

REVISIONS			
REV.	DATE	COMMENT	BY
1	9/18/12	PER TOWN COMMENTS	SH
2	10/13	PER TOWN COMMENTS	SH
3	11/13	PER TOWN COMMENTS	SH
4	12/13	ADDED NYSDOT PAVEMENT DETAIL	SH
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			



PERMIT SET
PROJECT NO.: B120132
DRAWN BY: SH
CHECKED BY: SH
DATE: 08/20/13
SCALE: AS NOTED
CADD ID: B120132S4

SITE PLAN DOCUMENTS
FOR
ROBERT H. FINKE & SONS, INC.

LOCATION OF SITE
1569 U.S. ROUTE 9W
SELKIRK, NY 12158
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

BOHLER ENGINEERING
5 COMPUTER DRIVE WEST SUITE 203
ALBANY, NY 12205
PHONE: (518) 438-9900
FAX: (518) 438-9900
WWW.BOHLENGINEERING.COM

W.D. GOEBEL
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 17108-1
OHIO LICENSE NO. E-6529

SITE PLAN
SHEET NUMBER:
C-4
OF 14
REV 4