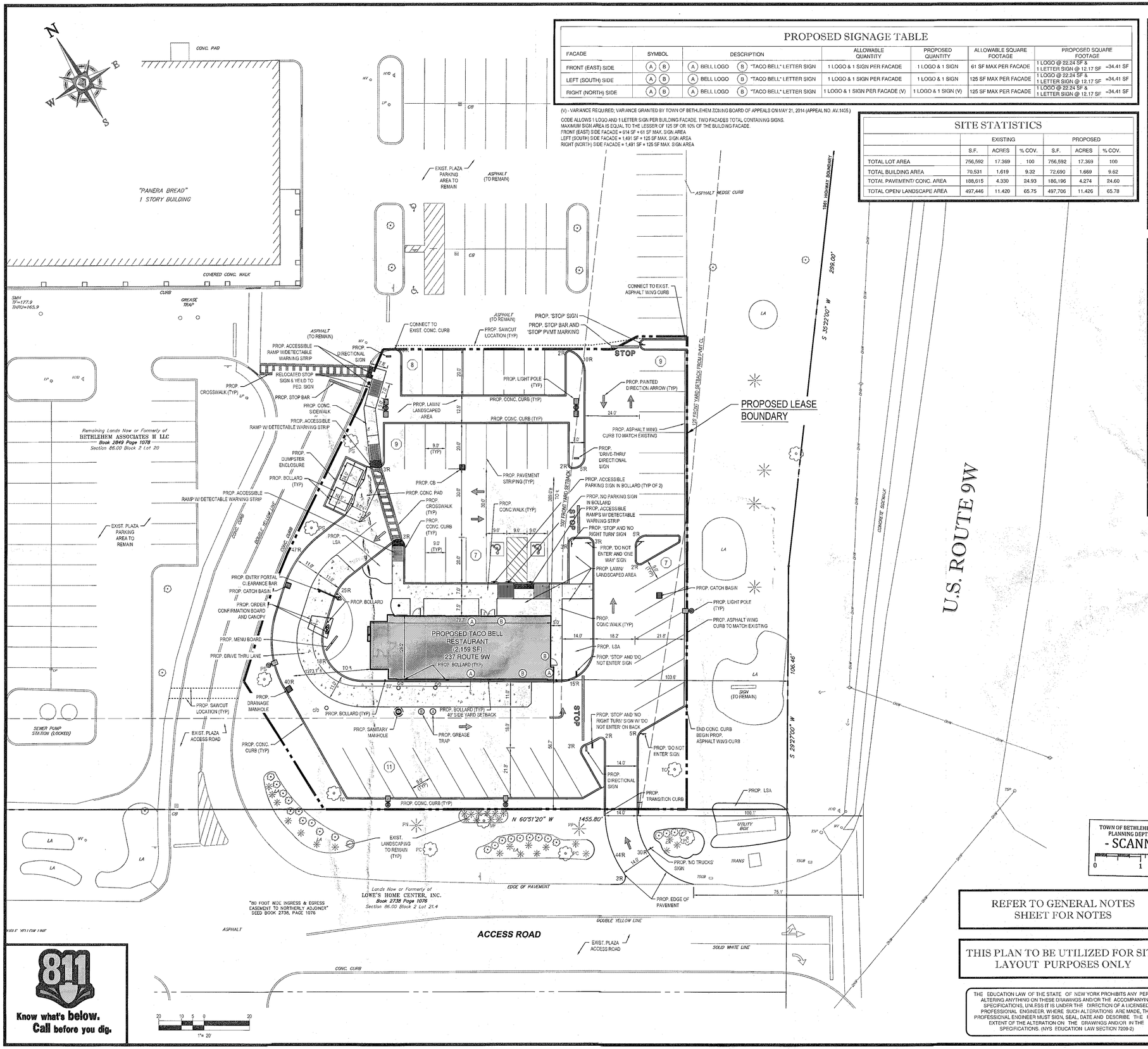


PROPOSED SIGNAGE TABLE

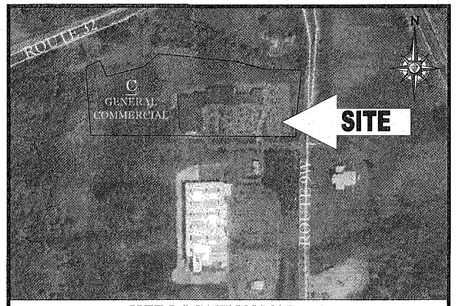
FACADE	SYMBOL	DESCRIPTION	ALLOWABLE QUANTITY	PROPOSED QUANTITY	ALLOWABLE SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE
FRONT (EAST) SIDE	(A) (B)	(A) BELL LOGO (B) "TACO BELL" LETTER SIGN	1 LOGO & 1 SIGN PER FACADE	1 LOGO & 1 SIGN	61 SF MAX PER FACADE	1 LOGO @ 22.24 SF & 1 LETTER SIGN @ 12.17 SF =34.41 SF
LEFT (SOUTH) SIDE	(A) (B)	(A) BELL LOGO (B) "TACO BELL" LETTER SIGN	1 LOGO & 1 SIGN PER FACADE	1 LOGO & 1 SIGN	125 SF MAX PER FACADE	1 LOGO @ 22.24 SF & 1 LETTER SIGN @ 12.17 SF =34.41 SF
RIGHT (NORTH) SIDE	(A) (B)	(A) BELL LOGO (B) "TACO BELL" LETTER SIGN	1 LOGO & 1 SIGN PER FACADE (V)	1 LOGO & 1 SIGN (V)	125 SF MAX PER FACADE	1 LOGO @ 22.24 SF & 1 LETTER SIGN @ 12.17 SF =34.41 SF

(V) - VARIANCE REQUIRED; VARIANCE GRANTED BY TOWN OF BETHLEHEM ZONING BOARD OF APPEALS ON MAY 21, 2014 (APPEAL NO. AV.1405.)

CODE ALLOWS 1 LOGO AND 1 LETTER SIGN PER BUILDING FACADE, TWO FACADES TOTAL CONTAINING SIGNS.
MAXIMUM SIGN AREA IS EQUAL TO THE LESSER OF 125 SF OR 10% OF THE BUILDING FACADE.
FRONT (EAST) SIDE FACADE = 614 SF = 61 SF MAX. SIGN AREA
LEFT (SOUTH) SIDE FACADE = 1,491 SF = 125 SF MAX. SIGN AREA
RIGHT (NORTH) SIDE FACADE = 1,491 SF = 125 SF MAX. SIGN AREA

SITE STATISTICS

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL LOT AREA	756,592	17.369	100	756,592	17.369	100
TOTAL BUILDING AREA	70,531	1.619	9.32	72,690	1.669	9.62
TOTAL PAVEMENT/ CONC. AREA	188,615	4.330	24.93	186,196	4.274	24.60
TOTAL OPEN/ LANDSCAPE AREA	497,446	11.420	65.75	497,706	11.426	65.78



SITE LOCATION MAP
SCALE: N.T.S.

ZONING ANALYSIS TABLE

ZONE: C (GENERAL COMMERCIAL) — RESTAURANT, WITH DRIVE-THROUGH; SITE PLAN APPROVAL REQUIRED; SPECIAL USE PERMIT REQUIRED

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 AC	17.369 AC	NO CHANGE
MINIMUM FRONT YARD (FROM RIGHT-OF-WAY)	100 FT	237.7 FT (PANERA BREAD)	103.6 FT (TACO BELL)
MINIMUM FRONT YARD (FROM CENTER LINE OF NYS 9W)	125 FT	314.4 FT (PANERA BREAD)	172.0 FT (TACO BELL)
MINIMUM SIDE YARD	40 FT	45.9 FT (PETSMART)	56.7 FT (TACO BELL)
MINIMUM REAR YARD	50 FT	667.3 FT (PETSMART)	±1,273.1 FT (TACO BELL)
MINIMUM HIGHWAY FRONTAGE	100 FT	472.53 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	22'-1" ±
MINIMUM LOT DEPTH	150 FT	1,493 ± FT	NO CHANGE
MINIMUM LOT WIDTH	100 FT	477 ± FT	NO CHANGE
MAXIMUM LOT COVERAGE	35%	±34.25 %	±34.22%
FRONT YARD PARKING SETBACK	10 FT	44.7 FT	NO CHANGE
SIDE YARD PARKING SETBACK	15 FT	4.2 FT (W)	NO CHANGE
PARKING LOT LANDSCAPING	10%	*4.07 ± %	*11.1 %
PARKING REQUIREMENTS - 9'x20' STALL - RESTAURANT, WITH DRIVE-THROUGH 1 SPACE PER 60 SF	44 SPACES 4 STACKING SPACES (TACO BELL)	-	44 SPACES 7 STACKING SPACES (TACO BELL)
OVERALL PARKING PLAZA WITH TACO BELL	360 (EXIST. PLAZA) + 44 (TACO BELL) 404 SPACES	*360 (EXIST. PLAZA)	310 (V)

(W) - PLANNING BOARD WAIVER PREVIOUSLY GRANTED.
(V) - VARIANCE REQUIRED; VARIANCE GRANTED BY TOWN OF BETHLEHEM ZONING BOARD OF APPEALS ON MAY 21, 2014 (APPEAL NO. AV-1405.)
* BASED ON PROPOSED AREA OF TACO BELL REDEVELOPMENT (DOES NOT INCLUDE ENTIRE PLAZA)

PROPERTY INFORMATION:

SITE ADDRESS: 241 ROUTE 9W
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

TAX MAP PARCEL: SEC. 86.00 - BLK. 2- LOTS 20

SITE ZONING: GENERAL COMMERCIAL (C)

APPLICANT: HOSPITALITY SYRACUSE, INC.
290 ELWOOD DAVIS ROAD, SUITE 320
LIVERPOOL, NY 13088

OWNER: BETHLEHEM ASSOCIATES II, LLC
c/o FAIRFIELD MANAGEMENT CORP.
10 EAST 40TH ST., STE. 3210
NEW YORK, NY 10016

GENERAL NOTES:

1. THIS PLAN REFERENCES A SURVEY PERFORMED BY:
AUSFELD & WALDRUFF LAND SURVEYORS, LLP
514 STATE STREET
SCHENECTADY, NY 12305
2. THIS PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
3. THE PLAN REPRESENTED HEREIN IDENTIFIES A DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER AND OWNERS CONSULTANTS.
4. THE PROJECT SITE AND PROPERTY IS LOCATED WITHIN THE LIMITS OF THE TOWN OF BETHLEHEM WATER DISTRICT AND SANITARY SEWER DISTRICT.
5. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN AS PER THE LATEST ISSUED FEMA ISSUED FLOOD MAPS.

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
0 1 INCHES 2

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved.
Title Chairman
Date 03/20/2015

SUP 26 / SPA213 01/20/2015

TOWN OF BETHLEHEM APPROVAL AREA

811
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Call before you dig.

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REVISIONS

REV	DATE	COMMENT	BY
1	06/16/2014	PARKING CHANGES	TCF
2	09/22/2014	REVISED PER TOWN COMMENTS	MED
3	10/28/2014	REVISED PER TOWN COMMENTS	CVM
4	11/21/2014	NEW BUILDING FOOTPRINT	TCF
5	12/31/2014	PER TOWN COMMENTS	TCF
6	02/09/2015	MISC. REVISIONS	TCF
7	02/20/2015	PER TOWN COMMENTS	TCF
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.:	B130197
DRAWN BY:	SH
CHECKED BY:	RWO
DATE:	05/20/2014
SCALE:	AS NOTED
CAD I.D.:	B130197SS15

PROJECT: SITE DEVELOPMENT PLANS FOR HOSPITALITY SYRACUSE, INC. PROPOSED
TACO BELL RESTAURANT WITH DRIVE-THRU
LOCATION OF SITE
241 ROUTE 9W
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

BOHLER ENGINEERING
5 COMPUTER DRIVE WEST, SUITE 203
ALBANY, NY 12205
Phone: (518) 438-9900
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OHIO LICENSE No. E-68356

SHEET TITLE: SITE PLAN

SHEET NUMBER: 4 OF 13

REV 7