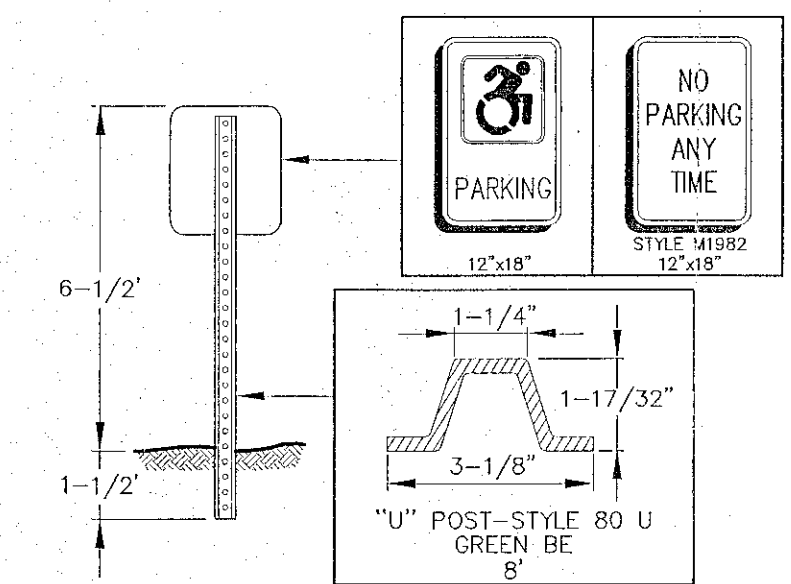
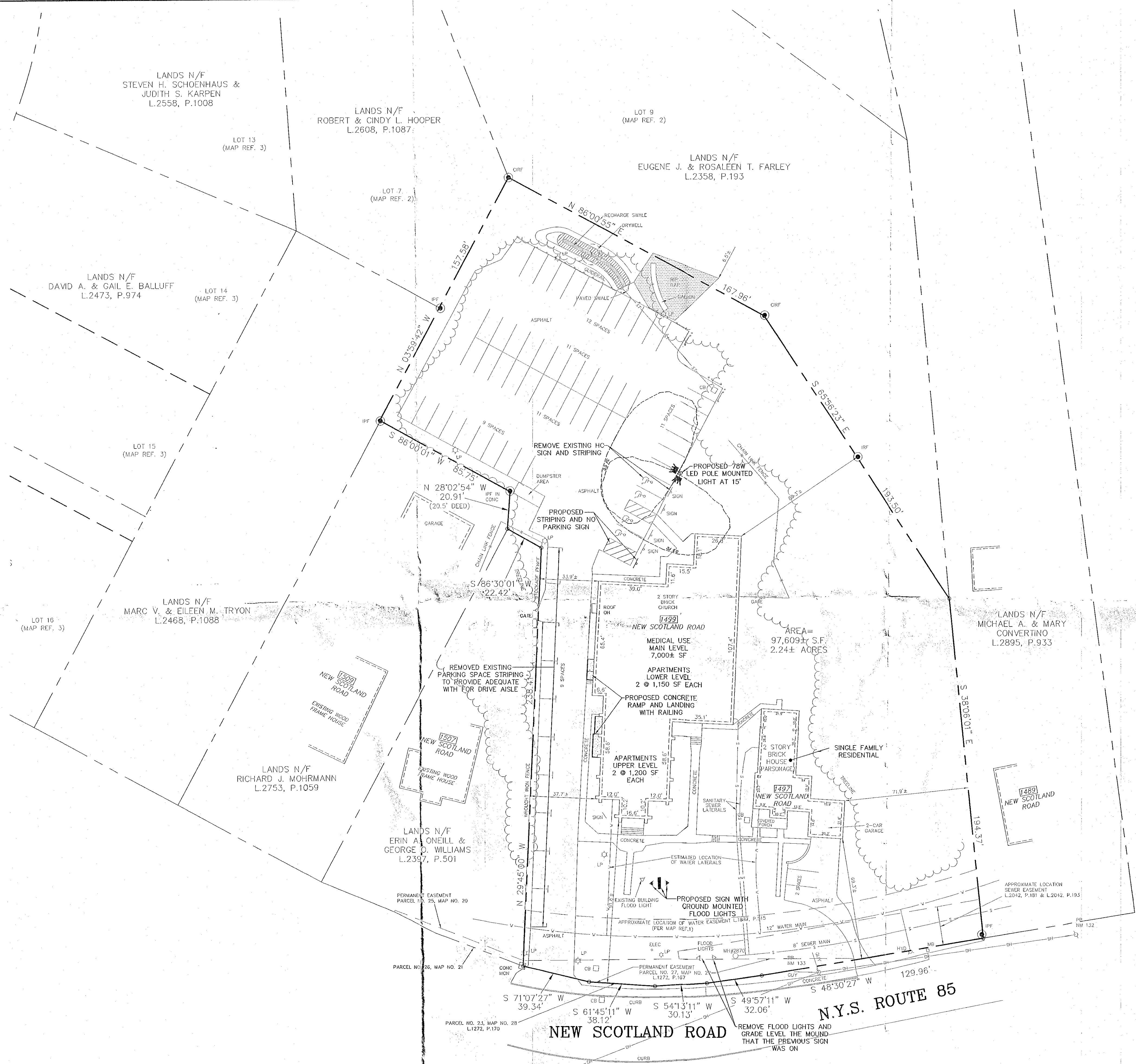
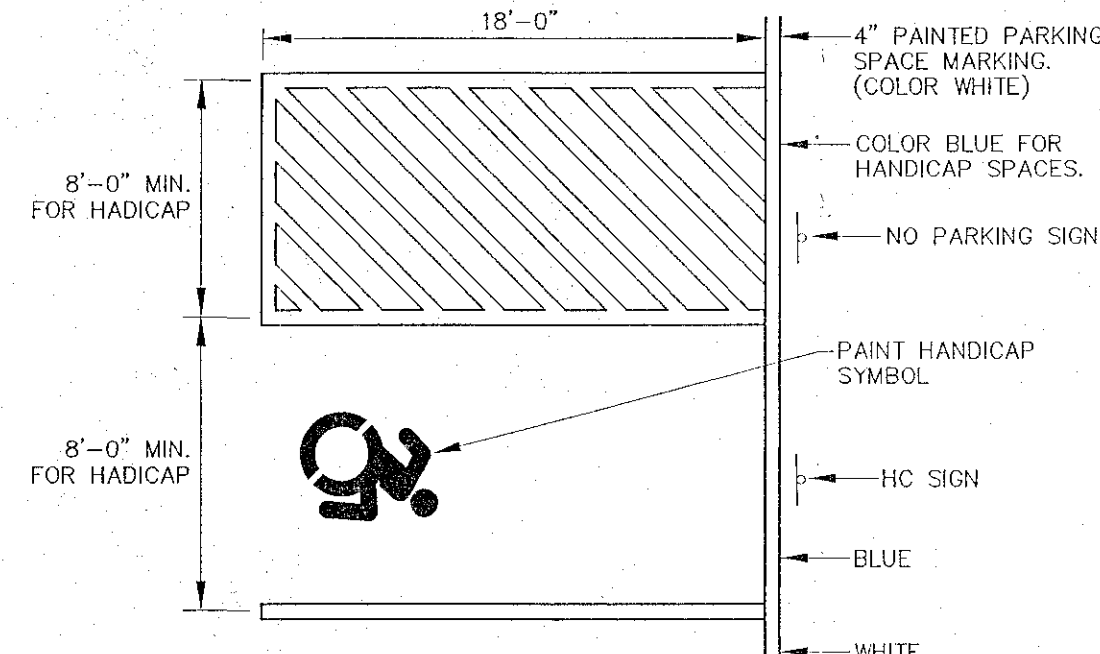




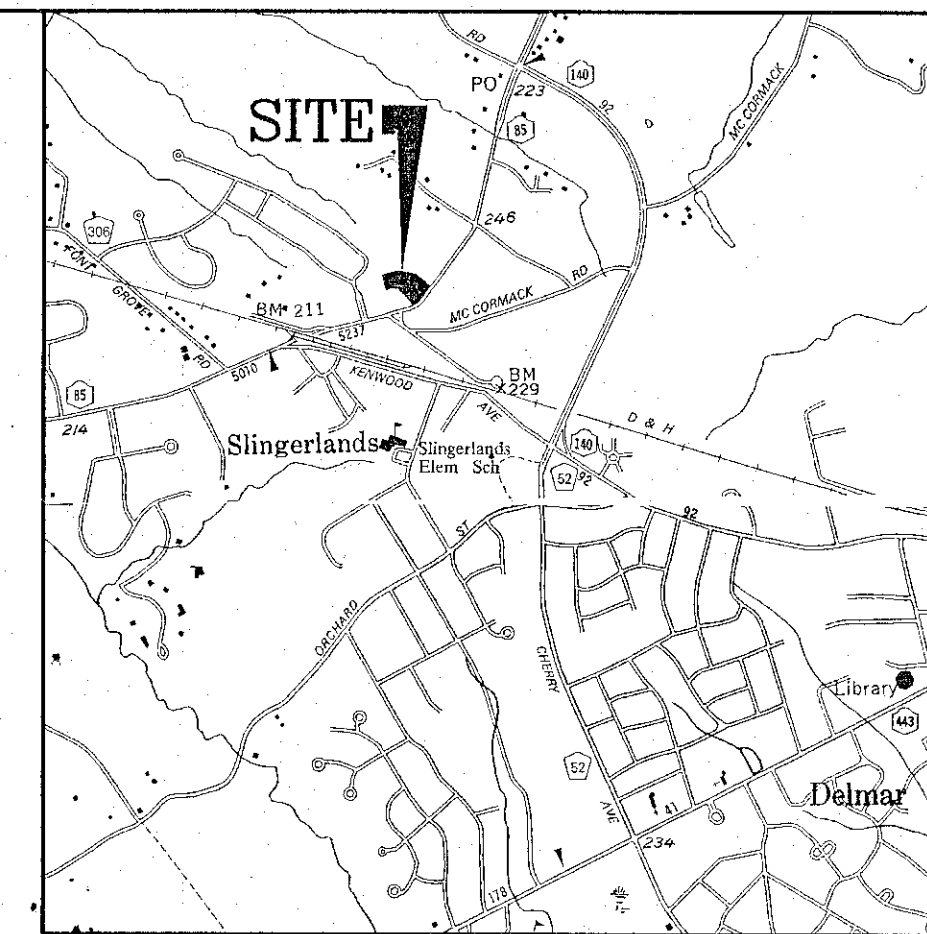
NOTE: PROVIDE "NO PARKING" SIGN IN FRONT OF HC ACCESS AISLE

SETON POST & HANDICAP SIGN DETAIL
NO SCALE



NOTE: 9' SPACING FOR REGULAR SPACES AS NOTED ON PLAN

PAINT STRIPING DETAIL & HANDICAP MARKING
NO SCALE



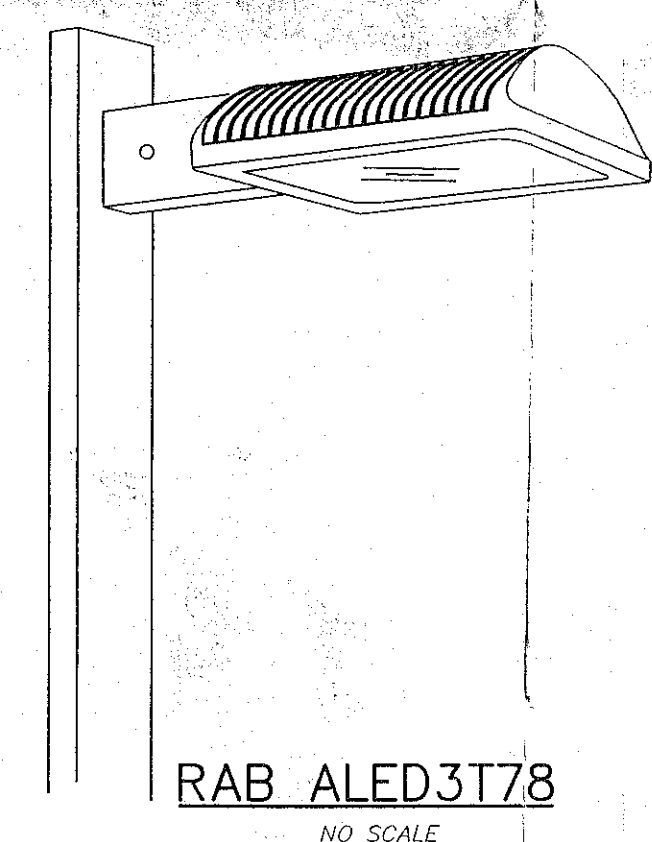
SITE LOCATION MAP

SITE DATA:

AREA: 2.3± AC
ZONING: CORE RESIDENTIAL (CR)
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 40'
PARKING REQUIRED:
MEDICAL OFFICE: 1 SPACE / 200 SF
PROPOSED SF FOR MEDICAL OFFICE = 7,000
7,000 / 200 = 35 SPACES REQUIRED FOR MEDICAL OFFICE
DWELLING: 2 SPACES PER DWELLING
PROPOSED = 4 DWELLINGS
4 x 2' = 8 SPACES REQUIRED FOR DWELLINGS
PARSONAGE: 1 DWELLING
PROPOSED = 1 DWELLING (PARSONAGE TO BE SINGLE FAMILY HOME)
1 x 2 = 2 SPACES REQUIRED FOR SINGLE FAMILY HOME
45 SPACES TOTAL REQUIRED
56 SPACES EXISTING

BUILDING USE BY SQUARE FOOTAGE:

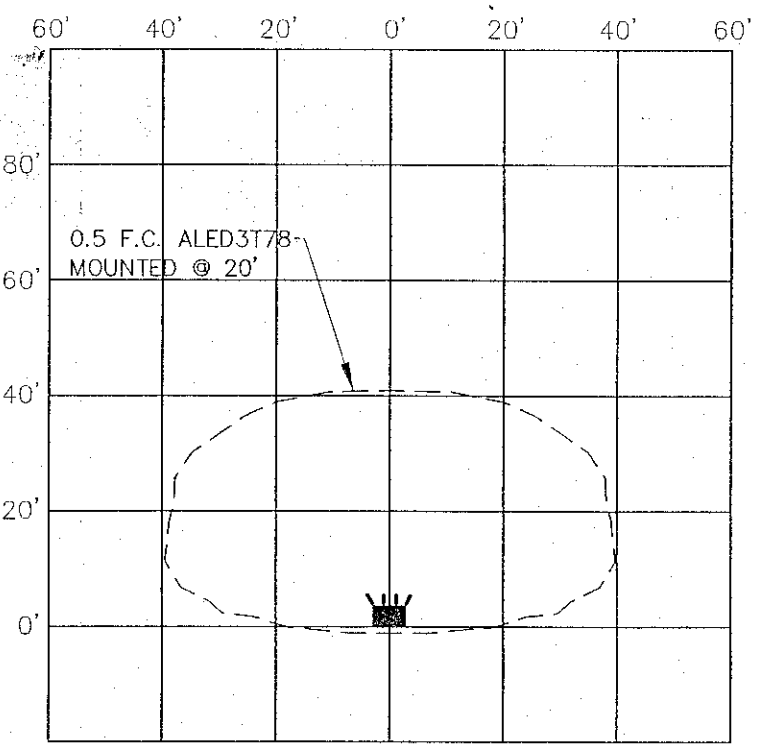
MEDICAL: 7,000± SF
APARTMENTS (UPPER LEVEL): 2,400 SF
APARTMENTS (LOWER LEVEL): 2,300 SF



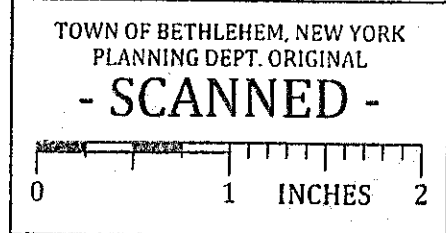
RAB ALED3T78
NO SCALE

LIGHTING DETAIL
NO SCALE

NOTE: ALL EXISTING LIGHTING TO REMAIN



TYPICAL LIGHTING PATTERN
NO SCALE



OWNER:
UPPER NEW YORK ANNUAL CONFERENCE
OF THE UNITED METHODIST CHURCH,
CARE OF: BOND SCHOENECK & KING
130 EAST SECOND STREET
OSWEGO, NY 13126

APPLICANT UNDER CONTRACT:
DELMAR FAMILY MEDICINE
DR. PETER FORMAN
785 DELAWARE AVE.
DELMAR, NY 12054

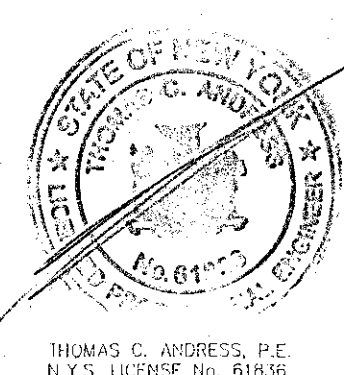
TAX MAP #: 85.06-1-4

FILE

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved:
[Signature]
Title: Chairman
Date: 08/18/2015

- NOTES:
- USE VARIANCE GRANTED FOR MEDICAL USE AND 4 APARTMENTS. RESOLUTION AV-1503 FEBRUARY 18, 2015
 - BACKFLOW PREVENTION DEVICE IS REQUIRED FOR WATER SERVICE FOR 1499 NEW SCOTLAND ROAD. BACKFLOW DEVICE SHALL SEPARATE MEDICAL WATER LINES FROM APARTMENT WATER LINES.

NO.	REVISION	DATE
1	BASE MAP	3/14/15
2	TOWN COMMENTS	3/23/15
3	TOWN COMMENTS	3/23/15
4	TOWN COMMENTS	4/9/15



**SITE PLAN,
DELMAR FAMILY MEDICINE
1499 NEW SCOTLAND ROAD**

TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379

DATE: NOVEMBER 25, 2014 SCALE: 1"=30' DWG: 4570-SITE SHEET OF 1

SPA 219 04/21/2015