

- NOTES:**
- 1) SUBJECT PARCEL: TOWN OF BETHLEHEM - TAX MAP 74.00, BLOCK 1, PARCELS 22, 24.2, 26 & 27.
  - 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A JULY 2013 AND A JULY 2014 FIELD SURVEY.
  - 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
  - 4) VERTICAL DATUM IS REFERENCED TO NAVD 88.
  - 5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
  - 6) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
  - 7) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF ALL UTILITIES PRIOR TO INSTALLATION OF ANY GRAVITY MAIN.
  - 8) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.
  - 9) WETLAND LIMITS SHOWN HEREIN AREA FROM A JULY 17, 2013 & JULY 14, 2014 FIELD DELINEATION BY GEOFF LAWTON OF INGALLS & ASSOCIATES, LLP.
  - 10) NO SINGLE BUILDING SHALL HAVE A BUILDING FOOTPRINT EXCEEDING 5,000 SQUARE FEET WITHOUT A BUILDING FACADE WHICH IS ARTICULATED TO APPEAR AS MULTIPLE BUILDINGS, EACH PART OF WHICH DOES NOT EXCEED A MAXIMUM BUILDING FOOTPRINT OF 5,000 SQUARE FEET.
  - 11) THE CONTRACTOR SHALL INSPECT THE PROJECT AND ITS EXISTING CONDITIONS PRIOR TO START OF WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR PROBLEMS THAT CONFLICT WITH THE INTENT OF THESE DRAWINGS AND/OR SPECIFICATIONS.
  - 12) THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FAIR HOUSING ACT. ALL COVERED RESIDENTIAL FACILITIES SHALL CONFORM TO THE REQUIREMENTS FOR ACCESSIBILITY ESTABLISHED IN THE REGULATIONS.
  - 13) ALL COMPONENTS OF THIS PROJECT THAT WILL BECOME PROPERTY OF THE TOWN OF BETHLEHEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TOWN OF BETHLEHEM STANDARDS AND SPECIFICATIONS.
  - 14) ALL STRUCTURES AND RELATED COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE, 2010 OR LATEST EDITION.
  - 15) SUBJECT PARCELS (74.00-1-22, 24.2, 26 & 27) SHALL BE MERGED PRIOR TO CONSTRUCTION.
  - 16) EXISTING WATER AND SEWER CONNECTIONS OF THE HOUSES BEING DEMOLISHED MUST BE REMOVED IN ACCORDANCE WITH BETHLEHEM DPW REQUIREMENTS.

**TOWN OF BETHLEHEM ZONING REQUIREMENTS:**  
 ZONE - HAMLET (H)

**LOT REQUIREMENTS**  
 LOT AREA RESIDENTIAL = MIN. 5,000 S.F.  
 LOT AREA NON-RESIDENTIAL = MIN. 7,000 S.F.  
 LOT AREA MIXED USE = MIN. 10,000 S.F.  
 LOT WIDTH = MIN. 50 FT.  
 LOT DEPTH = MIN. 100 FT.  
 BUILDING HEIGHT = MAXIMUM 35 FT  
 PROPOSED BUILDING HEIGHT = 42.5 FT\*  
 LOT COVERAGE = MAXIMUM 75%  
 \*HEIGHT VARIANCE GRANTED BY RESOLUTION OF THE TOWN OF BETHLEHEM ZBA JANUARY 21, 2015

**BUILDING SETBACKS**  
 FRONT: 10 FT.  
 SIDE: 5 FT.  
 REAR: 40 FT.

**DENSITY REQUIREMENTS:**  
 ALLOWABLE DENSITY: 8 UNITS/ACRE UNCONSTRAINED LAND WITH PUBLIC WATER & SEWER

**PROPOSED DENSITY:**  
 T = TOTAL ACREAGE INSIDE THE BOUNDARY LINES OF THE PROJECT PARCEL

W = TOTAL ACREAGE INSIDE THE BOUNDARY LINES OF THE PROJECT PARCEL AND WITHIN A NYSDEC OR USACOE REGULATED WETLAND (EXCLUSIVE OF ANY BUFFER AREA).

F = TOTAL ACREAGE INSIDE THE BOUNDARY LINES OF THE PROJECT PARCEL AND WITHIN THE ONE-HUNDRED-YEAR FLOODPLAIN AREA WHERE THE BASE ELEVATIONS AND FLOOD HAZARD ARE DETERMINED EXCLUSIVE OF ANY FLOOD AREA WITHIN A REGULATED STATE OR FEDERAL WETLAND.

S = TOTAL ACREAGE INSIDE THE BOUNDARY LINES OF THE PROJECT PARCEL AND CONTAINING SLOPES OF 20% OR GREATER (EXCLUDING AREAS WITHIN WETLANDS).

BY = MAXIMUM NUMBER OF ACRES THAT CAN BE DEVELOPED AND THAT FORM THE BASIS FOR DETERMINING THE MAXIMUM NUMBER OF RESIDENTIAL DWELLINGS THAT MAY BE CREATED PER THE AREA, YARD AND BULK CHART.

**BUILDABLE YIELD (BY) = T - (W+F+S)**  
 5.73 AC - (0.14+0+0.39) = 5.20 AC (BY)  
 5.20 AC x 8 UNITS/AC = 41.6 UNITS

**PROPOSED DEVELOPMENT:**  
 40 RESIDENTIAL UNITS  
 4,640 SF TOTAL FLEX SPACE  
 2,315 SF TENANT SUPPORT SPACE  
 2,325 SF COMMERCIAL LEASE SPACE

**PARKING REQUIREMENTS:**  
 MULTIFAMILY DWELLING: 1.5 SPACES PER UNIT  
 RETAIL OR SERVICE OCCUPANT: 1 SPACE PER 250 SQUARE FEET

**PROPOSED DWELLING UNITS:** 40  
 PROPOSED RETAIL/SERVICE SPACE: 2,325 SF  
 PROPOSED TENANT SUPPORT SPACE: MAX 2 EMPLOYEES

**SPACES REQUIRED:** 40\*1.5 + 2,325/250 + 2 = 60 + 9.3 + 2 = 71.3  
 72 SPACES REQUIRED

**SPACES PROVIDED:** 73 SPACES (INCL. 4 H.C.)  
 19 SPACES - REAR  
 54 SPACES - FRONT

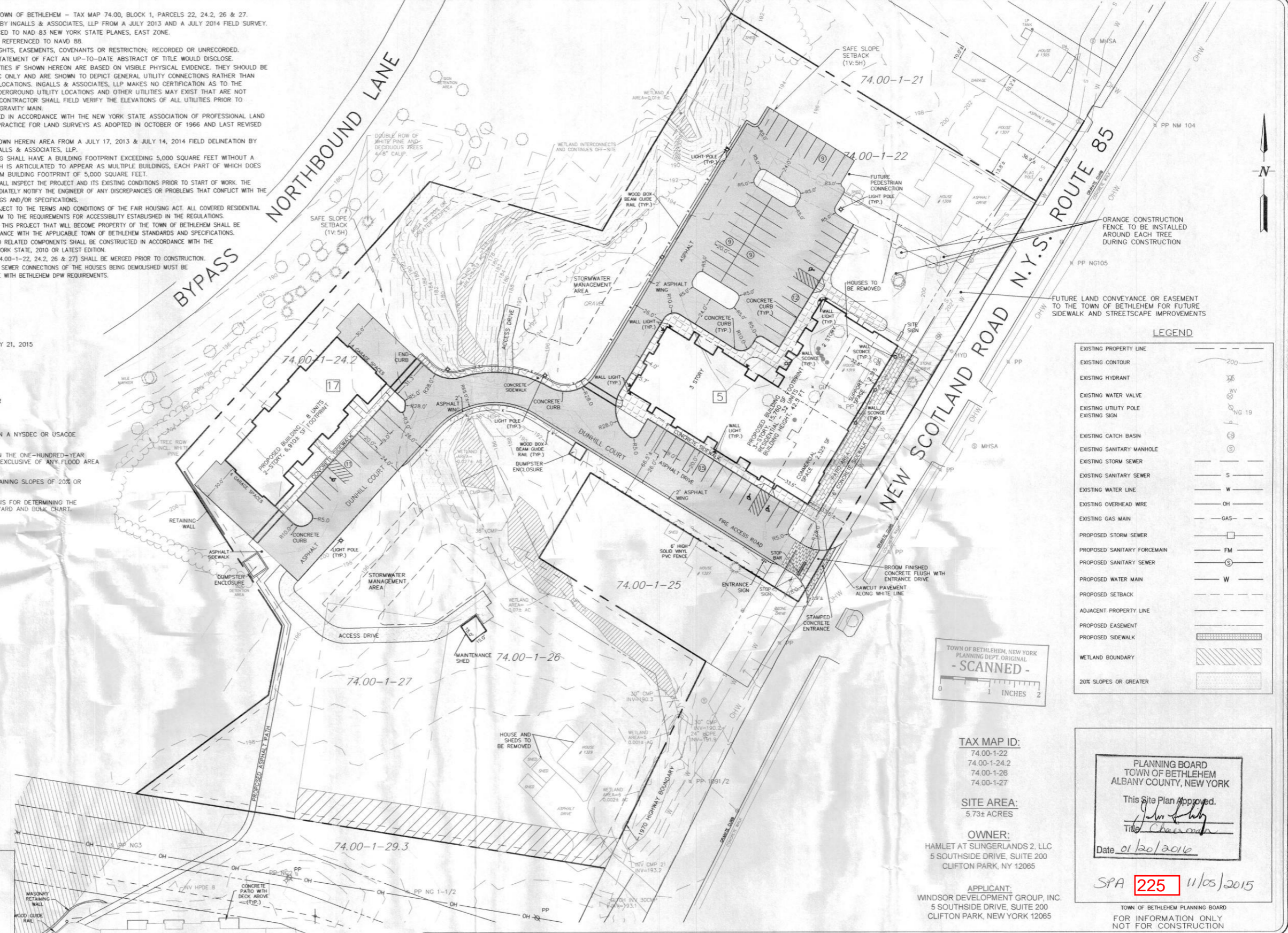
**GREEN SPACE & LANDSCAPING REQUIREMENTS:**  
 TOTAL SITE AREA = 5.73 ACRES  
 PROPOSED BUILDING AREA = 25,485 SF (0.59 ACRES)  
 PROPOSED PAVEMENT AREA = 40,000 SF (0.92 ACRES)  
 TOTAL IMPERVIOUS AREA = 1.51 ACRES

**GREEN SPACE PROVIDED = 74%**  
 GREEN SPACE REQUIRED = 25%  
 GREEN SPACE PROVIDED = 74%

**LANDSCAPING PROVIDED - 10% OF PARKING AREA**  
 PROVIDED - 3,240 SF LANDSCAPING  
 31,400 SF PARKING  
 3,240 / 31,400 = 10%

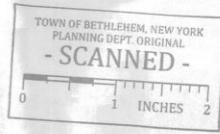
**UTILITIES**  
 EXISTING WATER MAIN ON NEW SCOTLAND ROAD  
 EXISTING SEWER MAIN ON NEW SCOTLAND ROAD  
 EXISTING T/E & GAS AT STREET  
 STORMWATER MANAGEMENT - ON-SITE PER NYSDEC GP 0-15-002

**ALBANY COUNTY DEPARTMENT OF HEALTH**  
 DIVISION OF ENVIRONMENTAL HEALTH SERVICE  
 By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.



**LEGEND**

EXISTING PROPERTY LINE	---
EXISTING CONTOUR	~ 200 ~
EXISTING HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING UTILITY POLE	⊕
EXISTING SIGN	⊕
EXISTING CATCH BASIN	⊕
EXISTING SANITARY MANHOLE	⊕
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---
EXISTING OVERHEAD WIRE	---
EXISTING GAS MAIN	---
PROPOSED STORM SEWER	---
PROPOSED SANITARY FORCE MAIN	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER MAIN	---
PROPOSED SETBACK	---
ADJACENT PROPERTY LINE	---
PROPOSED EASEMENT	---
PROPOSED SIDEWALK	---
WETLAND BOUNDARY	---
20% SLOPES OR GREATER	---



**TAX MAP ID:**  
 74.00-1-22  
 74.00-1-24.2  
 74.00-1-26  
 74.00-1-27

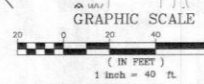
**SITE AREA:**  
 5.73± ACRES

**OWNER:**  
 HAMLET AT SLINGERLANDS 2, LLC  
 5 SOUTHSIDE DRIVE, SUITE 200  
 CLIFTON PARK, NY 12065

**APPLICANT:**  
 WINDSOR DEVELOPMENT GROUP, INC.  
 5 SOUTHSIDE DRIVE, SUITE 200  
 CLIFTON PARK, NEW YORK 12065

**PLANNING BOARD**  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK  
 This Site Plan Approved.  
*[Signature]*  
 Title Chairman  
 Date 01/20/2016

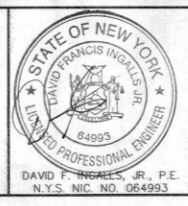
SPA **225** 11/05/2015  
 TOWN OF BETHLEHEM PLANNING BOARD  
 FOR INFORMATION ONLY  
 NOT FOR CONSTRUCTION



**NOTE:** 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

NO.	DATE	REVISIONS	BY:
9	11/12/15	REVISED TO FINAL PLAN SET	CDL
8	10/26/15	REVISED PER TOWN COMMENTS	CDL
7	10/13/15	REVISED PER TOWN COMMENTS	CDL
6	9/8/15	REVISED PER TOWN COMMENTS & GEOTECH REVIEW	CDL
5	5/21/15	REVISED PER TOWN & TDE COMMENTS	CDL
4	4/9/15	REVISED BUILDING & PARKING	CDL
3	3/2/15	REVISION PER MEETING WITH TOWN & TDE	CDL
2	1/23/15	REVISION TO FULL PLAN SET	CDL
1	10/31/14	REVISIONS PER DPC MEETING COMMENTS	CDL

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**SITE LAYOUT PLAN**  
 WINDSOR DEVELOPMENT GROUP, INC.  
 1319 NEW SCOTLAND ROAD  
 TOWN OF BETHLEHEM  
 COUNTY OF ALBANY STATE OF NEW YORK

DATE: OCTOBER 1, 2014  
 CHECKED BY: JOB NO. 13076  
 DRAWN BY: C.D.L.  
 CADD FILE: 13076 DF

SCALE: 1" = 40'  
 SHEET 3 OF 14