



NOTES:

- SUBJECT PARCEL: TOWN OF BETHLEHEM - TAX MAP 74.00, BLOCK 1, PARCELS 22, 24.2, 26 & 27.
- SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A JULY 2013 AND A JULY 2014 FIELD SURVEY.
- NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- VERTICAL DATUM IS REFERENCED TO NAVD 88.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 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.
- 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.
- WETLAND LIMITS SHOWN HEREIN AREA FROM A JULY 17, 2013 & JULY 14, 2014 FIELD DELINEATION BY GEOFF LAWTON OF INGALLS & ASSOCIATES, LLP.
- NO SINGLE BUILDING SHALL HAVE A BUILDING FOOTPRINT EXCEEDING 5,000 SQUARE FEET WITHOUT A BUILDING FAÇADE WHICH IS ARTICULATED TO APPEAR AS MULTIPLE BUILDINGS, EACH PART OF WHICH DOES NOT EXCEED A MAXIMUM BUILDING FOOTPRINT OF 5,000 SQUARE FEET.
- 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.
- 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.
- 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.
- ALL STRUCTURES AND RELATED COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE, 2010 OR LATEST EDITION.
- SUBJECT PARCELS (74.00-1-22, 24.2, 26 & 27) SHALL BE MERGED PRIOR TO CONSTRUCTION.
- 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 = MAX. 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 NYSDC 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) = $T - (W + F + S)$
BUILDABLE YIELD: $5.73 \text{ AC} - (0.14 + 0 + 0.39) = 5.20 \text{ AC (BY)}$
BUILDABLE YIELD: $5.20 \text{ AC} / 8 \text{ UNITS/AC} = 41.6 \text{ UNITS}$

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 REQUIRED = 25%

GREEN SPACE PROVIDED = 74%

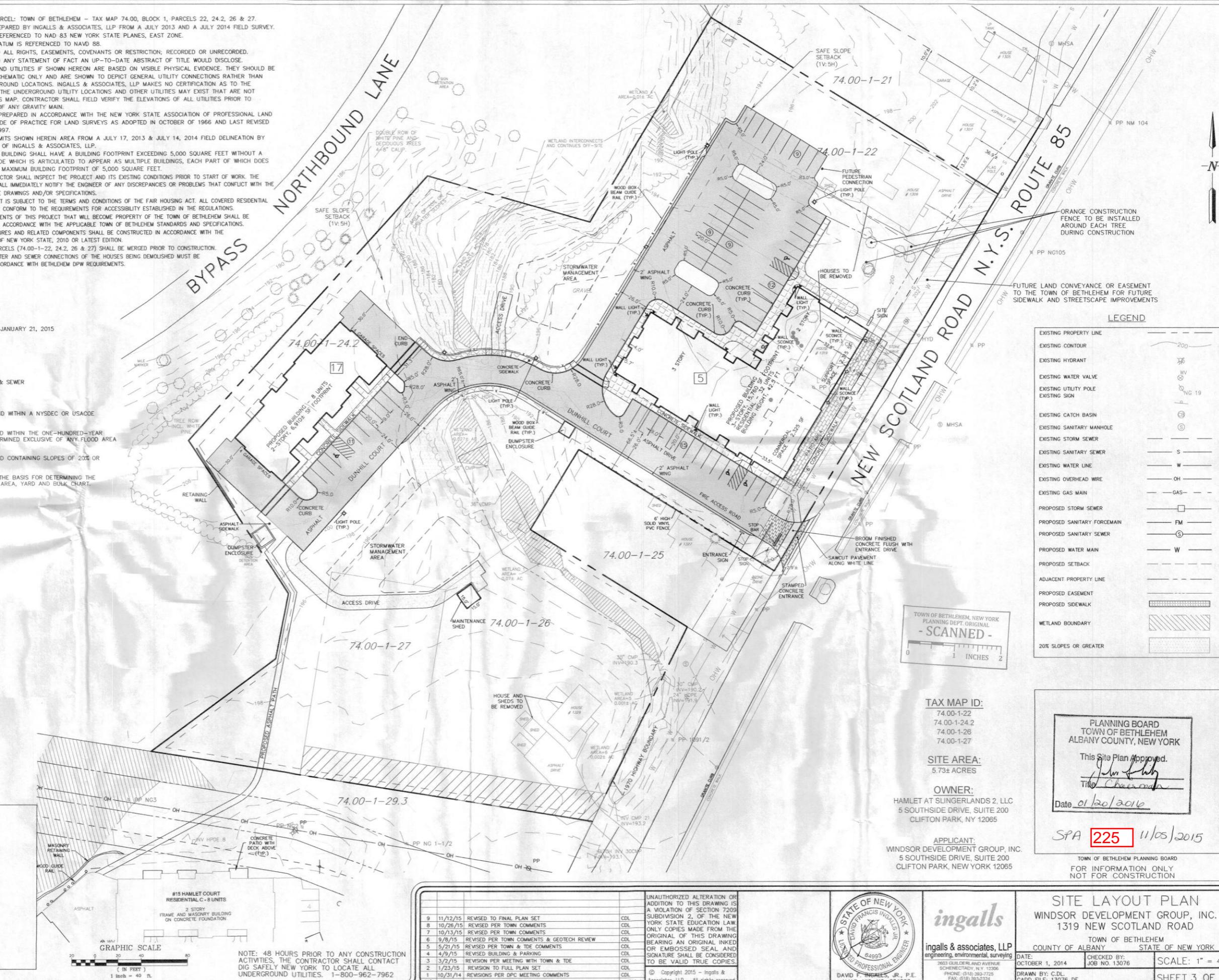
LANDSCAPING REQUIRED - 10% OF PARKING AREA
PROVIDED - 3,240 SF LANDSCAPING
31,400 SF PARKING
 $3,240 / 31,400 = 10\%$

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 NYSDC 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:



EXISTING PROPERTY LINE	200
EXISTING CONTOUR	350
EXISTING HYDRANT	WV
EXISTING WATER VALVE	NG 19
EXISTING UTILITY POLE	POLE
EXISTING SIGN	SIGN
EXISTING CATCH BASIN	CB
EXISTING SANITARY MANHOLE	SM
EXISTING STORM SEWER	SS
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD WIRE	OH
EXISTING GAS MAIN	GAS
PROPOSED STORM SEWER	PS
PROPOSED SANITARY FORCEMAIN	FM
PROPOSED SANITARY SEWER	S
PROPOSED WATER MAIN	W
PROPOSED SETBACK	SB
ADJACENT PROPERTY LINE	APL
PROPOSED EASEMENT	EP
PROPOSED SIDEWALK	PS
WETLAND BOUNDARY	WB
20% SLOPES OR GREATER	20%

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.
John Flanagan
TOWN OF BETHLEHEM
Date 01/20/2016

SPA 225 11/05/2015

TOWN OF BETHLEHEM PLANNING BOARD
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

ingalls & associates, LLP
engineering, environmental, surveying
STATE OF NEW YORK
DAVID FRANCIS INGALLS, JR.
LICENSED PROFESSIONAL ENGINEER
N.Y.S. N.I.C. NO. 064993
2603 GUILDERLAND AVENUE
SCHENECTADY, N.Y. 12306
PHONE: (518) 380-7725
FAX: (518) 383-2324

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