



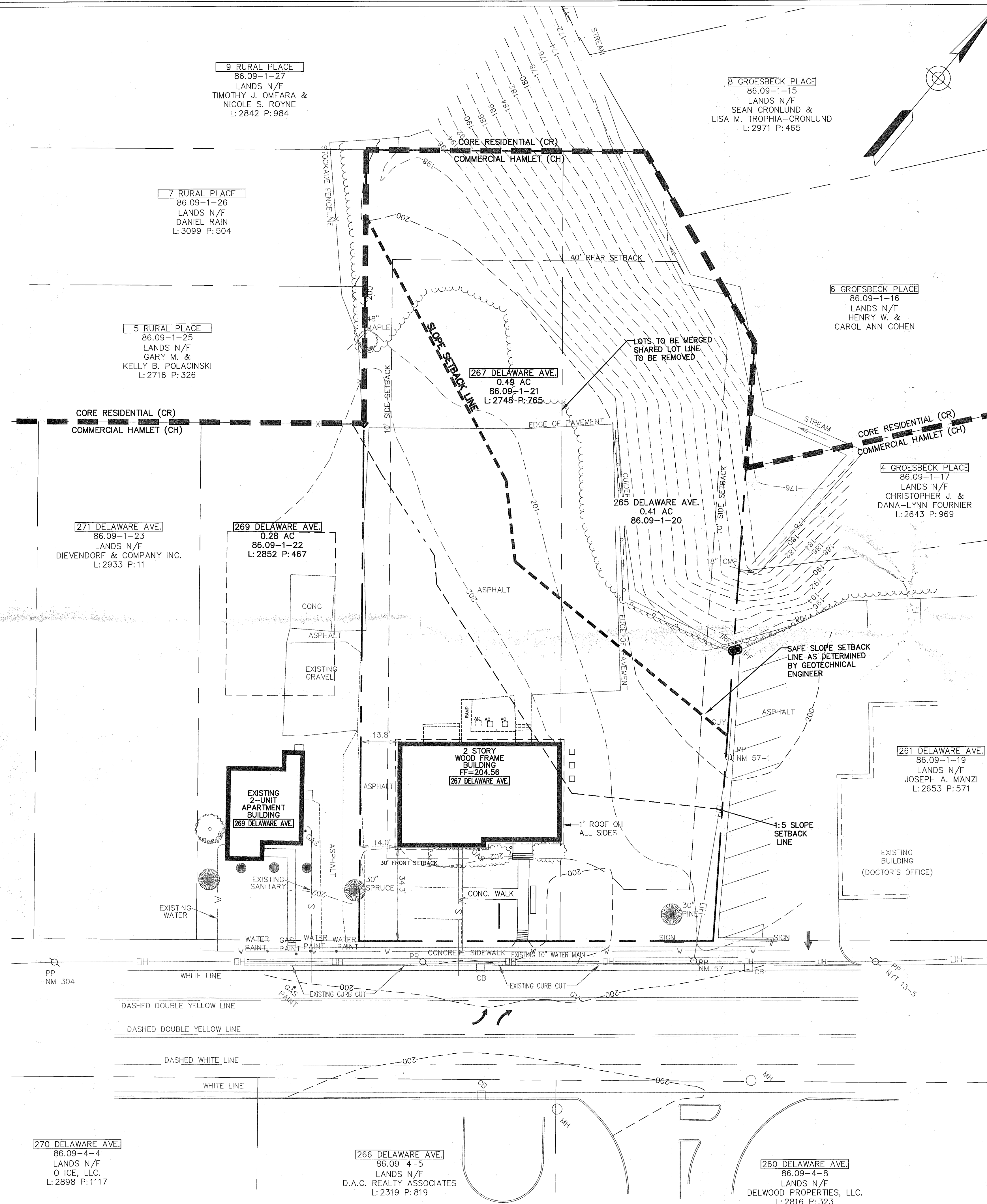
ZONE: COMMERCIAL HAMLET (CH)
 MINIMUM LOT SIZE: 10,000 S.F.
 MAXIMUM BUILDING HEIGHT: 35 FT
 MINIMUM LOT COVERAGE: 65%
 MINIMUM FRONT YARD: 40 FT
 MINIMUM SIDE YARD: 10 FT
 MINIMUM REAR YARD: 40 FT
 PARKING REQUIRED: 1 SPC. PER 400 S.F. OF
 OFFICE OR CUSTOMER AREA

SITE STATISTICS

OWNER: BERNARD KAPLOWITZ
APPLICANT: SUNMARK FEDERAL CREDIT UNION
1187 TROY SCHENECTADY ROAD
LATHAM, NY 12110
SBL 89.09-1-20 & 21
AREA = 0.90± AC. 265 & 267 DELAWARE AVENUE
USE: BANK/FINANCIAL BUSINESS
PARKING REQ = 1,840 S.F. X 1 SPC/400 S.F. = 4.6 SPACES
PARKING PROVIDED = 17 SPACES

MAP REFERENCE:

MAP ENTITLED " SITE PLAN PROPOSED RENOVATION OF EXISTING BUILDING TO
CREATE 6 APARTMENT UNITS 267 DELAWARE AVENUE" AS PREPARED BY ABD
ENGINEERS LLP AND DATED JULY 22, 2016 LAST REVISED 12/13/16



TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman.
These drawings are hereby approved
See sheet(s) 2 of 2
for date and signature

TOWN OF BETHLEHEM APPROVAL

NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES: 1-800-962-7962

Scaling off these drawings shall be done only for review and approval purposes. Contractors shall use dimensions and electronic data only for layout and construction.

Unauthorized alterations or additions to this document is a violation of Sec. 7209 Sub. 2, of the NYS Education Law.
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CIVIL ENVIRONMENTAL STRUCTURAL
ENGINEERING

EXISTING CONDITIONS PLAN
SUNMARK FCU
265-267 DELAWARE AVENUE

COUNTY OF ALBANY		TOWN OF BETHLEHEM		STATE OF NEW YORK	
DRAWN BY: BLS ADD FILE: DF		CHECKED BY: BLS JOB NO. SUNMARK-DELMAR		SCALE: 1"=20'	
DATE: JANUARY 20, 2017		SHEET 1 OF 8			

HTE 17-00100006 SPA 247 08/22/2017