

#### SITE ZONING

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 LOCATION MAP

SCALE: 1" = 2000'

#### 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

BID NOTE:  
 ALL WORK WITHIN THE DELAWARE AVENUE ROW INCLUDING BUT NOT LIMITED TO CURBING, SIDEWALK, APRONS AND UTILITY CONNECTIONS WILL BE DONE BY OTHERS.

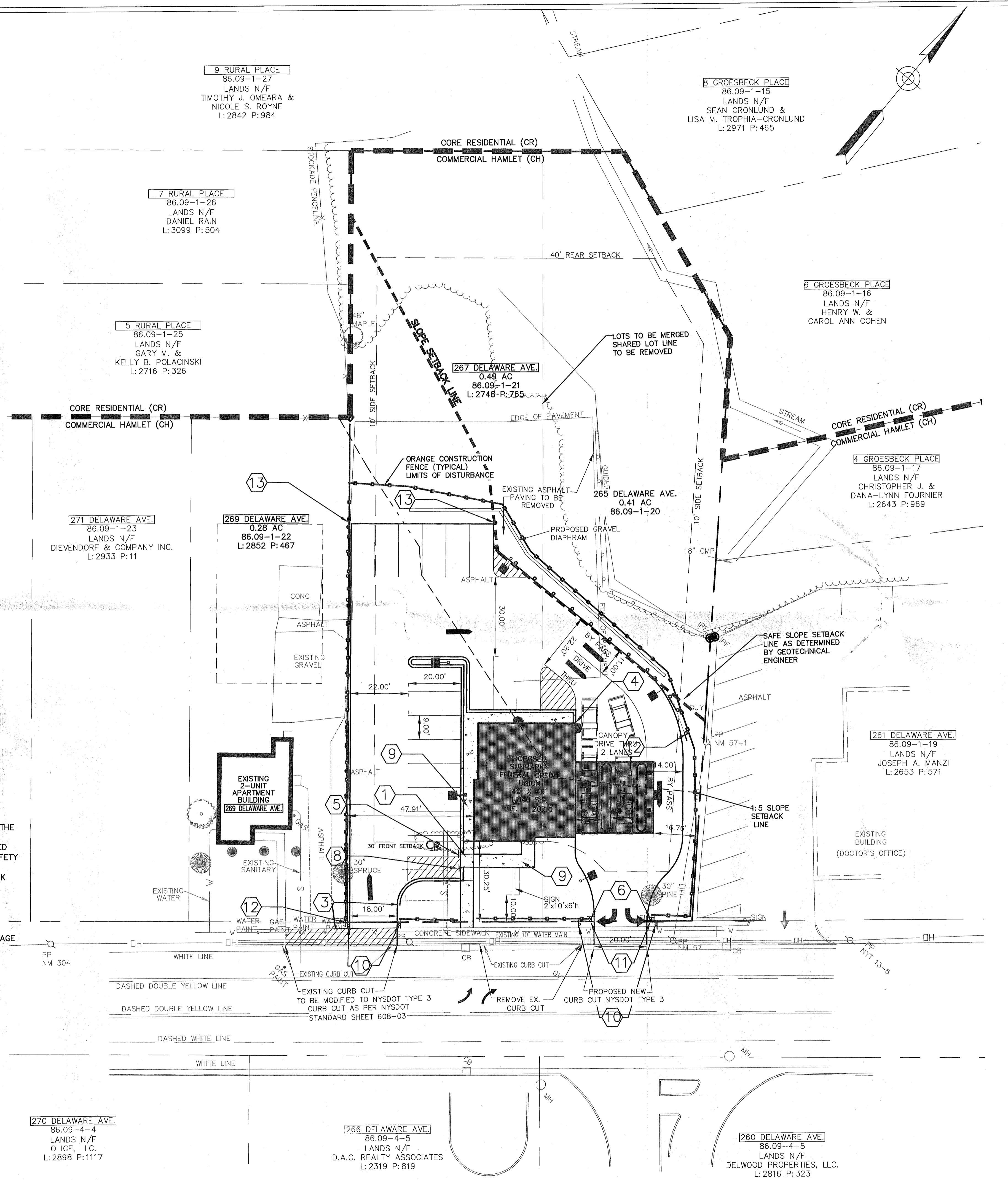
#### LEGEND

- PROPERTY LINE
- 1 HANICAP RAMP PER ADA STANDARDS
- 2 HARBORD DUMPSTER ENCLOSURE
- 3 BEGIN CURB
- 4 END CURB
- 5 HANICAP PARKING SIGN
- 6 STOP SIGN
- 7 CROSSWALK
- 8 NO PARKING ANYTIME SIGN
- 9 5' CONCRETE SIDEWALK
- 10 ONE WAY SIGN
- 11 DO NOT ENTER SIGN
- 12 BEGIN WOOD GUIDE RAIL
- 13 END WOOD GUIDE RAIL

#### APPROVAL NOTES:

CORRESPONDENCE FROM SUNMARK, DATED AUGUST 1, 2017, TO THE PLANNING BOARD INCLUDED A FORMAL REQUEST FOR A WAIVER TO ZONING LAW SECTION 128-49.1 TO ALLOW SITE DISTURBANCE WITHIN THE ANGLE OF REPOSE ALONG THE REAR SLOPE OF THE SITE. A GEOTECHNICAL REVIEW OF THE SITE WAS CONDUCTED BY FRED DENTE P.E., DENTE ENGINEERING, DATED JUNE 29, 2017, WHICH CONCLUDED "CONSTRUCTION OR LAND DISTURBANCE ACTIVITIES WOULD NOT RESULT IN A FAILURE OF THE SLOPE OR ENDANGER TO HUMAN HEALTH, WELFARE OR PROPERTY. THIS STATEMENT IS MADE WITH A REASONABLE DEGREE OF ENGINEERING CERTAINTY BASED UPON THE SLOPE STABILITY ANALYSIS DETAILED IN OUR GEOTECHNICAL REPORT WHICH APPLIED PROPERTIES TYPICAL TO THE SOILS AND A MINIMUM SAFETY FACTOR OF 1:3. TEMPORARY CONSTRUCTION ACTIVITIES REQUIRED FOR REMOVAL OF THE EXISTING ASPHALT PAVEMENTS AND INSTALLATION OF THE PROPOSED GRAVEL DIAPHRAGM BEYOND THE SETBACK LINE IS, IN OUR OPINION, ACCEPTABLE, PROVIDED THIS WORK DOES NOT RESULT IN ANY STOCKPILING OF MATERIALS WITHIN THE SETBACK LIMITS, EVEN IF ONLY TEMPORARILY AND IS BASED, IN PART, UPON OUR INVESTIGATION OF THE SITE DOCUMENTED IN OUR GEOTECHNICAL EVALUATION FOR THE SITE DATED MARCH 17, 2014.

AFTER SITE DEVELOPMENT IS COMPLETED EXCAVATIONS INTO THE SLOPE AND OTHER SLOPE OR DRAINAGE ALTERATIONS SHOULD NOT BE ALLOWED UNLESS THEY ARE FIRST EVALUATED AND FOUND TO BE ACCEPTABLE BY A GEOTECHNICAL ENGINEER.

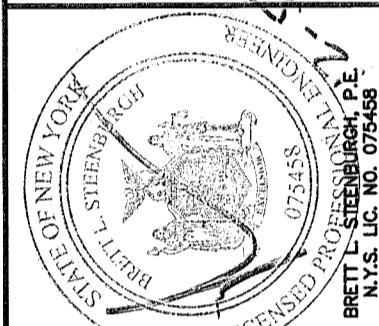


TOWN OF BETHLEHEM, NEW YORK  
 PLANNING DEPT. ORIGINAL  
 - SCANNED -

SITE PLAN  
 SUNMARK FCU  
 265-267 DELAWARE AVENUE  
 TOWN OF BETHLEHEM, STATE OF NEW YORK  
 DRAWN BY: BLS  
 CHECKED BY: BLS  
 JOB NO.: SUNMARK-DELMAR  
 DATE: 1/20/2017  
 SHEET 2 OF 8

PLANNING BOARD  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK  
 This Site Plan Approved  
 [Signature]  
 Title: Chairman  
 Date: 1/20/2017  
 SPA 2017  
 08/22/2017

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	
1 6/21/17 REVISED AS PER TOWN COMMENTS DATED JUNE 7, 2017	
NO. DATE	
Scaling off these drawings shall be done only for review and approval purposes. Contractors shall not rely on these drawings for layout and construction.	
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