

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

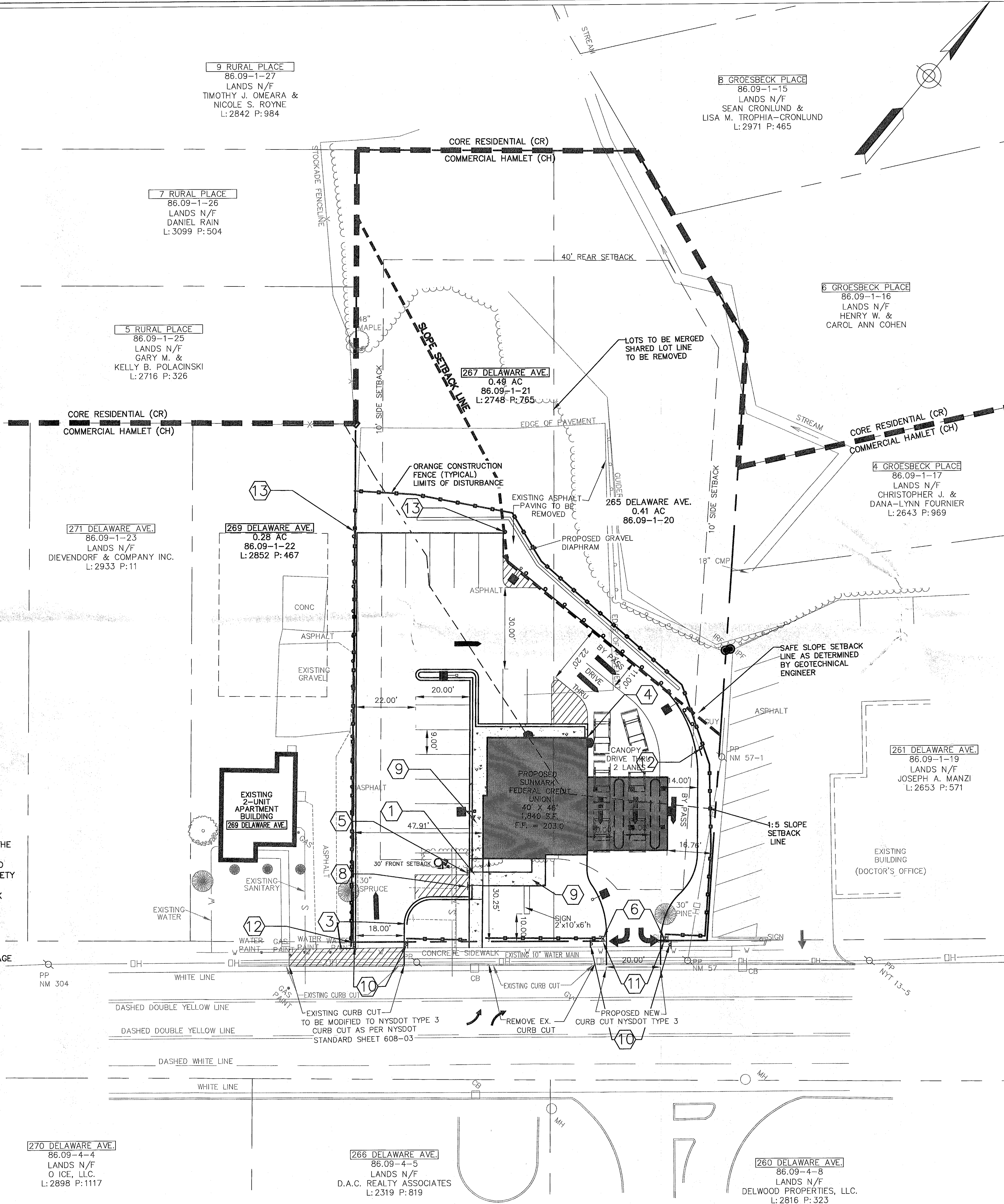
- | PROPERTY LINE |
|-----------------------------------|
| 1 HANDICAP RAMP PER ADA STANDARDS |
| 2 HARDBOARD DUMPSTER ENCLOSURE |
| 3 BEGIN CURB |
| 4 END CURB |
| 5 HANDICAP PARKING SIGN |
| 6 STOP SIGN |
| 7 CROSSWALK |
| 8 NO PARKING ANYTIME SIGN |
| 9 5' CONCRETE SIDEWALK |
| 10 ONE WAY SIGN |
| 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.C.1 TO ALLOW SIT DISTURBANCE WITHIN THE ANGEL 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 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 STOCKPIILING 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.

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



TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
0 1 2
INCHES

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This Site Plan Approved
Title: *Chairman*
Date: *10/26/2017*
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

BRETT L. STEENBURGH, P.E. PLLC

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CIVIL ENVIRONMENTAL STRUCTURAL
ENGINEERING

SITE PLAN

SUNMARK FCU
265-267 DELAWARE AVENUE
TOWN OF BETHLEHEM

COUNTY OF ALBANY
DRAWN BY: BLS
CHECKED BY: BLS
JOB NO: SUNMARK-DELMAR
DATE: JANUARY 20, 2017
SCALE: 1"=20'
SHEET 2 OF 8