



OWNER/APPLICANT:
THOMAS PAONESSA, TP BUILDERS
31 PINE STREET
ALBANY, NY 12203

SITE STATISTICS:

TAX MAP ID# - 63.12-(2-50, 4-1, 4-2, 4-3, 4-5, 5-1, 5-3, 5-4, 5-10)
BETHLEHEM PROJECT AREA = APPROXIMATELY 7.75± ACRES
PROJECT STATISTICS:
4 PREVIOUSLY APPROVED LOTS IN GUILDERLAND
10 PROPOSED LOTS IN BETHLEHEM (8 BUILDING LOTS)
1 PROPOSED STORMWATER PARCEL IN BETHLEHEM

THE PROJECT IS CURRENTLY WITHIN THE TOWNS OF BETHLEHEM AND GUILDERLAND WATER AND SANITARY SEWER DISTRICTS.

VARIANCES APPROVED 9/18/13:

LOT 7: HIGHWAY FRONTSIDE 58' vs. 70' REQUIRED
LOT WIDTH 85' vs. 100' REQUIRED

LOT 11: LOT WIDTH 90' vs. 100' REQUIRED

LOT 12: LOT DEPTH 85' vs. 120' REQUIRED
LOT AREA 11,195 SF vs. 14,520 SF REQUIRED
FRONT SETBACK: 30' vs. 35' REQUIRED
SEC. 128-A CREATION OF A SECOND LOT

LOT 13: LOT AREA 10,836 SF vs. 14,520 SF REQUIRED
SEC. 128-A CREATION OF A SECOND LOT
PIN ST FRONT YARD SETBACK: 19.3' vs. 35' REQUIRED
ANDREW COURT FRONT YARD SETBACK: 13.4' vs. 35' REQUIRED

TOWN OF BETHLEHEM ZONING REQUIREMENTS:
ZONE - RESIDENTIAL "A" (RA)

LOT REQUIREMENTS:
MIN. LOT AREA = 14,520 S.F.
MIN. LOT WIDTH = 100 FT.
MIN. LOT DEPTH = 120 FT.
MAXIMUM HEIGHT = 30 FT.
MAXIMUM LOT COVERAGE = 20%

BUILDING SETBACKS:
FRONT SETBACK: 10 FT.
SIDE SETBACK: 10 FT.
REAR SETBACK: 25 FT.

ALL STREET INTERSECTION CORNERS SHALL BE ROUNDED
BY CURVES OF AT LEAST 25 FEET IN RADIUS AT THE
PROPERTY LINE.

25 FT REAR SETBACK

HOUSE

DRIVEWAY

10' MIN.

3/4" TYPE "K"
COPPER WATER
SERVICE

8' SANITARY
SEWER CONNECTION
2.0% MIN. SLOPE

35 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

10' MIN. WIDTH OF LOT AT BLDG. LINE

14,520 SF MIN. LOT AREA

100' MIN. FRONTAGE

100' MIN. DEPTH

100' MIN. REAR SETBACK

100' MIN. SIDE SETBACK

100' MIN. REAR SET