

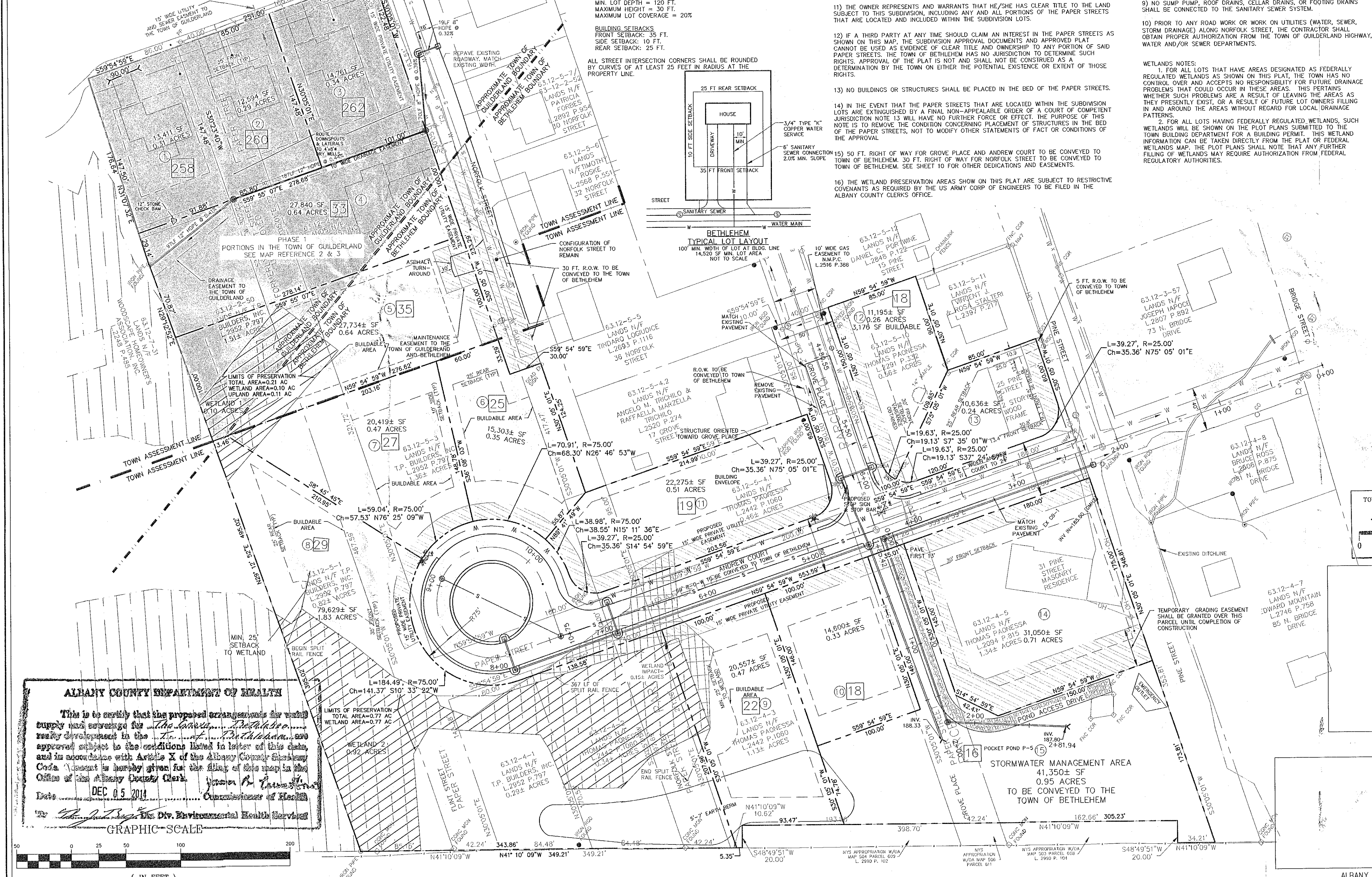
OWNER/APPLICANT:  
THOMAS PAONESSA, TP BUILDERS  
31 PINE STREET  
ALBANY, NY 12203

- 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)
- BETHELEHEM PROJECT AREA = APPROXIMATELY 7.75± ACRES
- PROJECT STATISTICS:**
- 4 PREVIOUSLY APPROVED LOTS IN GUILDERLAND  
10 PROPOSED LOTS IN BETHELEHEM (8 NEW BUILDING LOTS)  
1 PROPOSED STORMWATER PARCEL IN BETHELEHEM
- THE PROJECT IS CURRENTLY WITHIN THE TOWNS OF GUILDERLAND AND GUILDERLAND WATER AND SANITARY SEWER DISTRICTS.**
- VARIANCES APPROVED 9/18/13:**
- LOT 7: HIGHWAY FRONTAGE 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 YARD SETBACK: 30' vs. 35' REQUIRED  
SEC. 128-4-A CREATION OF A SECOND LOT
- LOT 13: LOT AREA 10,636 SF vs. 14,520 SF REQUIRED  
SEC. 128-4-A CREATION OF A SECOND LOT  
PINE ST FRONT YARD SETBACK: 19.3' vs. 35' REQUIRED  
ANDREW COURT FRONT YARD SETBACK: 13.4' vs. 35' REQUIRED
- TOWN OF BETHELEHEM 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: 35 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.**

- NOTES:**
- 1) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A MAY 2009 FIELD SURVEY.
- 2) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND 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.
- 6) 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 19, 1997.
- 7) WETLANDS DEPICTED HEREON WERE DELINEATED AND LOCATED BY INGALLS & ASSOCIATES ON MAY 5, 2009 UTILIZING GPS.
- 8) PARCEL IS LOCATED WITHIN THE BOUNDARIES OF THE BETHELEHEM SEWER DISTRICT, WATER DISTRICT NO. 1, GUILDERLAND CENTRAL SCHOOL DISTRICT, AND THE NORTH BETHELEHEM FIRE DISTRICT.
- 9) THE TOWN BOUNDARY AS SHOWN ON THIS DRAWING IS AN ASSUMED BOUNDARY BASED ON THE 2010 ALBANY COUNTY TAX MAPS.
- 10) THE TOWN ASSESSMENT LINE AS SHOWN ON THIS DRAWING REPRESENTS THE CURRENT EXERCISE OF TAXING AUTHORITY AND THE DEFACED BOUNDARY BETWEEN THE BETHELEHEM WATER AND SEWER DISTRICTS AND THE GUILDERLAND WATER AND SEWER DISTRICTS.
- 11) THE OWNER REPRESENTS AND WARRANTS THAT HE/SHE HAS CLEAR TITLE TO THE LAND SUBJECT TO THIS SUBDIVISION, INCLUDING ANY AND ALL PORTIONS OF THE PAPER STREETS THAT ARE LOCATED AND INCLUDED WITHIN THE SUBDIVISION LOTS.
- 12) IF A THIRD PARTY AT ANY TIME SHOULD CLAIM AN INTEREST IN THE PAPER STREETS AS SHOWN ON THIS MAP, THE SUBDIVISION APPROVAL DOCUMENTS AND APPROVED PLAT CANNOT BE USED AS EVIDENCE OF CLEAR TITLE AND OWNERSHIP TO ANY PORTION OF SAID PAPER STREETS. THE TOWN OF BETHELEHEM HAS NO JURISDICTION TO DETERMINE SUCH RIGHTS. APPROVAL OF THE PLAT IS NOT AND SHALL NOT BE CONSTRUED AS A DETERMINATION BY THE TOWN ON EITHER THE POTENTIAL EXISTENCE OR EXTENT OF THOSE RIGHTS.
- 13) NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN THE BED OF THE PAPER STREETS.
- 14) IN THE EVENT THAT THE PAPER STREETS THAT ARE LOCATED WITHIN THE SUBDIVISION LOTS ARE EXTINGUISHED BY A FINAL NON-APPEALABLE ORDER OF A COURT OF COMPETENT JURISDICTION FOR THE REASON OF NO FURTHER FORCE OR EFFECT, THE PURPOSE OF THIS NOTE IS TO REMOVE THE CONDITION CONCERNING PLACEMENT OF STRUCTURES IN THE BED OF THE PAPER STREETS, NOT TO MODIFY OTHER STATEMENTS OF FACT OR CONDITIONS OF THE APPROVAL.
- 15) 50 FT. RIGHT OF WAY FOR GROVE PLACE AND ANDREW COURT TO BE CONVEYED TO TOWN OF BETHELEHEM. 30 FT. RIGHT OF WAY FOR NORFOLK STREET TO BE CONVEYED TO TOWN OF BETHELEHEM. SEE SHEET 10 FOR OTHER DEDICATIONS AND EASEMENTS.
- 16) THE WETLAND PRESERVATION AREAS SHOWN ON THIS PLAT ARE SUBJECT TO RESTRICTIVE COVENANTS AS REQUIRED BY THE U.S. ARMY CORP OF ENGINEERS TO BE FILED IN THE ALBANY COUNTY CLERK'S OFFICE.

- TOWN OF BETHELEHEM STANDARD NOTES:**
- 1) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHELEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- 2) ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- 3) ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- 4) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- 5) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN ENGINEER.
- 6) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
- 7) THE CONTRACTOR SHALL CALL THE U.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- 8) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHELEHEM.
- 9) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- 10) PRIOR TO ANY ROAD WORK OR WORK ON UTILITIES (WATER, SEWER, STORM DRAINAGE) ALONG NORFOLK STREET, THE CONTRACTOR SHALL OBTAIN PROPER AUTHORIZATION FROM THE TOWN OF GUILDERLAND HIGHWAY, WATER AND/OR SEWER DEPARTMENTS.

- BETHELEHEM DENSITY REQUIREMENTS:**
- ALLOWABLE DENSITY 3.0 UNITS/AC.
- PROPOSED DENSITY:**
- T = TOTAL ACRES INSIDE THE BOUNDARY LINES OF THE PROJECT PARCEL.
- W = TOTAL ACRES 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 ACRES INSIDE THE BOUNDARY LINES OF THE PROJECT PARCEL AND CONTAINING SLOPES OF 20% OR GREATER.
- 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.
- T-(W+F+S)=BUILDABLE YIELD (BY)**
- 5.51 A.C.-(1.01+0+0) = 4.50 A.C. (BY)
- BUILDABLE AREA:** 4.50 A.C. x 3 UNITS/ACRE= 13.55 LOTS > 9 PROPOSED RESIDENTIAL LOTS
- MAP REFERENCES:**
- 1) MAP ENTITLED "SURVEY PLAT OF PROPOSED SUBDIVISION, THE GROVE, OWNED BY THOMAS PAONESSA", AS PREPARED BY REED LAND SURVEYING & ENGINEERING, PLLC ON MAY 28, 2009.
- 2) MAP ENTITLED "SUBDIVISION PLAT PHASE 1" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON NOVEMBER 19, 2009, LAST REVISED OCTOBER 11, 2011 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JANUARY 17, 2012 AS MAP D172-12830.
- 3) MAP ENTITLED "SUBDIVISION PLAT AMENDMENT PHASE 1" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON APRIL 18, 2013, LAST REVISED MAY 31, 2013 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON AUGUST 20, 2013 AS MAP D172-12872.
- 4) NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP, NEW YORK STATE THRUWAY, CATSKILL SECTION, SUBDIVISION NO. 3A, MAP NO. 503 PARCEL 608, THOMAS PAONESSA (REPUTED OWNER) DATED SEPTEMBER 2, 2010, NOTICE FILED OCTOBER 15, 2010 AS LIBER 2990 AT PAGE 104.
- 5) NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP, NEW YORK STATE THRUWAY, CATSKILL SECTION, SUBDIVISION NO. 3A, MAP NO. 504 PARCEL 609, THOMAS PAONESSA (REPUTED OWNER) DATED SEPTEMBER 2, 2010, NOTICE FILED OCTOBER 15, 2010 AS LIBER 2990 AT PAGE 102.
- 6) NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP, NEW YORK STATE THRUWAY, CATSKILL SECTION, SUBDIVISION NO. 3A, MAP NO. 506 PARCEL 611, BED OF ROAD GROVE STREET, DATED SEPTEMBER 1, 2010.
- 7) MAP ENTITLED "MAP OF THREE HILLS TERRACE, PLAN NO. 3, SITUATED ON THE GREAT WESTERN TURNPIKE IN THE TOWN OF BETHELEHEM AND GUILDERLAND, N.Y., OWNED BY J. W. WILBURY, AS PREPARED BY A. L. ELLIOTT, C.E., DATED APRIL 28, 1913 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN CLOSET 2, DRAWER 36.



- LEGEND**
- LOT NUMBER
- HOUSE NUMBER
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EOP
- PROPOSED CENTER LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED STORM LATERAL
- SPLIT RAIL FENCE
- PRESERVATION AREA

**TOWN OF BETHELEHEM PLANNING BOARD APPROVAL**

Albany County Clerk  
Document Number 11764054  
Rev'd 01/15/2015 2:41:19 PM

**PLANNING BOARD**  
TOWN OF BETHELEHEM  
ALBANY COUNTY, NEW YORK  
FINAL PLAT APPROVAL

WHEN SIGNED BY THE DUTY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.

SIGNED: [Signature]  
TITLE: [Title]  
DATE: [Date]

SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 240 OF 2014

**ALBANY COUNTY DEPARTMENT OF HEALTH**

This is to certify that the proposed arrangements for water supply and sewerage for the above described property are in accordance with the provisions of the Albany County Health Code, and in accordance with Article X of the Albany County Charter. A consent is hereby given for the filing of this map in the Office of the Albany County Clerk.

Date: DEC 05 2014

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

**SUBDIVISION PLAT**

THE GROVE  
ANDREW COURT, PINE STREET & GROVE PLACE

COUNTY OF ALBANY  
TOWN OF BETHELEHEM  
STATE OF NEW YORK

DRAWN BY: JAH  
CHECKED BY: JAH  
CADD FILE: 09-0100F  
DATE: NOVEMBER 19, 2009

SCALE: 1" = 50'  
SHEET 1 OF 10

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