

LANDS N/F
FRANK CONSTANTINI
D.D. MAY 19, 1986 BK. 2310, PG. 353

NIAGARA MOHAWK POWER CORPORATION
REYNOLDS RD. TRANSMISSION LINE
NEW SCOTLAND
OPERATING AS REYNOLDS RD. - TOWN BUSH #17

LANDS N/F
FRANK CONSTANTINI
L.2310 P.353

LANDS N/F
THOMAS A. & MARGARET
BARTLETT
L.2476 P.385

LANDS N/F
EDWARD A. STARKWEATHER
L.2123 P.879

LANDS N/F
DONALD J. SHELDON
BK. 2274 PG. 53

LANDS N/F
JAMES & PHYLLIS DI FRANCA
BK. 2527 PG. 590

LANDS N/F
RICHARD J. & MARGARET H. THAYER
BK. 972, PG. 283

LANDS N/F
MILLTOWNE PLAZA, INC
BK. 2372 PG. 1046

SITE STATISTICS

- AREA OF ENTIRE PROPERTY OWNED: 37.77 ACRES
- PRESENT ZONING IS RURAL HAMLET DISTRICT
- PROPOSED ZONING IS PLANNED DEVELOPMENT DISTRICT (PDD)

30.00 AC=AREA OF USABLE LAND IN RURAL HAMLET DISTRICT
10.67 AC=AREA OF FEDERAL WETLANDS
0.86 AC=AREA OF TRANSMISSION LINE EASEMENT OUTSIDE FEDERAL WETLANDS
AREA OF USEABLE LAND IN RURAL HAMLET DISTRICT IS THEREFORE:
30.00 AC-10.67 AC-0.86 AC = 18.47 AC USEABLE LAND
116 MULTIPLE FAMILY DWELLING UNITS BEING PROPOSED
NET DENSITY= 116 UNITS/18.47 AC USEABLE LAND= 6.3 UNITS/ACRE
GROSS DENSITY= 116/30.00 AC PDD AREA= 3.9 UNITS/ACRE
DENSITY ALLOWED IN PLANNED DEVELOPMENT DISTRICT=8 UNITS/ACRE

PARKING SPACES PROPOSED=
114 GARAGED SPACES + 131 SPACES OUTSIDE=245 TOTAL SPACES
2.1 SPACES/UNIT PROVIDED
1.5 SPACES/UNIT REQUIRED
3,800 FEET OF ROAD TO BE BUILT
35' FRONT, 50' SIDE, AND 50' REAR SETBACK FROM ALL PROPERTY LINES

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

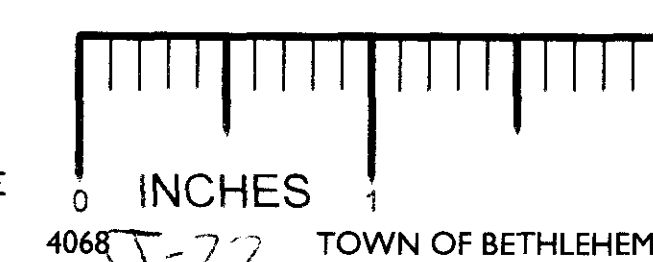
LEGEND

- UPDATED FEDERAL WETLANDS
6/23/03 BY NORTH COUNTRY
ECOLOGICAL SERVICES
- MITIGATION AREA FOR
FEDERAL WETLANDS (0.34 AC.)
- FEDERAL WETLANDS TO
BE DISTURBED (0.42 AC.)
- 4 UNIT CONDOMINIUM
WITH ATTACHED GARAGES
☐ *OPTIONAL DECK
☐ *OPTIONAL PATIO
- 2 UNIT CONDOMINIUM
WITH DETACHED GARAGES

TAX MAP NO.: 109.00-1-39

OWNER:
WEMPLE ROAD DEVELOPERS, INC
JON BISCHKE
311 STATE ST.
ALBANY, NY 12210

APPLICANT:
AMORE HOMES INC.
1900 WESTERN AVENUE
ALBANY, NY 12203



SITE CONCEPT PLAN PROPOSED REZONE RURAL HAMLET DISTRICT TO PLANNED DEVELOPMENT DISTRICT

WEMPLE ROAD CONDOMINIUMS

TOWN OF BETHLEHEM COUNTY OF ALBANY

STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379

DATE: JUNE 20, 2006 SCALE: 1"=100' DWG. 2983_SITE1.7 SHEET OF 2 4