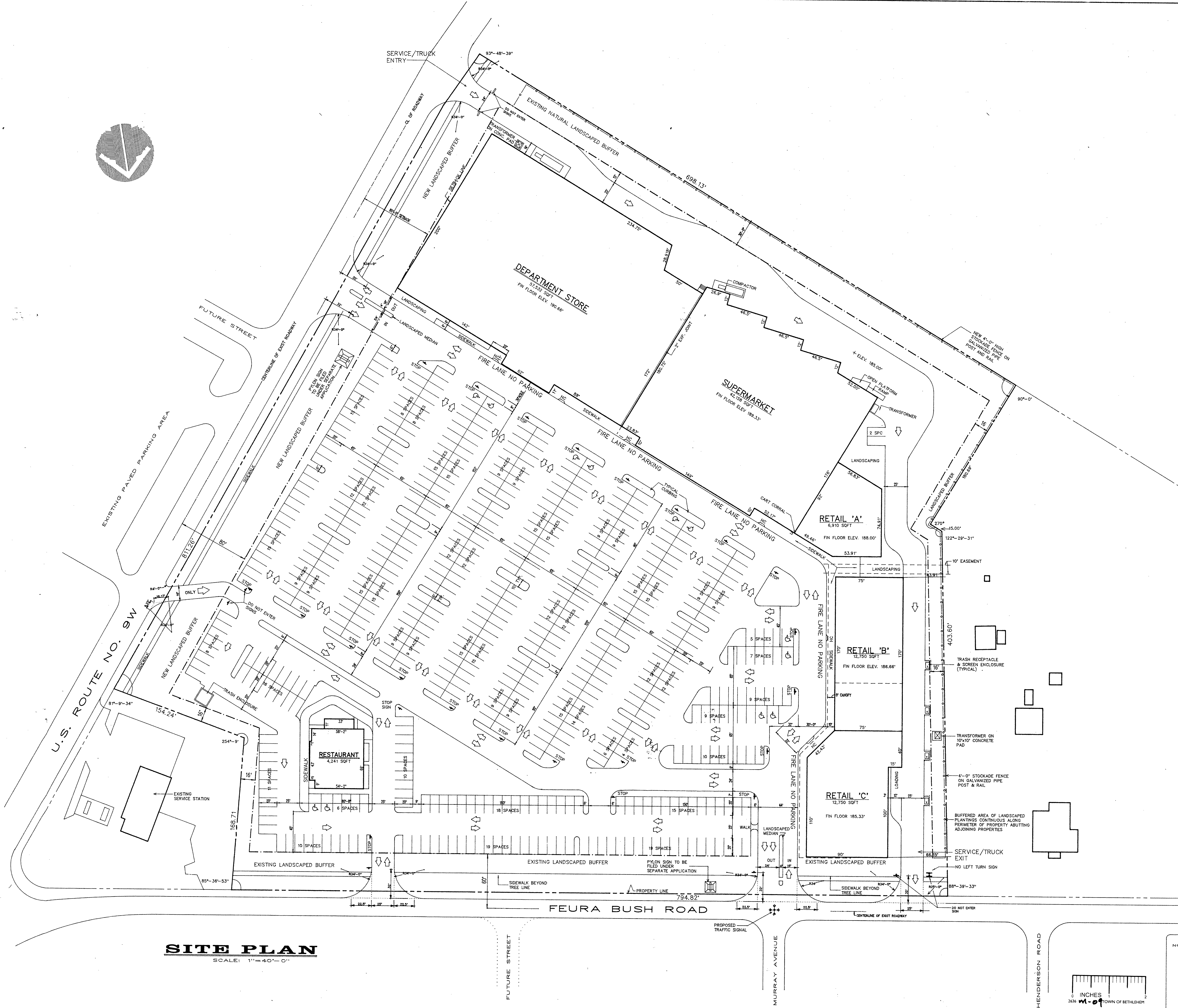
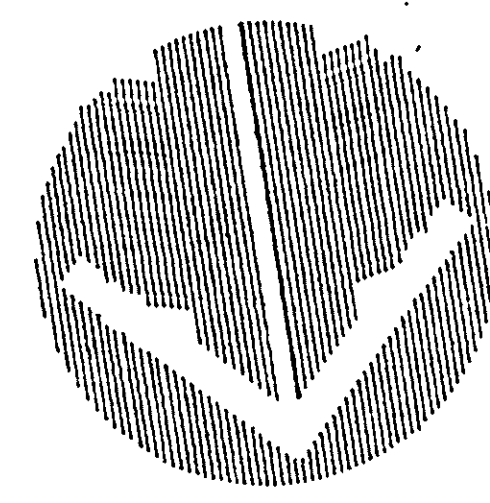




SITE DATA & ZONING ANALYSIS

SITE DATA:
AREA..... = 612,295 SQFT (14.056 ACRES)
AVERAGE LOT DEPTH..... = 880'-0"
WEST SIDE OF US ROUTE 9W & SOUTH SIDE OF FEURA BUSH ROAD
TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

ZONES:
"CC" RETAIL COMMERCIAL DISTRICT
ROUTE 9W CORRIDOR OVERLAY DISTRICT

PERMITTED USES:
DEVELOPMENT SUBJECT TO SITE PLAN APPROVAL BOARD REVIEW.
USE PERMITS GENERAL RETAIL, BANKS, RESTAURANTS, ETC...

MAXIMUM BUILDING AREA:
88% MAXIMUM LOT COVERAGE..... = .88 x 612,295 = 489,836 SQFT
PROPOSED LOT COVERAGE..... = 136,341/612,295 = 22%

MAXIMUM BUILDING HEIGHT:
MAXIMUM PERMITTED..... = 30'-0" IN COMMERCIAL ZONE
PROPOSED BUILDING..... = 30'-0" MAXIMUM

REQUIRED YARDS: (UNDER OVERLAY DISTRICT REQUIREMENTS)
FRONT YARDS
SETBACK FROM CENTERLINE OF PRIMARY STREET..... = 80'-0" MIN
SETBACK FROM CENTERLINE OF SECONDARY STREET..... = 60'-0" MIN
PROPOSED SETBACK ALONG US ROUTE 9W..... = 80'-0" MIN
PROPOSED SETBACK ALONG FEURA BUSH ROAD..... = 60'-0" MIN

SIDE AND REAR YARDS
MINIMUM REQUIRED = ONE TIMES BUILDING HEIGHT = 22'-0" MIN
1 x 22'-0" FOR MAJOR STORES..... = 22'-0" MIN
1 x 14'-0" FOR MINOR STORES..... = 14'-0" MIN
PROPOSED SIDE YARD AT MAJOR STORES..... = 30'-0" MIN
PROPOSED SIDE YARD AT MINOR STORES..... = 15'-0" MIN

LANDSCAPING: (UNDER OVERLAY DISTRICT REQUIREMENTS)
REQUIRED TOTAL LANDSCAPED AREA = 25% OF SITE AREA (TOTAL)
PROPOSED PARKING AREA..... = .25 x 612,295..... = 153,073 SQFT
REQUIRED LANDSCAPING OF PARKING AREA..... = 297,014 SQFT
PROPOSED LANDSCAPING OF PARKING AREA..... = 18 x 297,014 = 29,701 SQFT
PROPOSED LANDSCAPING IN OTHER AREAS..... = 30,798 SQFT
TOTAL LANDSCAPING PROPOSED ON SITE..... = 153,853 SQFT
= 25.12% OF SITE

LANDSCAPED BUFFERS ALONG PUBLIC ROADS..... = 20'-0" MIN
LANDSCAPED BUFFER ALONG RESIDENTIAL BOUNDARY..... = 30'-0" MIN
LANDSCAPED BUFFER ALONG SIDE YARDS = 10' OR 2% AVG. LOT DEPTH
= .02 x 880' = 18'-0" MIN
LANDSCAPED BUFFER ALONG REAR YARDS = 10' OR 2% AVG. LOT DEPTH
= .02 x 880' = 18'-0" MIN
BUFFER PROVIDED ALONG ROUTE 9W..... = 20'-0"
BUFFER PROVIDED ALONG FEURA BUSH ROAD..... = 20'-0"
BUFFER PROVIDED ALONG SIDE LOT LINES..... = 15'-0"
BUFFER PROVIDED ALONG RESIDENTIAL BOUNDARY..... = 30'-0"

MAXIMUM PARKING SPACES PER CONTINUOUS ROW..... = 20 MAX
LONGEST CONTINUOUS PARKING ROW PROVIDED..... = 20 SPACES

TREES REQUIRED IN PARKING AREA..... = 1/300 SF PARKING LANDSCAPE
TREES PROVIDED IN PARKING AREA..... = 30,798 / 300 = 103 TREES

PARKING REQUIREMENTS:
TABULATION OF REQUIRED PARKING

USE	PARKING RQMT	FLOOR AREA	PARKING
DEPARTMENT STORE	1 CAR/250 SF	57,332 SQFT	238 SPACES
SUPERMARKET	1 CAR/250 SF	42,150 SQFT	169 SPACES
RETAIL AREA A	1 CAR/250 SF	6,910 SQFT	28 SPACES
RETAIL AREA B	1 CAR/250 SF	12,750 SQFT	51 SPACES
RETAIL AREA C	1 CAR/250 SF	12,750 SQFT	51 SPACES
RESTAURANT	1 CAR/50 SF	4,241 SQFT	85 SPACES
TOTALS		136,341 SQFT	613 SPACES

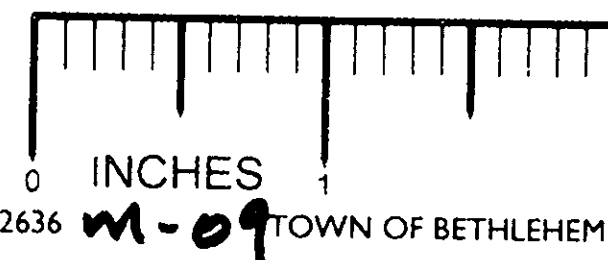
MINIMUM PARKING SPACE SIZE..... = 10'-0" WIDE x 200 SF MIN.
HANDICAPPED PARKING SPACE SIZE..... = 13'-0" WIDE x 200 SF MIN.
HANDICAPPED PARKING REQUIRED..... = 2% OF PARKING = 12 SPACES

TYPICAL PARKING SPACE..... = 10'-0" x 20'-0"
HANDICAPPED PARKING..... = 13'-0" x 20'-0"
TOTAL PARKING PROVIDED..... = 613 SPACES
HANDICAPPED SPACES PROVIDED..... = 12 SPACES

SITE PLAN
SCALE: 1"=40'-0"

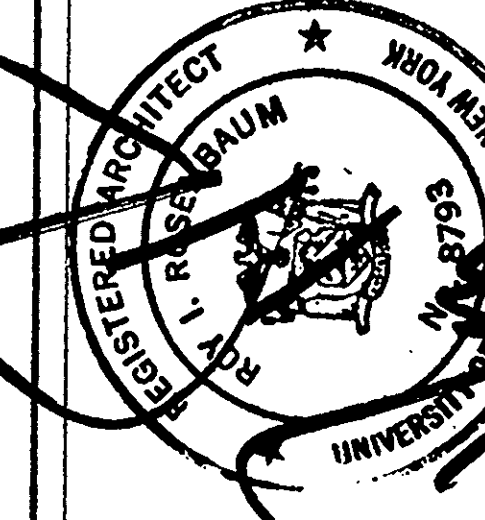
NOTE: ALL ELEVATIONS INDICATED ARE
USGS DATUM.

REFER TO PLANS PREPARED BY
G.T. MALE ASSOCIATES, P.C. FOR
INFORMATION REGARDING:
ELEVATIONS AND GRADING
LANDSCAPING
DRAINAGE
UTILITIES AND SERVICES



Owned by:
CAPITAL DISTRICT PARTNERS
366 North Broadway, Suite 222
Jerico, N.Y. 11753

Roy Rosenbaum, P.C.
80-30 164th Street
Queens, N.Y. 11432



NO	DATE	REVISION
1	10/10/99	
2	10/25/99	ADJUST CENTERLINE OF STREET

PROJECT LOCATION
GLENMONT PLAZA SHOPPING CENTER
FEURA BUSH ROAD AT US ROUTE 9W
GLENMONT PLAZA, NEW YORK

PATHTNAME
G:\VIA-SALK

FILENAME
7123-SP8.DOC

SHEET NUMBER
87123

SP-1