

**EXISTING SITE PLAN**  
SCALE: 1" = 30'

**EXISTING / PROPOSED SITE INFORMATION**  
EXISTING BUILDING WAS A SINGLE FAMILY RESIDENCE  
NEW USE WILL BE AN INSURANCE OFFICE - 1200 SQ. FT.

TAX MAP NUMBER 97.15-2-7

TOWN OF BETHLEHEM ZONING - COMMERCIAL HAMLET (CH) DISTRICT		
	REQUIRED	EXISTING / PROPOSED
BUILDING SETBACKS		
FRONT YARD FROM R.O.W.	30 FT.	50 FT.
SIDE YARD	10 FT.	32.5 FT.
REAR YARD	40 FT.	104 FT.
HIGHWAY FRONTAGE	100 FT.	166 FT.
LOT DEPTH	100 FT.	201 FT.
LOT WIDTH	100 FT.	166 FT.
PARKING SPACES		
HANDICAP	1	1
TOTAL (1 PER 250 S.F.)	5	6
MINIMUM LOT SIZE	10,000 SQ. FT.	31,623 SQ. FT.

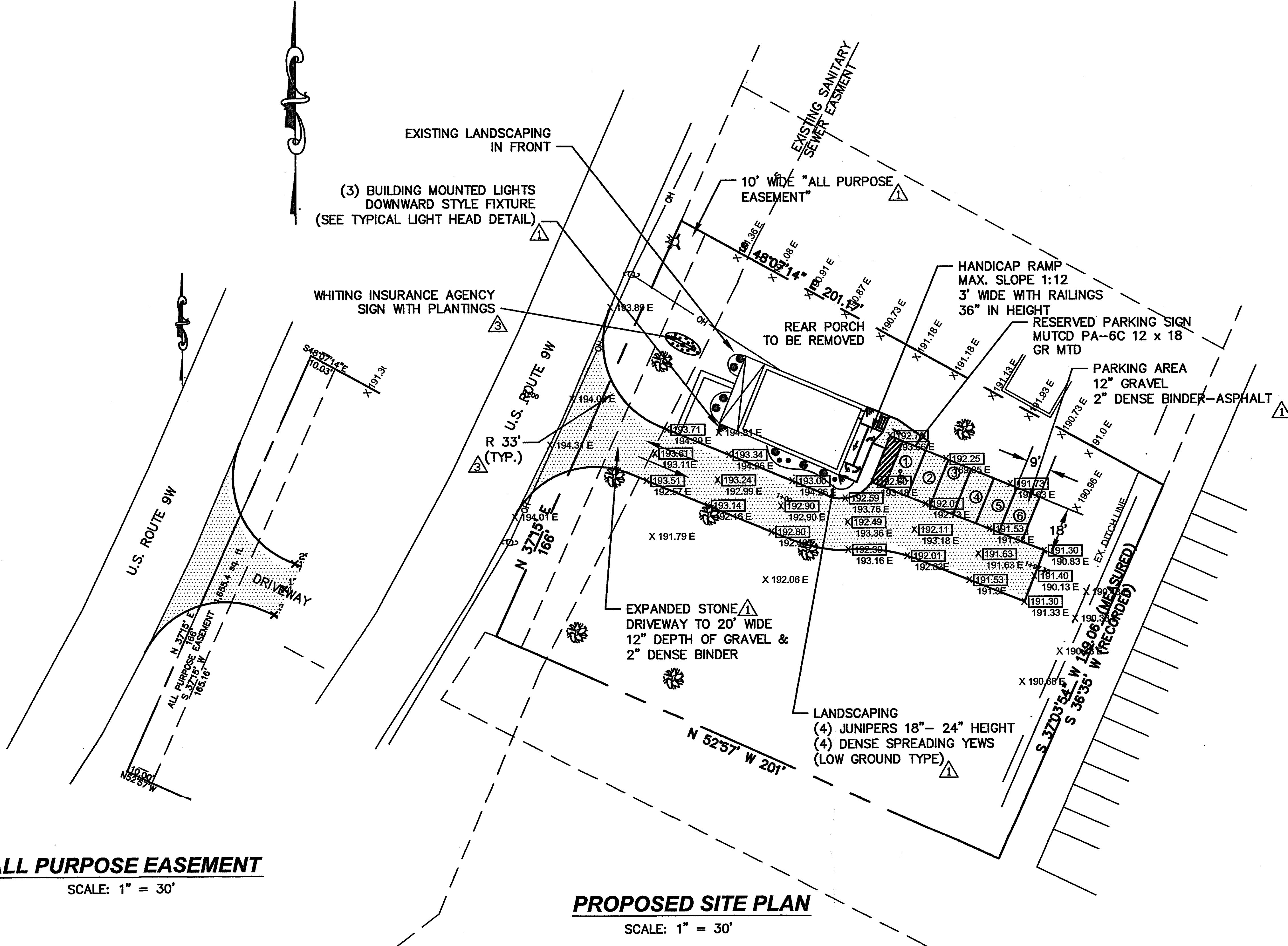
**NOTES**

During the installation of the expanded driveway, NO portion of NYS Route 9W may be blocked off. All elevations were provided by the contractor on site JAT

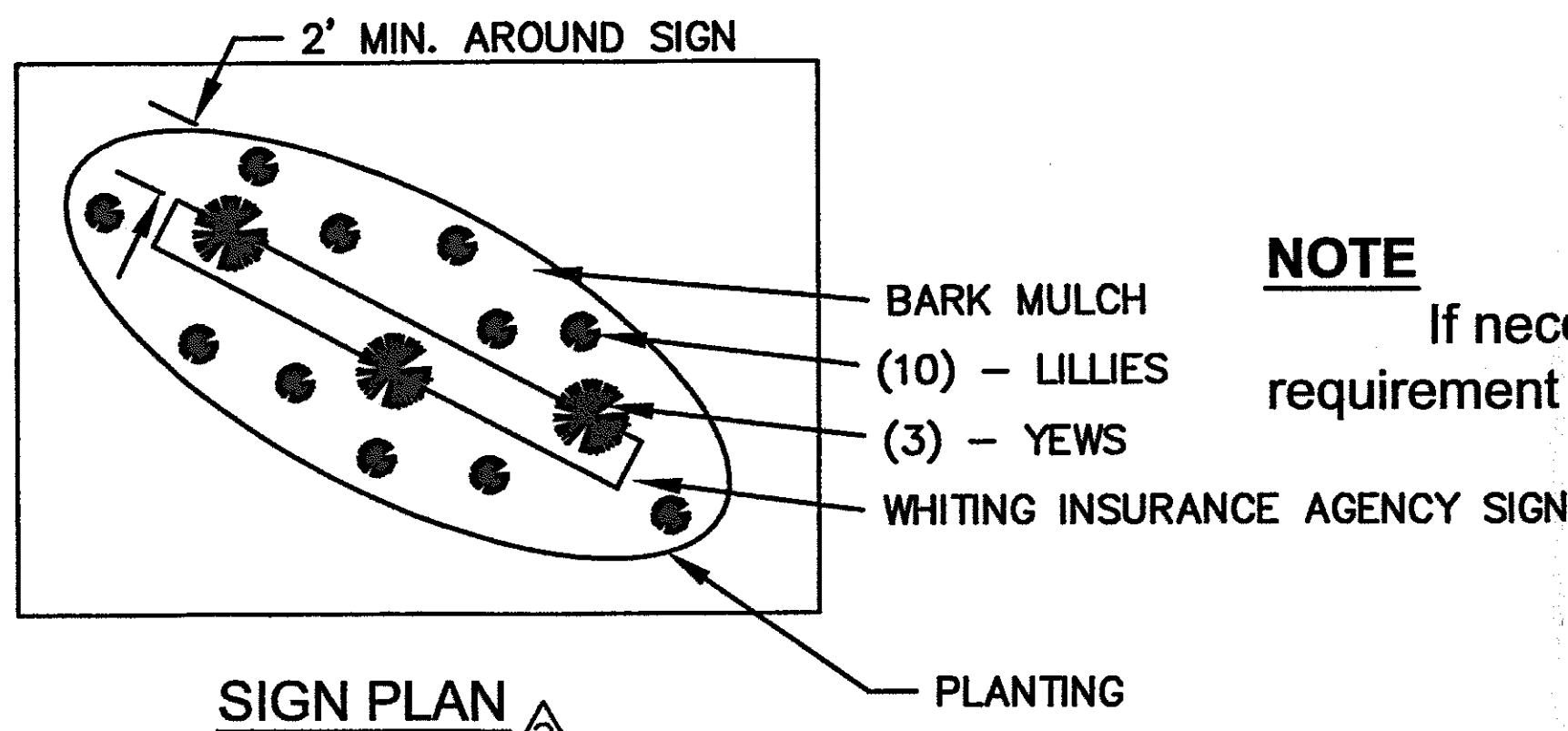
**PROPOSED USE**

The existing building exterior will be re-painted white with green trim, the rear porch will be removed and a new porch installed with handicap accessibility to the parking spaces.  
Existing garage will be removed  
Existing driveway will be expanded for a total width of eighteen feet, six new parking spaces with handicap space will be installed.  
Existing water and sanitary sewer is at site, no changes.  
Existing grading will remain the same except for widening the driveway and installing new parking spaces.  
There will be no dumpster on site, garbage will be removed on a daily basis  
A new sign will be erected which will comply with the zoning regulations.

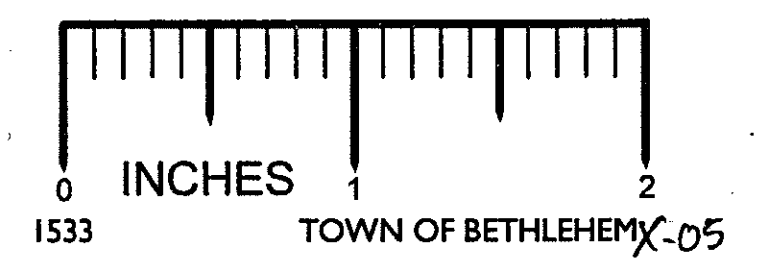
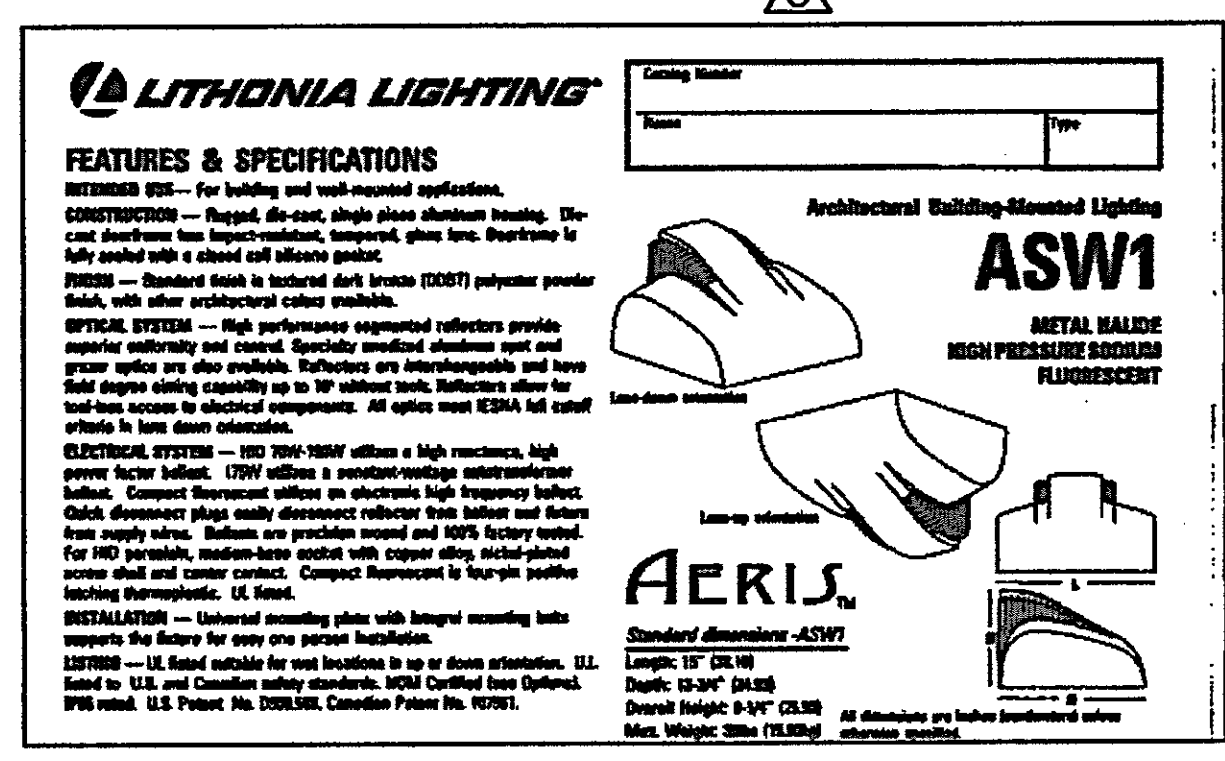
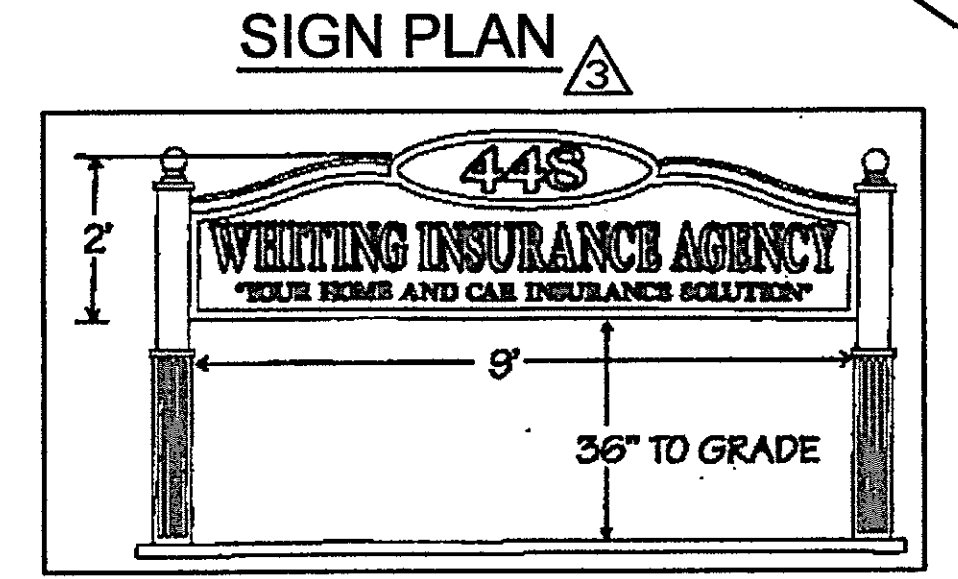
**ALL PURPOSE EASEMENT**  
SCALE: 1" = 30'



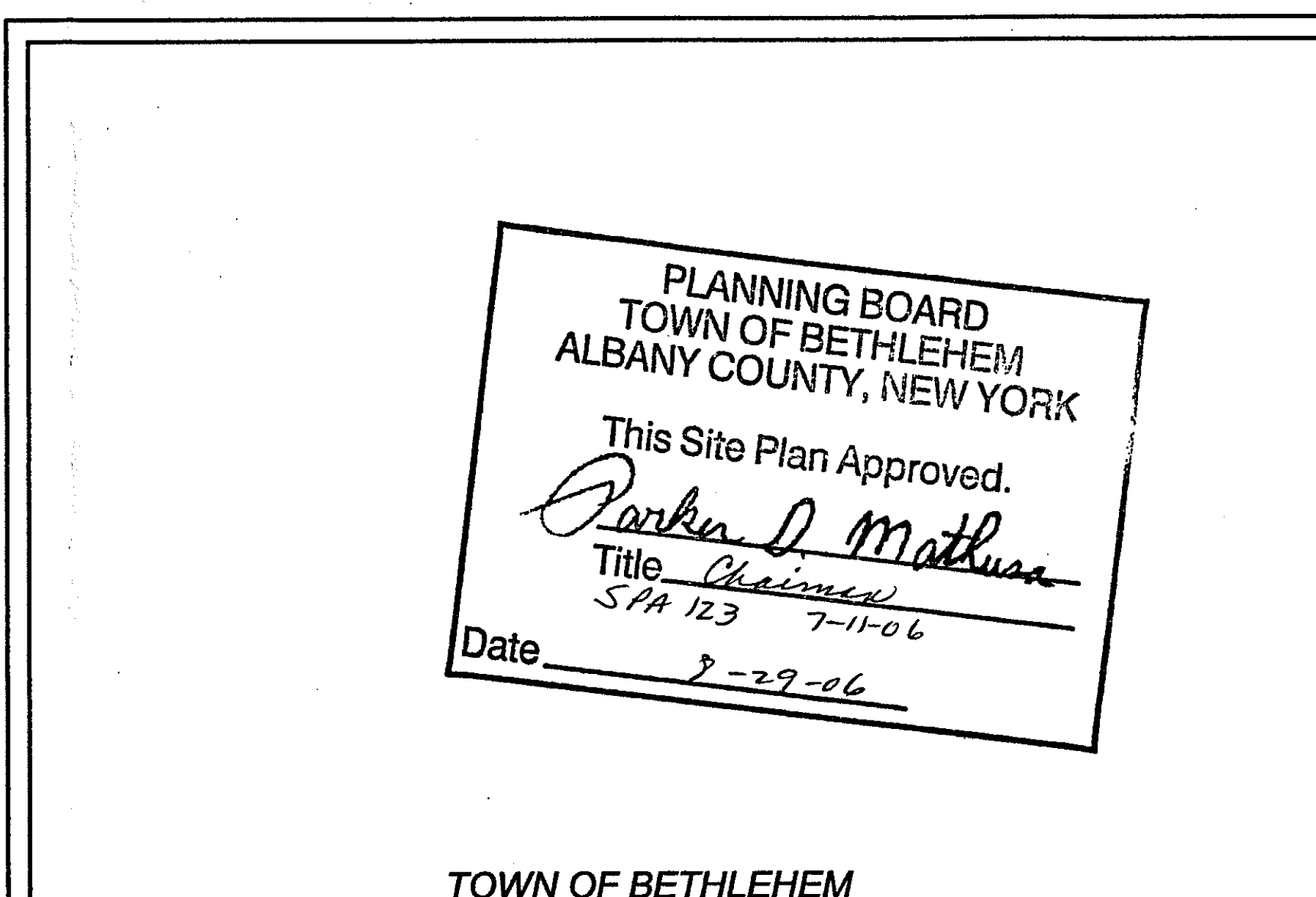
**PROPOSED SITE PLAN**  
SCALE: 1" = 30'



**NOTE**  
If necessary for any work in the easement, it will be the Owner's requirement to remove and replace sign and shrubs.



**RECEIVED**  
AUG 25 2006  
PLANNING BOARD  
TOWN OF BETHLEHEM



APR. 26, 2006

DATE:

KJ

DRAWN BY:

AS SHOWN

SCALE:

PROJECT NO.:

DELAWARE ENGINEERING, P.C.

CIVIL AND ENVIRONMENTAL ENGINEERING

8-12 DIETZ STREET, SUITE 303, ONEONTA, NY 13820 - 607.432.8073

28 MADISON AVENUE EXTENSION, ALBANY, NY 12203 - 518.452.1280

6 TOWNSEND STREET, WALTON, NY 13686 - 607.865.9234

REVISIONS

NO.	DATE	DESCRIPTION
1	5-19-06	REVISED
2	6-09-06	REV. DRIVEWAY WIDTH
3	6-27-06	REV. NYSDOT & PLANTER
4	7-21-06	REV. DRIVE & NOTES
5	8-24-06	FINAL REVISIONS

APPLICANT:

J.K.C. REALTY L.C.C.

448 ROUTE 9W

TOWN OF BETHLEHEM, NEW YORK

EXISTING & PROPOSED

SITE PLAN

SHEET:

S-2

X-05