



Appendix:

Attachment A:

Documentation of previous Wetland Disturbance & Mitigation Plan

Attachment B:

Conservation Criteria Assessment

Attachment C:

Wetland, wetland buffer and created wetlands map

Attachment D:

Map showing subject parcel and adjacent lands of the Historic Heath Farm

Attachment E:

Soils map

Attachment A



NOTED:
 1. THOSE AREAS SHOWN AS "LANDS TO BE CONVEYED TO TOWN OF BETHLEHEM FOR PUBLIC PARK AND RECREATION PURPOSES" SHALL BE CONVEYED IN ORDER TO PARTIALLY SATISFY REVISIONS OF THE TOWN'S SUBDIVISION REGULATIONS, TOWN BOARD AT ITS MEETING OF SEPTEMBER 2011.
 2. PARCELS "A", "B", "C" AND "D" WILL BE CONVEYED TO TOWN OF BETHLEHEM FOR HIGHWAY PURPOSES.
 3. ALL PROPOSED HIGHWAY RIGHTS-OF-WAY WILL BE CONVEYED TO TOWN OF BETHLEHEM.

- LEGEND:**
- DRAINAGE EASEMENT TO T/O BETHLEHEM
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR (2' INTERVAL)
 - PROPOSED LOT LINE / PROPOSED R.O.W.
 - LANDS TO BE CONVEYED TO TOWN OF BETHLEHEM FOR PUBLIC PARK AND RECREATION PURPOSES
 - ADDITIONAL HIGHWAY RIGHT-OF-WAY TO BE CONVEYED TO THE TOWN OF BETHLEHEM
 - WETLANDS
 - REMAINING LANDS OF MILLTOWNE PLAZA
 - WETLAND BUFFER
 - ON SITE WETLAND CREATION

APPLICANT/OWNER
 MILLTOWNE PLAZA, INC.
 P.O. BOX 370
 NORWELL, MA. 12601
 TAX MAP ID NO. 109.00-1-33

TOWN OF BETHLEHEM PLANNING BOARD
 ALBANY COUNTY HEALTH DEPARTMENT

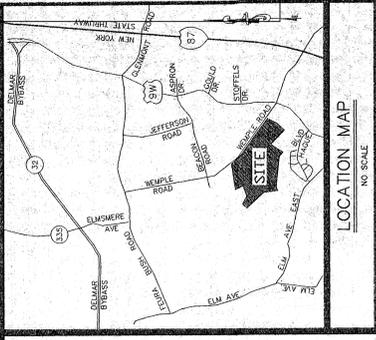
TOWN OF BETHLEHEM, NEW YORK
 PLANNING DEPT ORIGINAL
 - SCANNED -
 0 1 2 INCHES

9	1/18/05	REVISED DRAINAGE EASEMENTS	MPW
8	10/04/02	REVISED PER COMMENTS	MPW
7	10/03/02	REVISED PER COMMENTS	MPW

MICHAEL P. WHEELER, I.S.

GENERAL

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209, CIVIL DIVISION 7 OF THE NEW YORK VEHICULAR AND TRAFFIC LAW.



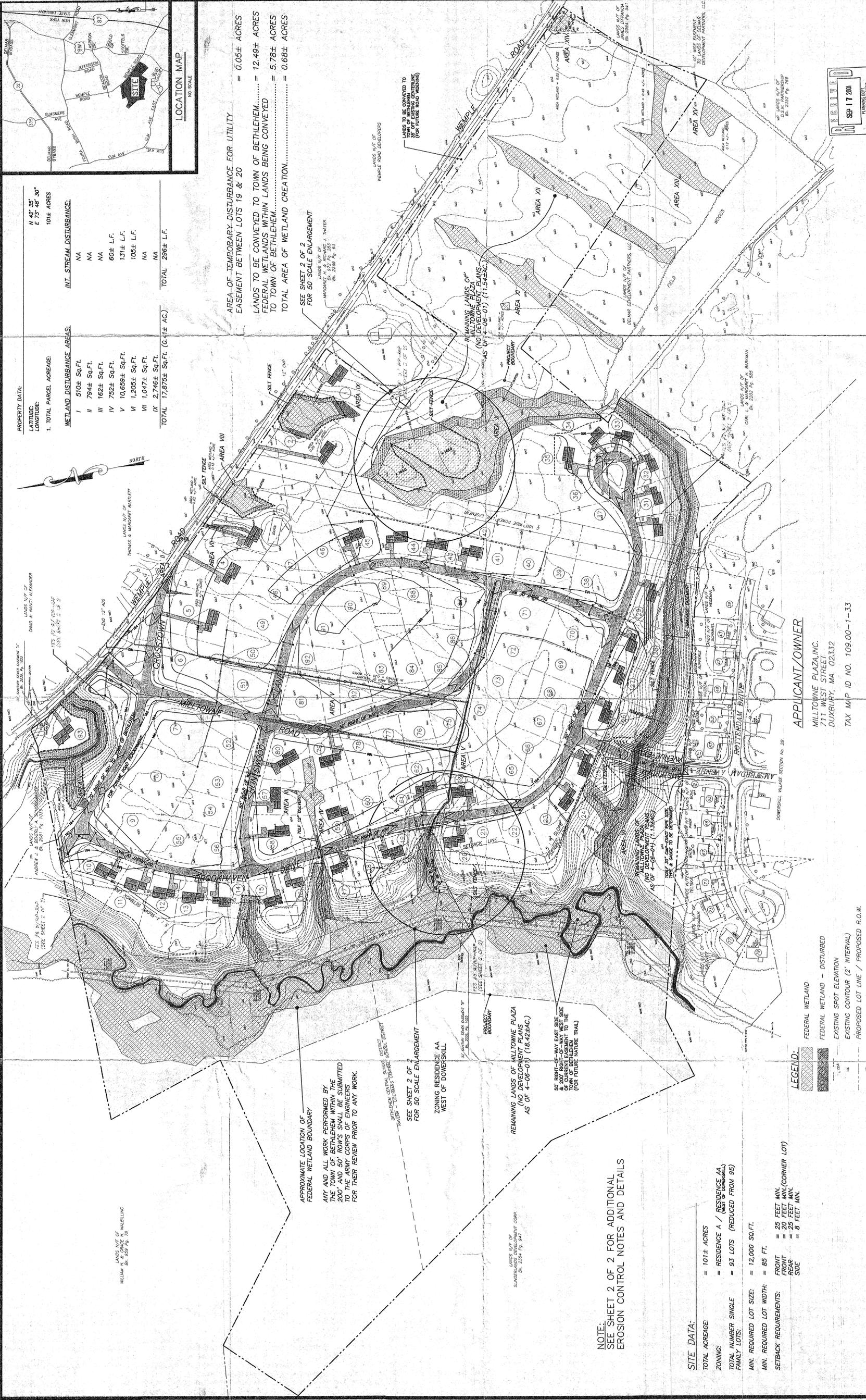
PROPERTY DATA:
 LATITUDE: N 42° 35' 30"
 LONGITUDE: E 75° 48' 30"
 10± ACRES

INT. STREAM DISTURBANCE:
 NA
 NA
 60± L.F.
 131± L.F.
 105± L.F.
 NA
 TOTAL 296± L.F.

WETLAND DISTURBANCE AREAS:
 I 510± Sq.Ft.
 II 794± Sq.Ft.
 III 162± Sq.Ft.
 IV 752± Sq.Ft.
 V 10,658± Sq.Ft.
 VI 1,205± Sq.Ft.
 VII 1,047± Sq.Ft.
 VIII 2,746± Sq.Ft.
 TOTAL 17,876± Sq.Ft. (0.41± AC.)

AREA OF TEMPORARY-DISTURBANCE FOR UTILITY EASEMENT BETWEEN LOTS 19 & 20 = 0.05± ACRES
 LANDS TO BE CONVEYED TO TOWN OF BETHLEHEM..... = 12.49± ACRES
 FEDERAL WETLANDS WITHIN LANDS BEING CONVEYED TO TOWN OF BETHLEHEM..... = 5.78± ACRES
 TOTAL AREA OF WETLAND CREATION..... = 0.68± ACRES

SEE SHEET 2 OF 2 FOR 50 SCALE ENLARGEMENT



APPLICANT/OWNER
 MILLTOWNE PLAZA, INC.
 711 WEST STREET
 DUXBURY, MA. 02332
 TAX MAP ID NO. 109.00-1-33

LEGEND:

[Symbol]	FEDERAL WETLAND
[Symbol]	FEDERAL WETLAND - DISTURBED
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING CONTOUR (2' INTERVAL)
[Symbol]	PROPOSED LOT LINE / PROPOSED R.O.W.
[Symbol]	PROPOSED LOT NUMBER
[Symbol]	WETLAND BUFFER
[Symbol]	ON SITE WETLAND CREATION
[Symbol]	LANDS TO BE CONVEYED TO TOWN OF BETHLEHEM
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED CONTOUR LINE
[Symbol]	INTERMITTENT STREAM

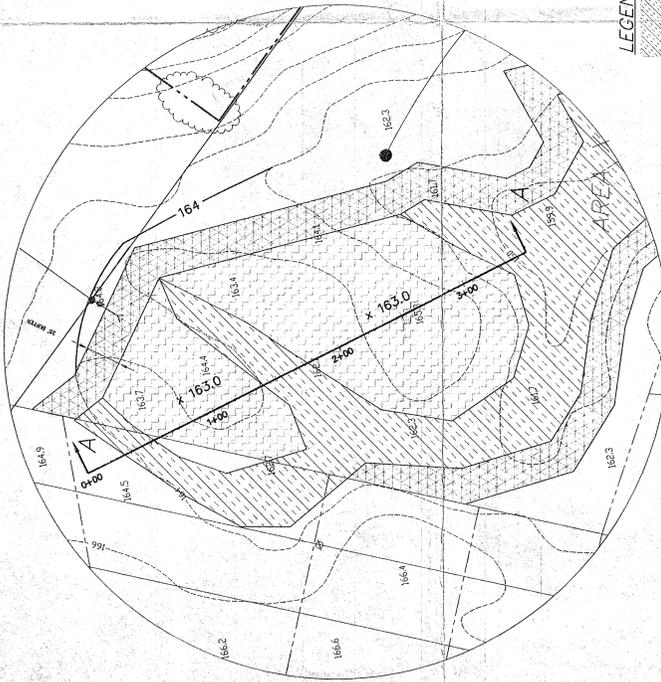
NOTE:
 SEE SHEET 2 OF 2 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS

SITE DATA:
 TOTAL ACREAGE = 101± ACRES
 ZONING = RESIDENCE A / RESIDENCE AA (WEST OF DOWNSKALL)
 TOTAL NUMBER SINGLE FAMILY LOTS = 93 LOTS (REDUCED FROM 95)
 MIN. REQUIRED LOT SIZE = 12,000 SQ.FT.
 MIN. REQUIRED LOT WIDTH = 85 FT.
 SETBACK REQUIREMENTS:
 FRONT = 25 FEET MIN.
 REAR = 20 FEET MIN.
 SIDE = 25 FEET MIN.
 CORNER LOT = 8 FEET MIN.

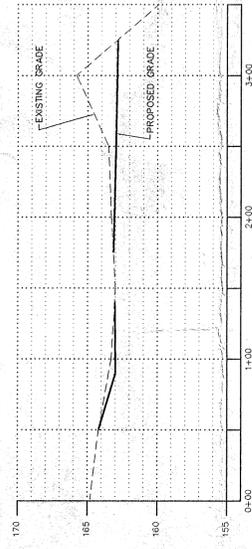
REVISIONS

DATE	REVISION	BY
06/16/01	REVISED GRADING & LABELLED PIPE RUN AT AMSTERDAM AVE. EXTENSION CROSSING LABELLED CULVERT CROSSING AT AREA IV AND V	SPH
8/28/01	REVISED CULVERT LENGTH & INTERMITTENT STREAM DISTURBANCE ON AREA IV	SPH
03/27/01	REVISED CULVERT & INTERMITTENT STREAM DISTURBANCE ON AREA V	SPH
04/25/01	REVISED TABLES ACCORDINGLY	SPH
09/14/00	ISSUED FOR REVIEW	SPH
11/10/00	ADDED BUFFERS, PROPOSED LAND CONVEYANCE TO CONSERVANCY AND REVISED LOTS 15 & 40. UPDATED DISTURBED AREAS AND STREAMS, NUMBERED AREAS	SPH
03/27/01	ADDED WETLANDS ALONG DOWNSKALL. REVISED WETLAND DISTURBANCES	SPH
04/27/01	REVISED WETLAND BUFFERS, ADJ. LOTS 1-5. ADDED HOUSES, REVISED INTERMITTENT STREAM	SPH
04/25/01	SMILED, ADDED SILT FENCE AND DONATED ADD. ACREAGE TO TOWN OF BETHLEHEM	SPH
04/25/01	LABELLED AREA V AND AREA FOR UTILITY EASEMENT, ESTABLISHED LOT LINES FOR 24/25 AND 26/26. NOTED AREA FOR REMAINING LANDS REAR OF LOT 24/25	SPH

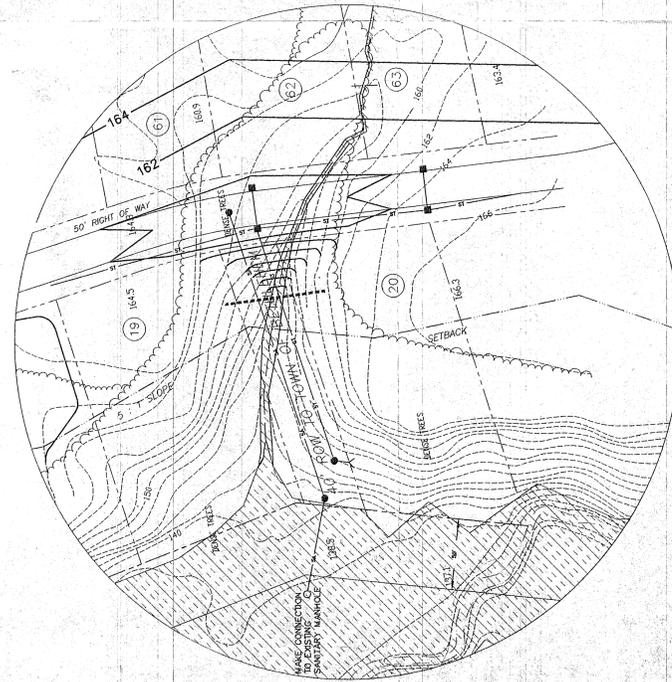
WETLAND DISTURBANCE AND MITIGATION PLAN
 MILLTOWNE PLAZA SUBDIVISION
 TOWN OF BETHLEHEM
 COUNTY OF ALBANY
 STATE OF NEW YORK
 SCALE: 1" = 100'
 HART ENGINEERING
 2 COOPER AVENUE
 RENSSELAER, NY 12144
 PHONE: (518) 479-4014 FAX: (518) 477-8371 DATE: 06/14/00



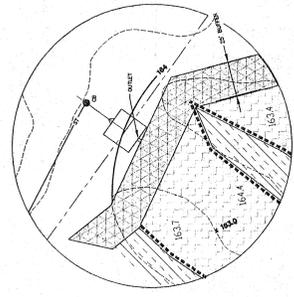
WETLAND CREATION ENLARGEMENT
1" = 50'



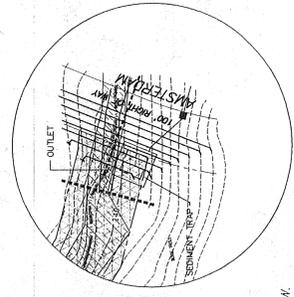
SECTION A-A
SCALE: HORIZONTAL 1" = 50'
VERTICAL 1" = 5'



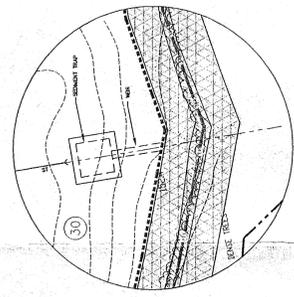
40' UTILITY R.O.W. ENLARGEMENT
1" = 50'



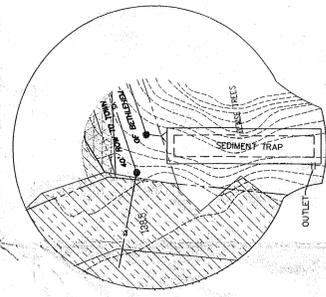
F.E.S. #1
1" = 50'



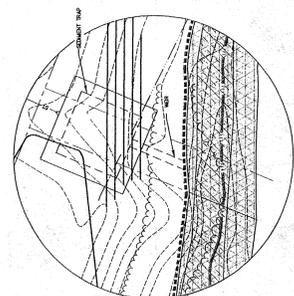
F.E.S. #4
1" = 50'



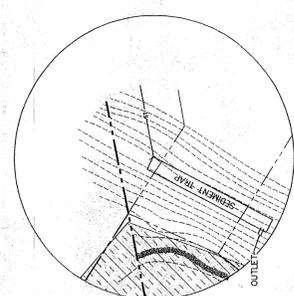
F.E.S. #2
1" = 50'



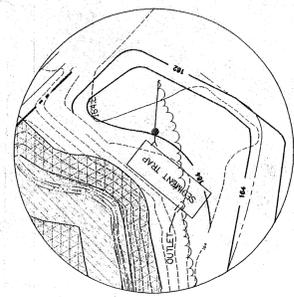
F.E.S. #5
1" = 50'



F.E.S. #3
1" = 50'



F.E.S. #6
1" = 50'



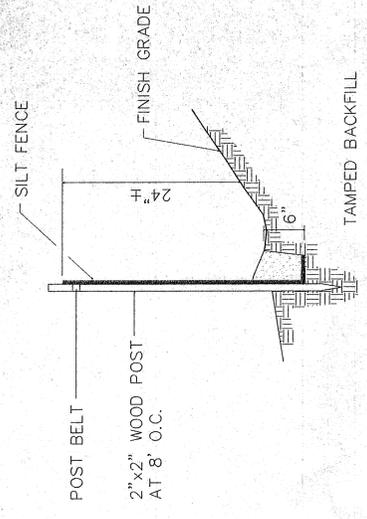
F.E.S. #7
1" = 50'

SEDIMENT TRAP TABLE

OUTLET NUMBER	DRAINAGE AREA (ACRES)	STORAGE PER ACRE (FT ³)	REQUIRED STORAGE (FT ³)	MINIMUM DEPTH OF TRAP (FT)	AREA OF TRAP (S.F.)	TRAP DIMENSIONS (FT)	SIZE OF OUTLET (INCHES)	DISCHARGE (CFS)	DISCHARGE VELOCITY (FT/S)	LENGTH OF WEIR (FT)	DEPTH OF WEIR (FT)
1	0.5	1800	900	2	450	23x23	12	0.83	3.03	2	0.3
2	1.2	1800	2160	2	1080	33x33	15	5.58	5.54	2	0.62
3	4.46	1800	8028	2	4014	64x64	24	20.66	7.54	4	1.0
4	0.69	1800	1242	2	621	25x25	12	1.89	3.95	2	0.36
5	6.11	1800	10998	4	2750	25x10	24	25.34	9.07	4	1.10
6	1.02	1800	1836	2	918	10x96	12	4.93	8.02	2	0.58
7	2.88	1800	5184	4	1296	22x60	18	15.13	9.44	4	0.75

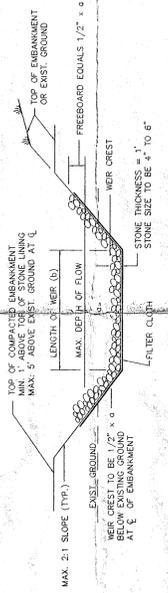
EROSION AND SEDIMENT CONTROL MEASURES

- (Details and notes per the New York State Guidelines for Urban Erosion and Sediment Control - printed October 1991 by the Soil and Water Conservation Society)
- All outlets to be furnished with rip rap energy dissipaters. (See detail sht 2 of 2)
 - Silt fence to be installed around perimeter of site as shown on sheet 1 of 2.
 - All flared end sections and related storm inlets to be furnished with sediment traps with combined areas as specified per Table on sheet 2 of 2.
 - All erosion control measures shall be installed and maintained until final site stabilization has occurred.
 - All disturbed areas shall be seeded and mulched as soon as is practical.
 - Silt and debris shall be cleaned away from haybales, silt fences, and rip rap on an as needed basis. After all rainfall events, erosion control measures shall be cleaned and inspected.
 - It is the sole responsibility of the owner to assure that erosion control measures are properly maintained, and that siltation of downstream property owners and/or water bodies is minimized.
 - A SPDES permit from the New York State Department of Environmental Conservation shall be applied for and obtained prior to final subdivision plan approval.

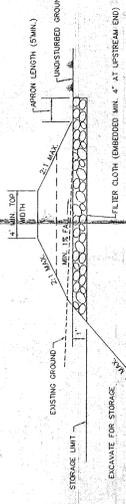


SILT FENCE DETAIL
NOT TO SCALE

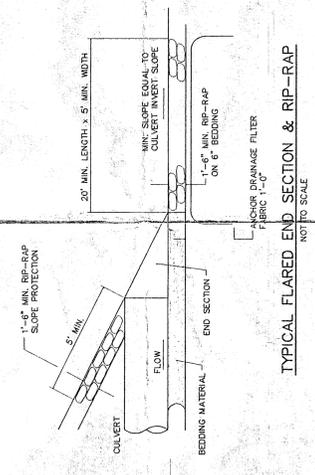
Attachment A



PROFILE - RIPRAP OUTLET SEDIMENT TRAP
1" = 50'



CROSS SECTION - RIPRAP OUTLET SEDIMENT TRAP
NOT TO SCALE



TYPICAL FLARED END SECTION & RIP-RAP
NOT TO SCALE

REVISIONS

DATE	REVISION	BY
3/21/01	ISSUED FOR REVIEW	SPH
4/11/01	ADDED SEDIMENT TRAP TABLE AND F.E.S. ENLARGEMENT DETAILS AND PLANS	SPH



STEVEN P. HART, P.E. #13655



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
ALBANY FIELD OFFICE
1 BOND STREET
TROY, NEW YORK 12180

AUG 31 2001

REPLY TO
ATTENTION OF

Regulatory Branch

SUBJECT: Permit Application Number 2000-01002-YN
by Milltowne Plaza, Inc.

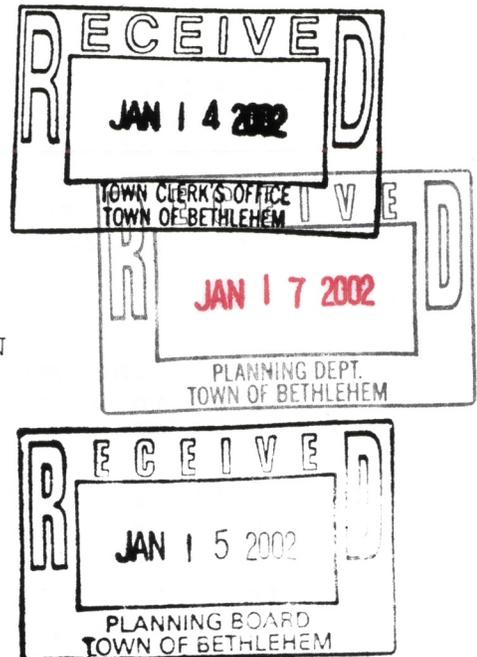
Stephen P. George
North Country Ecological Services
173 Willie Road
Gloversville, New York 12078

Dear Mr. George:

On August 2, 2000, the New York District Corps of Engineers received a request for Department of the Army authorization for the discharge of fill material into waters of the United States for the construction of a 93-lot residential subdivision on a 101 acre site. The request was submitted by North Country Ecological Services, as consultants for Milltowne Plaza, Inc. The site is associated with the Dowers Kill, in the Hudson River basin, and is located on Wemple Road in the Town of Bethlehem, Albany County, New York.

By letters dated April 3 and 17, and August 8, 2001, and the drawing entitled "Wetland Disturbance and Mitigation Plan, Milltowne Plaza Subdivision", prepared by Hart Engineering, sheet 1 of 2 dated June 14, 2000 and last revised August 8, 2001, and sheet 2 of 2 dated March 15, 2001 and last revised April 11, 2001, the applicant indicated that the total impacts to waters of the United States would involve the following: 0.34 acres for development of lots; 0.08 acres, which includes 296 linear feet of intermittent stream impacts, to facilitate three road crossings of three separate intermittent tributaries to the Dowers Kill; and the temporary disturbance of 0.05 acres of waters of the United States to facilitate the installation of a utility line. As mitigation for the proposed impacts to aquatic resources, the applicant proposes to create 0.68 acres of wetlands from uplands on the project site, preserve the remaining wetlands on the project site and establish upland buffers adjacent to these areas.

Based on the information submitted to this office, our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Numbers 12, 14 and 39. The nationwide permits are prescribed as a Final Notice of Issuance, Reissuance, and Modification of Nationwide Permits in the Federal Registers



of December 13, 1996 (61 FR 65874) and March 9, 2000 (65 FR 128 ~~SIX~~ ~~A~~ ~~THAT~~ work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, Nos. 12, 14 and 39, Section C, the following special conditions, and any applicable regional conditions added by the State of New York, copies enclosed.

SIXES T I HAL

Special Conditions

(A) The permittee shall not begin the activity until notified in writing by this office that the requirements of the National Historic Preservation Act have been satisfied.

(B) The permittee shall accomplish compensatory mitigation through the successful creation of at least 0.68 acres of freshwater wetlands from uplands, and the enhancement of upland buffers in the areas shown on the above referenced drawings. The permittee shall ensure that the created wetlands meet the federal wetland criteria outlined in the report entitled "Corps of Engineers Wetlands Delineation Manual", dated January, 1987, with current Corps of Engineers guidance.

(C) The permittee shall ensure that all proposed mitigation plantings have an eighty-five (85) percent survival rate and the created wetland areas in conjunction with the compensatory mitigation shall have an eighty-five (85) percent coverage rate of hydrophytic plants (those with a regional indicator status of FAC, FAC+, FACW +/-, or OBL in the report entitled "National List of Plant Species that occur in Wetlands, Northeast [Region 1]", published by the U.S. Fish and Wildlife Service). The permittee shall also ensure that the vegetation in the created wetlands does not consist of more than a total of 10% areal coverage of common reed (Phragmites australis), purple loosestrife (Lythrum salicaria), reed canary grass (Phalaris arundinacea), Japanese knotweed (Polygonum cuspidatum), Tartarian honeysuckle (Lonicera tartarica) and/or Eurasian milfoil (Myriophyllum spicata). If the survival and coverage rates are not met by October 15, 2002, and each year of the monitoring period, the permittee shall take all necessary measures to ensure the level of survival and coverage by the end of the next growing season, including re-planting and re-grading if necessary.

(D) Within 60 days of the date of this letter, the permittee shall submit to this office three copies of a detailed compensatory mitigation plan which includes the following information:

- i. Representative section drawings for the proposed created wetlands, to scale, showing the existing and proposed contours across the mitigation areas and with the location of each section shown on the plan-view drawings;

ii. The plan-view drawings for each mitigation site shall consist of a 1" = 50' (or 1" = 15m) scaled construction drawing showing a field surveyed one-foot (or one tenth-meter) contour elevation plan with proposed grades consistent with the adjacent wetland areas, appropriate spot elevations, existing grades, the size, number and Regional Indicator Status of each species to be planted and/or seeded within each planting zone, and each planting zone identified on the plan, including in the upland buffers;

iii. The plan-view drawings shall show the location of access points to facilitate the wetland creation for each area. To the maximum extent practicable, these access points shall be located in uplands. If any access areas are located within jurisdictional areas, they should be shown with a restoration plan;

iv. The plan-view drawings shall show the location of at least one monitoring well or gauge in each wetland creation area.

The permittee shall ensure that no work is performed on the project site until the permittee receives written approval of a detailed mitigation plan from this office.

(E) The permittee shall provide to this office annual reports on the status of the mitigation activities, prepared during the growing season, no later than October 15 in each of the following five (5) years after initiation of the activities authorized by this letter in each mitigation site. These reports shall include the following at a minimum, for each mitigation site:

i. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet with at least one representative plot located in each of the habitat types within the mitigation sites. The location of each plot shall be identified on the plan view engineering drawing;

ii. Vegetation cover and wetland delineation maps, at a scale of one inch equals 100 feet, or larger scale, prepared for each growing season;

iii. Photographs showing all representative areas of the mitigation sites taken at least once each year during the period between June 1 and August 15;

iv. Surface water and groundwater elevations within the mitigation sites recorded twice a month during April through September of each year; and

v. A Corps of Engineers approved wetland delineation data sheet for each cover type within the mitigation sites.

If this office determines that the success criteria outlined in (B) and (C) above has not been met for at least three consecutive years during the five-year monitoring period, this period will be extended until this office determines that the success criteria has been met for three consecutive years.

(F) All grading, and seeding in conjunction with the compensatory mitigation plan shall be completed by October 15, 2001. All planting in conjunction with the compensatory mitigation plan, including plantings proposed for the upland buffer areas, shall be completed by June 15, 2002.

(G) The permittee shall undertake the authorized filling activities in a manner aimed at reducing impacts upon the general environment. In addition, the permittee shall not stockpile fill or other materials in a manner conducive to erosion, or in areas likely to cause high turbidity runoff during storm events. All exposed soils shall be re-vegetated in a timely manner to further reduce potential effects. The permittee shall also fence off all wetlands and other sensitive ecological areas during construction periods to prevent equipment and personnel from entering these areas.

(H) The permittee shall secure a conservation easement or deed restriction on the compensatory mitigation areas, remaining wetlands and adjacent upland buffers on the site, and the preservation area proposed to be transferred to the Town of Bethlehem prior to its transfer, to guarantee their preservation for wetland and wildlife resources. Copies of the instrument(s) effecting such easement shall be submitted to the New York District Corps of Engineers for approval prior to execution, and the instrument(s) shall be executed and recorded with the Albany County Registrar of Deeds within one year of the date of this letter.

(I) The permittee shall assume all liability for accomplishing the corrective work should the New York District determine that the compensatory mitigation has not been fully satisfactory. If the New York District does not find the mitigation satisfactory, an extension of monitoring time may be required to cover any necessary remedial work.

This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state and local government officials to ensure that the subject work is performed in compliance with their requirements.

This verification is valid for a period of two years from the date of this letter, unless the nationwide permit is modified, suspended or revoked. This verification will remain valid for two years from the date of this letter if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

This authorization is conditional on the applicant's receipt of the required water quality certificate or waiver from the New York State Department of Environmental Conservation (NYSDEC). No work may be accomplished until the required approval from NYSDEC has been obtained.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

You are reminded that prior to the initiation of any work on the adjacent parcels known as "Remaining Lands of Milltowne Plaza", the permittee should submit a development plan to this office for approval. Impacts to waters of the United States on these parcels would be reviewed cumulatively by this office.

If any questions should arise concerning this matter, please contact John R. Connell, of my staff, at (518) 270-0589.

Sincerely,


George Nieves
Chief, Western Permits Section

Enclosures

cf: T. Haley - NYSDEC, Region 4 (Schenectady)
(Appl. No. 4-0122-00190/00001)
✓ A. Cirillo - Town of Bethlehem
G. Haseotes - Milltowne Plaza, Inc.
S. Hart - Hart Engineering
SHPO

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

CONDITIONAL APPROVAL OF FINAL PLAT

MILLTOWNE PLAZA SUBDIVISION

CERTIFICATE NO. 208-CF

DATE: 2 July 2002

THIS CERTIFIES THAT:

1. The PLANNING BOARD of the TOWN OF BETHLEHEM, Albany County, New York, at a Board meeting held July 2, 2002 CONDITIONALLY APPROVED a FINAL PLAT entitled:
 - A. "Subdivision Plan, MILLTOWNE PLAZA SUBDIVISION, Town of Bethlehem, County of Albany, State of New York", Sheets 4 and 5 of 26, dated February 27, 2002 with latest revision 6/24/02;

This CONDITIONAL APPROVAL also includes the following sheets which are part of the FINAL PLAT submission:

- B. "COVER SHEET, Milltowne Plaza Subdivision, Wemple Road, Town of Bethlehem, County of Albany, State of New York", Sheet 1 of 26, dated February 19, 2002 with latest revision 6/10/02;
- C. "EXISTING CONDITIONS MAP, Lands of Milltowne Plaza, Inc., Town of Bethlehem, County of New York, State of New York", Sheet 2 of 26, dated February 19, 2002 with latest revision 6/10/02;
- D. "General Plan, MILLTOWNE PLAZA SUBDIVISION, Town of Bethlehem, County of Albany, State of New York", Sheet 3 of 26, dated February 27, 2002 with latest revision 6/11/02;
- E. "PHASING PLAN, Milltowne Plaza Subdivision, Wemple Road, Town of Bethlehem, County of Albany, State of New York", Sheet 6 of 26, dated February 19, 2002 with latest revision 6/11/02;
- F. "Wetland Disturbance and Mitigation Plan, Milltowne Plaza Subdivision, Town of Bethlehem, County of Albany, State of New York", Sheets 7 and 8 of 26, dated February 19, 2002 with latest revision 6/11/02;
- G. "GRADING PLAN, Milltowne Plaza Subdivision, Wemple Road, Town of Bethlehem, County of Albany, State of New York", Sheets 9 and 10 of 26, dated February 19, 2002 with latest revision 6/11/02;
- H. "EROSION CONTROL PLAN, Milltowne Plaza Subdivision, Wemple Road, Town of Bethlehem, County of Albany, State of New York", Sheet 11 of 26, dated February 19, 2002 with latest revision 6/11/02;
- I. "PLANTING PLAN, Milltowne Plaza Subdivision, Wemple Road, Town of Bethlehem, County of Albany, State of New York", Sheet 11A of 26, dated June 5, 2002 with latest

revision 6/17/02;

- J. “INTERSECTION DETAILS, Milltowne Plaza Subdivision, Town of Bethlehem, County of Albany, State of New York”, Sheets 12 and 13 of 26, dated February 19, 2002 with latest revision 6/18/02;
- K. “PLAN / PROFILE, Brookhaven Lane, Sta. 0+00 to Sta. 15+00, Town of Bethlehem, County of Albany, State of New York”, Sheet 14 of 26, dated February 19, 2002 with latest revision 6/11/02;
- L. “PLAN / PROFILE, Brookhaven Lane, Sta. 15+00 to Sta. 27+72.31, Town of Bethlehem, County of Albany, State of New York”, Sheet 15 of 26, dated February 19, 2002 with latest revision 6/14/02;
- M. “PLAN / PROFILE, Milltowne Road, Sta. 0+00 to Sta. 14+52.06, Town of Bethlehem, County of Albany, State of New York”, Sheet 16 of 26, dated February 19, 2002 with latest revision 6/14/02;
- N. “PLAN / PROFILE, Huntswood Lane, Sta. 0+00 to Sta. 10+00 / CB 43 to F.E.S. 1, Town of Bethlehem, County of Albany, State of New York”, Sheet 17 of 26, dated February 19, 2002 with latest revision 5/28/02;
- O. “PLAN / PROFILE, Huntswood Lane, Sta: 10+00 to Sta: 17+90, Town of Bethlehem, County of Albany, State of New York”, Sheet 18 of 26, dated February 19, 2002 with latest revision 6/11/02;
- P. “PLAN / PROFILE, Kimmey Drive, Sta: -1+50 to Sta: 12+50, Town of Bethlehem, County of Albany, State of New York”, Sheet 19 of 26, dated February 19, 2002 with latest revision 6/11/02;
- Q. “PLAN / PROFILE, CB 61 to 57, Town of Bethlehem, County of Albany, State of New York”, Sheet 20 of 26, dated February 19, 2002 with latest revision 5/28/02;
- R. “PLAN / PROFILE, Wemple Road & Sta 55+00 to Sta 71+50, Town of Bethlehem, County of Albany, State of New York”, Sheet 21 of 26, dated February 19, 2002 with latest revision 6/11/02;
- S. “PLAN / PROFILE, Amsterdam Avenue Sta 9+69 to Sta 14+69, MH 2 to MH 1 to Existing MH, Town of Bethlehem, County of Albany, State of New York”, Sheet 22 of 26, dated February 19, 2002 with latest revision 6/14/02;
- T. “PLAN / PROFILE, CB 52A to F.E.S. 6/CB 63 to F.E.S. 6, MH 8 to Existing MH, Town of Bethlehem, County of Albany, State of New York”, Sheet 23 of 27, dated February 19, 2002 with latest revision 6/11/02;
- U. “PLAN / PROFILE, CB 25 to F.E.S. 3 / CB 2 to F.E.S. 5, Town of Bethlehem, County of Albany, State of New York”, Sheet 24 of 26, dated February 19, 2002 with latest revision 5/28/02;
- V. “PLAN / PROFILE, Amsterdam Ave. Ext. 24” Culvert, CB 65 to F.E.S. 4 / CD 44 to F.E.S. 2, Town of Bethlehem, County of Albany, State of New York”, Sheet 25 of 26, dated February 19, 2002 with latest revision 5/28/02;

- W. “STANDARD DETAILS, Milltowne Plaza Subdivision, Town of Bethlehem, County of Albany, State of New York”, Sheet 26 of 26, dated February 19, 2002 with latest revision 6/10/02.

PREPARED BY:

SHEETS 1, 2, 6 through 11, 11A, and 12 through 26 made by: Ingalls, Smart Associates in Engineering & Surveying, 2603 Guilderland Avenue, Schenectady, New York;

SHEETS 3 through 5 made by: Boswell Engineering, 56 Sheridan Ave., Albany, New York.

2. This plat in final form was submitted to the Board for approval on July 2, 2002, by Brett Steenburg, as Agent for the Owner, Milltowne Plaza, Inc.
3. The proposed subdivision shown on this Final Plat was granted Preliminary Plat Approval by the Board on October 2, 2001, as stated in Certificate No. 208-P, dated 2 October 2001.
4. Prior to granting this Conditional Approval, the Board examined the above-mentioned Final Plat and deemed it to be in substantial agreement with the pertinent area shown on the previously approved Preliminary Plat and also determined that such modifications as were specified in the Preliminary Plat Approval had been made.
5. The Area Approved, which is also referred to herein as the Approved Area, is the area shown within the solid RED line on the copy of the Final Plat on file with the Planning Board.
6. Approval has been granted for a total of no more than ninety-three (93) residential building lots within the Approved Area.
7. No construction work shall be started on the proposed subdivision prior to the approval of the plat in final form (FINAL PLAT) by the Board, unless specific permission for the start of such work has been granted by the Planning Board AND ALSO by any concerned Town departments. Such specific permission may not be granted by the Board prior to the submission of the Final Plat to the Board for approval.
8. Prior to granting Final Plat Approval in respect to a Final Plat, the Planning Board must have satisfactory evidence that the CONDITIONS specified below have been satisfied (See Subdivision Regulations Article XI):
 - A. Approval of detailed plans, as follows:
 - (1) EXTENSIONS to EXISTING TOWN HIGHWAYS AND PROPOSED NEW STREETS or HIGHWAYS (including profiles and intersection plans)--Approval by the Town Department of Public Works.
 - (2) DRAINAGE FACILITIES for surface and subsurface waters--Approval by Department of Public Works.
 - (3) SANITARY SEWERAGE--Approval by Bethlehem Sewer District--and the Albany County Department of Health.
 - (4) WATER SUPPLY--Approval by Water District No. 1 of the Town of Bethlehem--and the Albany County Department of Health (where necessary).

- B. Action by Albany County Department of Health
- (1) For subdivisions consisting of five (5) or more lots--
 - a. Approval of arrangements for Water Supply and Sewerage;
 - b. Consent for filing plat in Office of Albany County Clerk.
- C. Arrangements have been completed with the pertinent public utility companies which serve the area in which the proposed subdivision is located for the delivery of electric power, and other required utilities, to the subdivision, and for the distribution of such power, and other services, within such subdivision. The arrangements shall include, among other things, provision of the necessary easements by the Owner(s).
- D. All MODIFICATIONS required by this Approval have been made, as follows:
- (1) On Sheet 2 – Revise the hatch pattern of the existing easement in the northerly corner of the property along Wemple Road to match what is shown in the legend.
 - (2) On Sheet 2 – Revise the scale of the drawing back to 1” = 100’ and show the whole site (as shown on Sheet 3).
 - (3) On Sheet 3 – Include a note that Parcels “A”, “B”, “C” and “D” will be conveyed to the Town for highway purposes.
 - (4) On Sheet 3 – Include a note that all proposed highway rights-of-way will be conveyed to the Town.
 - (5) On Sheet 3 – Label Parcel “C”.
 - (6) On Sheet 3 – Eliminate the cross hatching shown on Kimmey Drive and the future portion of Wemple Road up to the easterly property line of lot 255 Wemple Road.
 - (7) On Sheet 3 – Leave the cross hatching for the additional Wemple Road right-of-way up to the easterly property boundary of lot 255 Wemple Road and revise the Legend to indicate that that shading corresponds to additional highway right-of-way to be conveyed to the Town.
 - (8) On Sheet 3 – Add the wetland shading to the legend.
 - (9) On Sheet 3 – Move Kimmey Drive label west of Milltowne Road.
 - (10) On Sheet 3 – Add the name of the property owner east of lands now or formerly of Hegeman.
 - (11) On Sheet 3 – Show all right-of way boundaries around Parcel “A”.
 - (12) On Sheet 4 – Append note “Storm Manholes 10 & 11 and Catch Basins 3,4,5 & 6 will be installed by the Town of Bethlehem” to read “Storm Manholes 10 & 11 and Catch Basins 3,4,5 & 6 will be installed by the Town of Bethlehem. Stormwater pipeline from MH 10 to STMH 7, and downstream, shall be installed by contractor.

- (13) On Sheet 4 – Revise the boundaries of the 20-foot drainage easement southwest of FES #6 by removing the S 88° 52' 10" W 16.26' and S 01° 07' 50" E 20.00' boundaries and extending the S 88° 52' 10" W boundary to the edge of the lands to be conveyed to the Town of Bethlehem. Properly delineate the modified boundaries. Coordinate the changes with other affected drawings in the plan set.
- (14) On Sheet 7 – Revise text stating “Area of temporary disturbance for utility easement between lots 19 and 20” to refer to those lots by street address.
- (15) On Sheet 7 – Label Wetland Disturbance Area I on the plan.
- (16) On Sheet 7 – Correct lot 251 Wemple Road in the Open Ditch System note to lot 255.
- (17) On Sheet 9 – Change lot 251 Wemple Road in the Open Ditch System note to lot 255.
- (18) On Sheet 11 – Edit note 7, last sentence to read “Stockpiles shall be located only where shown on this drawing or with prior engineer approval.”
- (19) On Sheet 11 – Edit Sequencing, Phase I, adding the following sentences. “Silt fencing to be installed around all stockpile areas to be used during Phase I. Silt fencing to be installed around Phase III wetland area along Wemple Road.”
- (20) On Sheet 11 – Edit Sequencing, Phase II, adding the following sentence. “Silt fencing to be installed around all stockpile areas to be used during Phase II.”
- (21) On Sheet 11 – Edit Sequencing, Phase III, adding the following sentence. “Silt fencing to be installed around all stockpile areas to be used during Phase III.”
- (22) On Sheet 11 – Clearly show the Dowers Kill, as represented on Sheets 1, 2 and 3.
- (23) On Sheet 11A – Show the 10 foot utility easements along the street rights-of-way.
- (24) On Sheet 11A – Revise Note 2 to state that street trees will be planted 13 feet from the right-of-way line.
- (25) On Sheet 11A – Adjust tree locations which are shown on or very close to foundation drain lines, i.e. lots 15, 34, 35, 42, 51, 53, 58, 61, 73, 74, 85, 94, and 100 Brookhaven Lane, 34 and 43 Milltowne Road, and 8, 27, 37, 42, 54, and 66 Huntswood Lane.
- (26) On Sheet 11A – Provide at least one tree per lot, i.e. add a tree to the lots which do not have one.
- (27) On Sheet 11A – Revise the quantities of tulip trees, pin oaks, and honeylocusts in the planting schedule to match the plan.
- (28) On Sheet 12 – Show the 5-ft concrete sidewalk on the Intersection detail for Kimmey Drive and Brookhaven Lane. Add the following note to the detail: “Sidewalks shall have curb ramps at the edge of pavement constructed in accordance with the latest A.D.A. requirements.”

- (29) On Sheet 13 – Add a note to the intersection detail for Wemple Road and Milltowne Road stating “Sidewalks shall have curb ramps at the edge of pavement constructed in accordance with the latest A.D.A. requirements.”
 - (30) On Sheet 19 – Verify that the proposed Sanitary Sewer can safely pass alongside the existing utility poles in front of lots 255 and 261 Wemple Road, and that safe horizontal spacing from the proposed water main can be maintained.
 - (31) On Sheet 19 – At the location of the proposed Amsterdam Avenue extension, holding division line at 11+22.66, proceed northerly and revise the stationing accordingly. Coordinate with other affected drawings including the intersection detail for Amsterdam Avenue and Brookhaven Lane and the profile for Amsterdam Avenue.
- E. Submission of a metes and bounds description (satisfactory to the Town’s Engineering Division) for the parcel along the Dowers Kill which is proposed to be reserved for public park and recreation purposes.
9. Conditional Approval of this subdivision plat has been granted with the understanding that, in addition to other things, **the Owner(s) shall --**
- A. Provide the Town with easements for (a) drainage purposes, (b) for sanitary sewerage, (c) for water supply, and (d) for such other activities for which the Town may need easements - in the locations shown on the Final Plat, and at such other locations as may be required by the Town. Such easements shall be submitted to the Town prior to the issuance of Building Permits for the subdivision.
 - B. Construct temporary vehicular turning facilities to Town standards in the locations shown on the Phasing Plan (Sheet 6).
 - C. Erect barricades of a satisfactory design across highway right(s)-of-way at the locations shown on the Phasing Plan (Sheet 6).
 - D. Prior to the issuance of any Building Permits, convey to the Town the land along the Dowers Kill for public park and recreation purposes, as shown on the final plat.
 - E. After the issuance of the 34th Building Permit, pay the required payment in lieu of parkland fee for each subsequent lot prior to the issuance of a Building Permit for a single-family dwelling for each such lot.
 - F. Prior to the issuance of any Building Permits, submit to the Town an executed deed, acceptable to the Town’s Engineering Division, for the conveyance of the additional right-of-way along Wemple Road as shown on the final plat.
 - G. Prior to the issuance of a Building Permit for any structure that has a proposed foundation footprint wholly or partially located on the downhill side of the 1:5 slope setback line as shown on the Grading Plan, Sheets 9 and 10, submit to the Building Inspector for review and approval a site-specific soils report addressing slope stability and prepared by a licensed Geotechnical Engineer.
 - H. Include in the deeds for lots 5, 9, 11, 15, 19, 23, 27, 33, 35, 39, 47, 51, 53, 57, 61, 63, 67, 73, 79, and 85 Brookhaven Lane the following deed notice:

“Subject to this notice of site conditions which shall be considered before future improvements are made to the lot. Due to the slippage-prone nature of the soil conditions associated with the slopes on this property, the services of a licensed geotechnical engineer shall be obtained before any changes are made on the property, such as placing fill, re-grading, building retaining walls, cutting trees, installing swimming pools, changing surface or sub-surface drainage patterns, altering any streams that may be on the property, etc.”

- I. Include a condition in the contract for purchase and sale of real estate for any lot that will have a deed notice, stating that the deed for the transaction will have a deed notice as written in Item 9.H, above.
 - J. Install street tree plantings in accordance with the approved Planting Plan (Sheet 11A). For each lot, required trees shall be installed on the lot prior to the issuance of a Certificate of Occupancy for that lot, except that where a Certificate of Occupancy is applied for during the winter or summer seasons, said Certificate may be issued without the installation of trees provided said trees are installed by April 15 or September 15 (as the case may be) of the following planting season. In no instance shall additional Building Permits be issued within the subdivision unless and until all required trees are installed on all lots having Certificates of Occupancy by the above-referenced dates.
10. The Owner(s) is/are hereby reminded that in the final design of the subdivision--
- A. Off-street parking shall be provided in accordance with the terms of the Zoning Ordinance. (See Article V-"Schedule B-Off-Street Parking" and "Regulations Relating to Off-Street Parking").
11. The Owner(s) is/are hereby advised that the following **requirements** will be included in any Certificate of FINAL PLAT APPROVAL that may be prepared for the subject subdivision--
- A. A Building Permit for lot 237 Wemple Road shall not be issued until such time as the Town has completed the construction of the future realignment of Wemple Road which will replace the currently proposed intersection of Milltowne Road and Wemple Road.
 - B. No lots shall have driveways located on Kimmey Drive except for lot 16 Kimmey Drive.
 - C. Lot 8 Milltowne Road shall not have a driveway located on Wemple Road.
 - D. The driveway for lot 251 Wemple Road shall connect to Wemple Road east of the proposed barricade as shown on the Grading Plan (Sheet 9).
 - E. It shall be the responsibility of the Owner(s) to control the development of the proposed subdivision in such a manner that construction traffic will enter and leave the subdivision by means of the construction road entrance on Wemple Road (located within lot 261 Wemple Road).
 - F. The sequence of development of the subdivision shall occur in accordance with the approved Phasing Plan (Sheet 6). All utility and roadway construction and installations shall be completed and 50% of Certificates of Occupancy issued in each phase prior to the issuance of any Building Permit in the following phase.
 - G. All work shall be performed in accordance with the requirements/recommendations

contained in the Geotechnical Report for this Subdivision, prepared by Ingalls, Smart Associates and dated February 27, 2002. This geotechnical (soils) report includes recommendations for soil slope stability, lot development, and foundations, and controlled fill, including settlement monitoring platform (locations and details) for the Amsterdam Avenue roadway fill, and fill construction procedures.

- H. Two settlement monitoring platforms will be installed and monitored in the Amsterdam Avenue fill area as stipulated in the Geotechnical Report for this project prepared by Ingalls, Smart Associates, dated February 27, 2002. The settlement plates shall be installed once clearing and grubbing in the fill area is complete. The plates shall be installed near the original ground surface at the elevations and locations shown on the approved project drawings. Settlement monitoring and documentation thereof by a licensed surveyor shall be tied to permanent benchmarks. Measurement will occur bi-weekly for the first month and monthly thereafter to assess the magnitude of settlement. Data and results from this monitoring program shall be supplied to the Geotechnical Engineer of record, for ongoing review and assessment. The Town Engineering Division shall be simultaneously provided with copies of the data. Prior to installation of utilities in this fill area, such as the proposed water main, storm sewer pipe and structures, gas, electric, and the road subbase, a letter shall be submitted to the Town Engineering Division from the Geotechnical Engineer recommending that the utility work can proceed. If deemed necessary by the Geotechnical report, corrective measures shall be implemented.
 - I. Deeds for lots with federal wetlands and/or wetland buffer areas shall contain deed restrictions or conservation easements for protection of the wetland areas, as required by the U.S. Army Corps of Engineers.
 - J. The Owner(s) shall submit to the Department of Public Works for approval such detailed grading plans as may be requested by such Department in respect to certain lots or groups of lots to assure proper surface drainage of the subdivision after development.
 - K. The development of the proposed subdivision shall be performed in a manner such that (1) soil loss due to wind and water erosion is held to a minimum, and (2) healthy trees of desirable species are protected from damage. Unnecessary removal of healthy trees shall be avoided.
12. Appropriate insurance coverage as deemed necessary by the Town of Bethlehem or the State of New York shall be obtained prior to the start of any work contemplated by this Approval and proof of such coverage in the form of a "Certificate of Insurance" shall be filed with the Office of the Building Inspector and/or appropriate office of the State of New York. The Town of Bethlehem shall be named an additional assured.
13. New streets or highways and extensions of existing Town highways required for this subdivision shall be constructed by the Owner(s). Drainage facilities, street sewers and water mains needed for this subdivision shall also be constructed and/or installed by the Owner(s). Foundation drains, house sewer laterals, and house water services which are required for this subdivision shall be constructed and/or installed either by the Owner(s) or by the Purchaser(s) of a particular lot. All such construction or installations shall be made to the satisfaction of the Town and in accordance with the final plans and with specifications and/or regulations of the pertinent Town Departments--and of the Albany County Department of Health, where applicable.
14. The water supply lines and appurtenances (exclusive of house services) and the sanitary sewers

and appurtenances (exclusive of house laterals) when completely installed by the Owner(s) and accepted by the Town shall be connected to the existing water lines of Water District No. 1 of the Town of Bethlehem and to the existing sanitary sewers of the Bethlehem Sewer District, respectively, and shall become the property of the Town.

15. This Conditional Approval of the stated Final Plat does NOT authorize:
 - A. The filing of the Plat in the Office of the Albany County Clerk, OR
 - B. The issuance of Building Permits in respect to the building lots shown on the Plat.
16. Any plats of this subdivision submitted to the Board subsequent to the receipt of this approval by the Owner(s) shall list the changes made in the plat since the last submittal--with a corresponding date for each such change.
17. In the preparation of the plat in final form all parcels to be conveyed to the Town and all easements to be granted to the Town shall be shown. The areas relating to such conveyances and/or easements shall be clearly delineated and labelled, and it shall be clearly noted on such plat; (a) that the parcels are to be conveyed to the Town, and/or (b) that the easements are to be granted to the Town, and (c) that the intent of each easement is for drainage, for sewer, for water, for a combination thereof, or for other purposes.
18. This approval shall expire December 29, 2002 unless the requirements stated in Item 8, above, have been completed to the satisfaction of the Board.
19. Upon satisfactory completion of the requirements stated in Item 8, above, the Chairman of the Planning Board is empowered to endorse the Final Plat with his signature, thus signifying final approval of the plat.
20. Not later than sixty-two (62) days after the Chairman of the Planning Board has endorsed the Final Plat with his signature pursuant to Item 19, above, the Owner(s) shall file a copy of the approved Final Plat in the Office of the Albany County Clerk or final approval shall expire. The Owner(s) shall submit a copy of the filing receipt to the Planning Board.

BY ORDER OF THE PLANNING BOARD

Secretary to the Board

Attachment B

TOWN OF BETHLEHEM

Albany County - New York
445 DELAWARE AVENUE
DELMAR, NEW YORK 12054



Bethlehem Open Space Conservation Criteria Assessment

This conservation criteria assessment has been provided by the Town as an initial evaluation of the conservation value of lands in town. The 25 conservation criteria used to develop this assessment are based on existing federal, state, and local data sets that are publicly available. A GIS-based Conservation Analysis Tool has generated a “1” or “0” for each criteria listed; each of these criteria are then confirmed or modified by staff through a desktop assessment process. In many cases, field verification will be necessary to determine the current ecological conditions. This assessment is not a final conservation analysis of the parcel, but can provide an objective conservation value of the parcel for initial planning purposes. Other qualitative determinants of conservation value (scenic, historic values, etc.) are included in this quantitative assessment in a separate table below and can be evaluated and considered when appropriate. Questions about this assessment can be directed to Lauren Chiyoko Axford, Open Space Coordinator, at 518-439-4955 x1106, laxford@townofbethlehem.org.

Property owner name(s): Albany County
Property address: Wemple Road Glenmont, NY
Parcel Tax ID #: 109.10-1-130
Total Acres: 2.6 acres
Land Assessment: \$2,000.00
Appraised Value: \$2,000.00

Conservation Criteria	Yes = 1 No = 0	Notes
1. Adjacent to or containing town or privately owned parklands, or existing commercial outdoor recreation (including golf courses, private athletic fields, the YMCA, Rail Trail, etc.).	1	
2. Adjacent to conserved land and preserves, including land owned by MHLC, Scenic Hudson, Audubon and other private/non-profit entities.	1	
3. Adjacent to town conservation easements, including lands participating in town's Conservation Easement Exemption program.	0	
4. Adjacent to Bicycle and Pedestrian Priority Network roads.	1	
5. Contains an officially registered historic structure (12 such structures in town) or district (the Slingerlands Historic District and a portion of the Onesquethaw Historic District).	0	
6. Adjacent to community educational facilities or services, including public schools and libraries.	0	
7. Adjacent to wildlife corridors or greenways, which serve as wildlife travel pathways between habitat patches.	1	
8. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a natural, vegetated wetland buffer to filter pollutants and reduce downstream flooding.	0	
9. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a wider natural, vegetated wetland buffer to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species.	0	
10. Contains a potential wetland.	1	
11. Contains land within floodplains adjacent to local streams, their tributaries, or the Hudson River.	0	

12. Contains land affected by projected sea level rise due to climate change predictions.	0	
13. Contains, or is adjacent to, a stream or river, and/or a moderately wide (100 ft) vegetated streamside buffer area to filter pollutants and reduce downstream flooding.	0	
14. Contains, or is adjacent to, a stream or river, and/or a wide (300 ft) vegetated streamside buffer area, and/or an active river area to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species.	0	
15. Contains a stream that has been designated as a migratory fish run or a trout stream (includes the Normanskill, Vlomankill and Onesquethaw Creek).	0	
16. Contains a potential groundwater recharge area.	1	
17. Contains or is connected to a large forest patch of 5 – 199 acres or more.	0	
18. Contains or is connected to a “Stepping Stone” forest patch of 200-1,999 acres.	0	
19. Contains or is connected to a “Locally Significant” forest patch size of 2,000-5,999 acres.	0	
20. Contains or is adjacent to a Significant Biodiversity Area (SBA).	0	
21. Contains or is adjacent to an Areas Important for Rare Plants or Rare Animals.	0	
22. Contains land currently in active agricultural use, is within an agricultural district, or has a current agricultural assessment from the town.	0	
23. Contains land with “prime farmland soils” or soils designated as “Farmland of Statewide Importance”, as these soils are best suited for supporting current and future active agriculture.	1	
24. Adjacent to active farmland, providing a buffer between farmland and other land uses, thereby reducing potential conflicts.	1	
25. Contains land with soils and geology designated as having “high erosion potential” or steep slopes.	0	
Total Initial Conservation Score:	8 High	High Conservation Value 2-7: Moderate 8-11: High 12-19: Significant

Additional subjective criteria to be considered by town staff, Town Board, and CERB ¹	yes/no	Notes
Contains a publicly noted “scenic view/area” (SBPS) ²	No	Not specified as such to date. Maybe one day!
Potential for public access.	Yes	www.historicheathfarm.com
Historic value.	No	Though was once part of once much larger farm property.

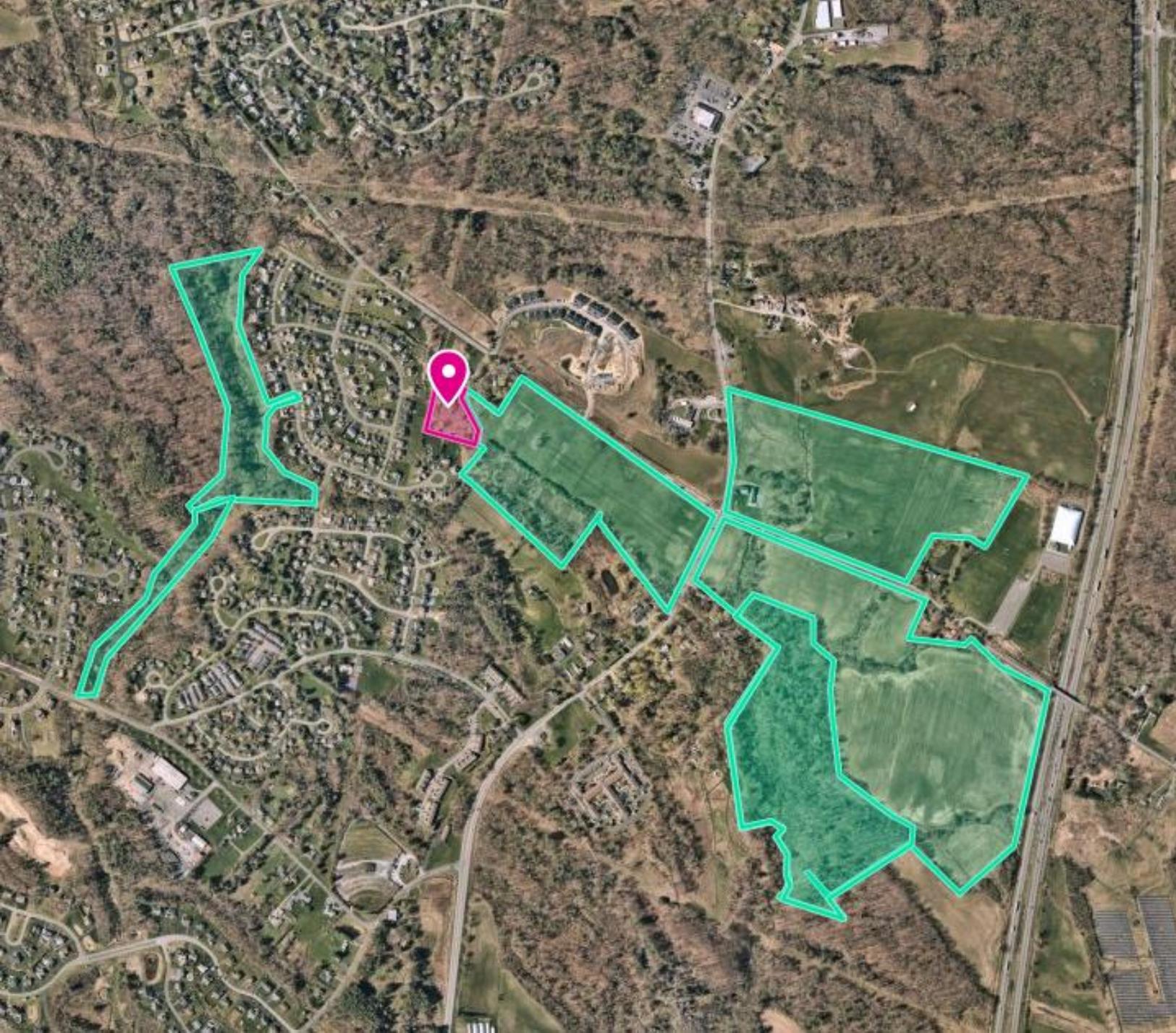
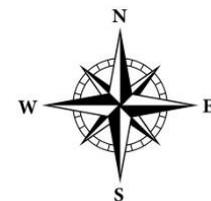
¹ Other additional considerations outside of the 25 Conservation Criteria: Each conservation opportunity will inherently have its own unique set of circumstances. The above 25 criteria can produce useful information about a proposed conservation action through a “score”, but ultimately, can only provide a piece of the puzzle. Each conservation opportunity will be assessed by town staff, the CERB, and the Town Board, and in partnership with the interested individual who owns the land being considered, so that the landowner and the community both benefit from any resulting conservation action.

² During the summer of 2017, the town conducted a “Scenic Bethlehem Photo Survey” (SBPS) and invited residents to submit digital photos of scenic open and natural spaces that are important to them in town. More than 200 photos were submitted to the town from the public, illustrating publicly noted “scenic” areas. Due to the inherent subjectivity of scenic views, these locations will be utilized by the land use professionals reviewing specific conservation opportunities as they arise on a case by case basis.

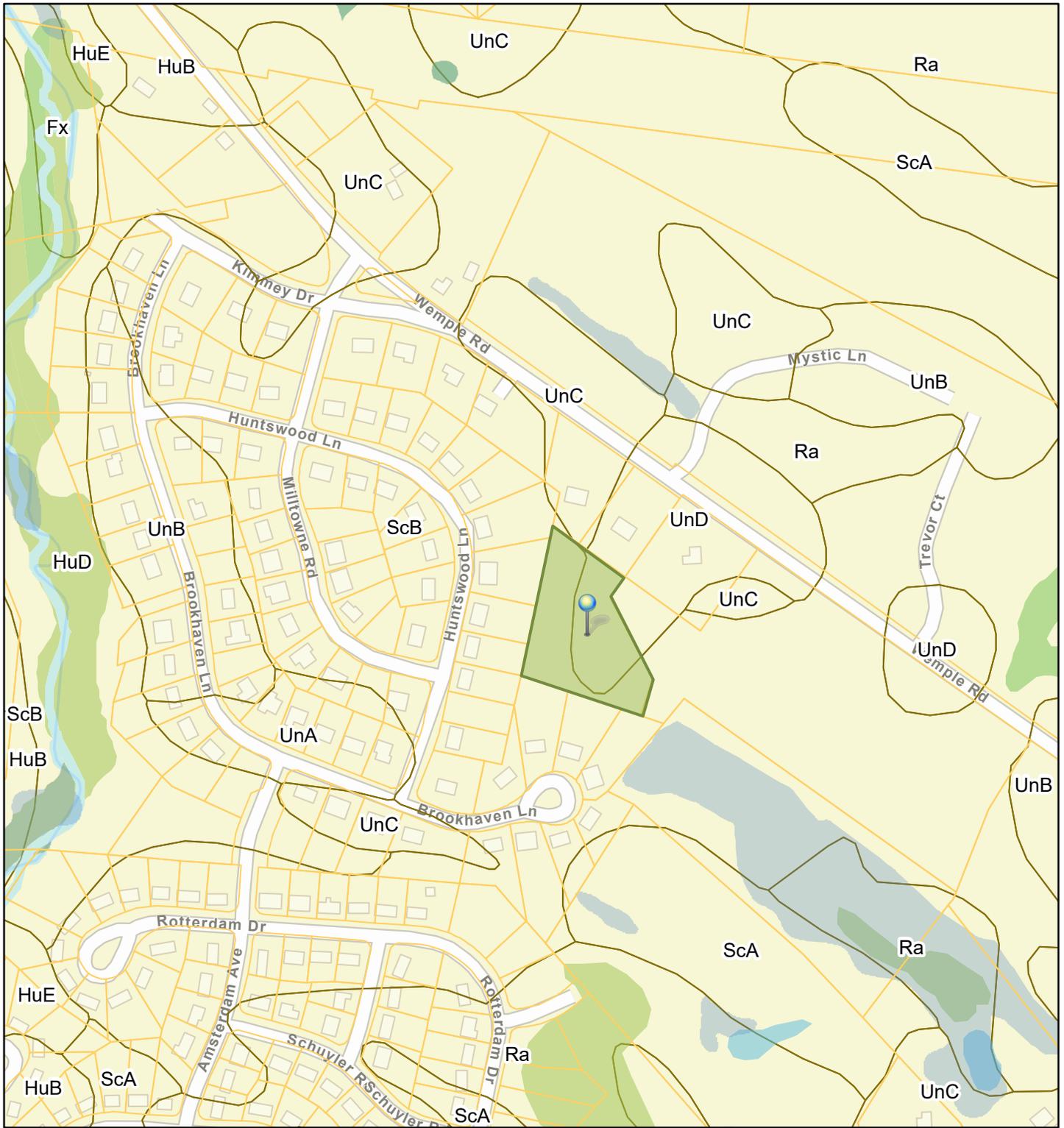


2025 Conservation Project Proposal

- Parcel Tax ID: 109.10-1-130
- Location: Wemple Road, Glenmont
- Area: 2.6 acres
- Pink: Subject parcel
- Green: Town-owned land



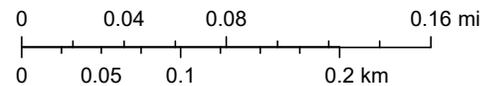
Town of Bethlehem- Proposal for Conservation



4/30/2025, 10:50:01 AM

1:6,420

- Tax Parcels - 2024
- Municipalities
- Informational Freshwater Wetland Mapping - DEC National Wetlands Inventory
- Riverine
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- NRCS Soils



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community