

RICHARD D. MCGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY , NJ & PA) MARK J. EDSALL, P.E. (NY, NJ & PA) MAIN OFFICE 33 Airport Center Drive Suite 202 New Windsor, New York 12553

(845) 567-3100 fax: (845) 567-3232 e-mail: mheny@mhepc.com

TOWN OF NEWBURGH PLANNING BOARD REVIEW COMMENTS

PROJECT:HAMPTON INN & SUITESPROJECT NO.:14-16PROJECT LOCATION:SECTION 95, BLOCK 1, LOT 45.12PROJECT REPRESENTATIVE:MASER CONSULTINGREVIEW DATE:10 JULY 2014MEETING DATE:17 JULY 2014

- 1. The Applicant's Representatives have identified the need for a height variance for the proposed 137 room hotel which is proposed to be 5 stories.
- The Applicant's Representatives are requested to review Section 185-18C(4)(c) regarding requirements for landscape buffers along the Route 17K frontage. Additional variance is likely required.
- 3. The project is located adjacent to a Class A stream tributary to the City of Newburgh's water supply through a diversion structure. Storm water management must take into consideration the discharge to the Class A stream. Typically projects within the water shed provide treatment for 110% of the water quality volume in order to provide treatment prior to discharge. Storm water management is not currently addressed on the plans and will be reviewed upon future submissions.
- 4. Eighteen parking spaces are identified to be land banked. Trigger mechanism for construction of the land bank parking should be discussed.
- 5. A dumpster enclosure is provided to the rear of the property. The Applicant's Representatives are requested to evaluate access to the dumpster enclosure on the radius of the turn.
- 6. Grading plans must consider grading along the NYS Thruway frontage as existing topography drops off in this area.
- 7. Two sanitary sewer pump stations are identified. Design of these pump stations and an engineering report identifying discharge to the common force main within Crossroads Court will

be required. A grease trap will be required on the restaurant facility.

8. The Applicant's Representative have identified that the easement area containing Crossroad Court, the commercial private access road, has been excluded from the lot area and bulk calculations as it is a common access drive for each of the lots (4 lots). The resulting 5.25 acres utilized in the bulk table for lot area and lot coverage also will then pertain to accessory uses under Section 185-27 which subtracts the actual floor area of accessory restaurant, conference or banquet facilities shall be subtracted from the site area available for the motel or hotel use. Based on the 5 acres required for the hotel use, .24 acres or 10,454 square feet are available for the conference and restaurant use. It is requested the size of the conference area, as well as the square footage for the restaurant, be calculated based on the 5.24 acre usable area. If the entire parcel, including private road easement area, is used in bulk calculations, lot surface coverage is exceeded.

Respectfully submitted,

McGoey, Hauser and Edsall Consulting Engineers, D.P.C.

Patrick J. Hines Associate



Engineers Planners Surveyors Landscape Architects Environmental Scientists



NARRATIVE SUMMARY JULY 8, 2014 HAMPTON INN & SUITES SITE PLAN TAX LOTS 95-1-45.12 TOWN OF NEWBURGH, ORANGE COUNTY PB#2014-16 <u>MC PROJECT NO. 12000031B</u>



The existing parcel is substantially undeveloped and approximately 5.9 acres in size. The parcel includes the existing Crossroads Court roadway. The parcel has frontage on N.Y.S. Route 17K to the north, N.Y.S. Thruway to the east and Crossroads Court to the west. Existing businesses adjacent to the site are Orange County Choppers and the Hilton Garden Inn. The site is located within the Town's IB (Interchange Business) zoning district which permits, subject to site plan review by the planning board, Restaurants and Hotels.

The applicant proposes the construction of a 6,500 square foot restaurant and a five (5)-story, 137 room (83,900 square feet) Hampton Inn & Suites Hotel with an indoor pool, outdoor amenity space, associated parking, subsurface stormwater management areas and other pertinent site improvements. We have provided 241 parking spaces including 12 handicapped spaces and have land banked a total of 18 spaces which meets the zoning requirement.

The site is within the Town's Consolidated Water District and Crossroad Sewer District. The project proposes connection to the municipal systems for the new facility which are located in Crossroads Court. On-site stormwater facilities are proposed to mitigate site run-off from the development, utilizing both green infrastructure practices and subsurface detention as necessary prior to discharging from the developed site; all in accordance with Town and State regulations.

The proposed project meets the IB zoning bulk requirements with the exception of the maximum allowable building height. A variance will be requested from the maximum building height requirement. The zoning permits a maximum building height of 50 feet and the maximum height for the proposed hotel structure at the building sign panel cornice is 62'-9", while the majority of the building parapet is at 54 feet.

JED/jjs

\\NBCAD\Projects\2012\12000031B - Hampton Inn Hotel\Correspondence\OUT\140708JJS_Narrative HIS.docx



TOWN OF NEWBURGH APPLICATION FOR SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

DATE RECEIVED:			TOWN FILE NO:_	2014-16
(Application fee returnable with this application)				
1.	Title of Subdivis Hampton Inn &	ion/Site Plan (Project na & Suites	ime):	
2.	Owner of Lands Name Address	to be reviewed: (and Ap Martin Milano P.O. Box 10804	plicant)	
	Phone	Newburgh, NY 12552 845.787.4245		
3.	Applicant Inform Name Address	nation (If different than	owner):	
	Representativ Phone Fax Email	e		
4.	Subdivision/Site Name Address	Plan prepared by: Maser Consulting P.A. 1607 Route 300, Suite 1 Newburgh, NY 12550	01	
	Phone/Fax	845.564.4495 / 845.564.	0278	
5.	Location of lands	s to be reviewed: f Route 17K, at the intersec	tion with Crossroads Court	
6.	ZoneB Acreage+/- 5.9		re District Orange Lake hool District Newburgh	
7.	Tax Map: Sectio	n Block _	Lot45.12	2

8.	Project Description a	and Purpose of F	Review:	
	Number of existin	ig lots <u>1</u>	_ Number of proposed lots _	1
	Lot line change			
	Site plan review	proposed hotel a	nd restaurant	
	Clearing and grad	ling		
	Other	-		

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

- 9. Easements or other restrictions on property: (Describe generally) U.S. Military drainage easement at southern portion of the property.
- 10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature	Mate Maler	Title OWNCL
Date:	7/3/2014	

<u>NOTE:</u> If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

Hampton Inn & Suites

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. <u>×</u> Environmental Assessment Form As Required

2.<u>×</u> Proxy Statement

3.<u>×</u> Application Fees

4. <u>×</u> Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1.____ Name and address of applicant

2.____ Name and address of owner (if different from applicant)

- 3. <u>×</u> Subdivision or Site Plan and Location
- 4. <u>×</u> Tax Map Data (Section-Block-Lot)
- 5. × Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
- 6. × Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
- 7.____ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
- 8. X Date of plan preparation and/or plan revisions
- 9. \times Scale the plan is drawn to (Max 1" = 100')
- **10.** × North Arrow pointing generally up

- 11.____ Surveyor,s Certification
- 12.____ Surveyor's seal and signature
- 13. X Name of adjoining owners
- 14._____ Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15.____ Flood plain boundaries
- 16.____ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
- 17. <u>×</u> Metes and bounds of all lots
- 18. <u>×</u> Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
- 19.____ Show existing or proposed easements (note restrictions)
- 20.____ Right-of-way width and Rights of Access and Utility Placement
- 21.____ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- 22.____ Lot area (in sq. ft. for each lot less than 2 acres)
- 23. Number of lots including residual lot
- 24.<u>×</u> Show any existing waterways
- 25.____ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26.____ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
- 27.___ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
- 28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
- 29. X Show topographical data with 2 or 5 ft. contours on initial submission

- **30.** Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
- 32. Number of acres to be cleared or timber harvested
- 33.____ Estimated or known cubic yards of material to be excavated and removed from the site
- 34. Estimated or known cubic yards of fill required
- 35.____ The amount of grading expected or known to be required to bring the site to readiness

36. Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

- 37.____ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- 38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Chrohn tettenton Licensed Professional

Date: 7/2/14

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Martin Milano

APPLICANT'S NAME (printed)

Mate Milen

APPLICANTS SIGNATURE

7/3/2014 DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Martin Milano	, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT	
IN THE COUNTY OFOrange	· · · · · · · · · · · · · · · · · · ·
AND STATE OF New York	
AND THAT HE/SHE IS THE OW	NER IN FEE OF
Tax Lots 95-1-45.12	
WHICH IS THE PREMISES DES	CRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED '	THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND	Consulting P.A. IS AUTHORIZED
TO REPRESENT THEM AT MEE	TINGS OF SAID BOARD.

DATED: 7/3/2014

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Mat Ml OWNERS SIGNATURE

Martin Milano

OWNERS NAME (printed)

lunh

WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Andrew Fetherston

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

<u>7/3/2014</u> DATED

Martin Milano
APPLICANT'S NAME (printed)

Mut M LL APPLICANT'S SIGNATURE

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

x NONE

_____ NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

	TOWN BOARD
X	PLANNING BOARD
x	ZONING BOARD OF APPEALS
	ZONING ENFORCEMENT OFFICER
	BUILDING INSPECTOR
	OTHER

3/2014

Mat Kel

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: ______(Pres.) (Partner) (Vice-Pres.) (Sec.) (Treas.)

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				_	
Name of Action or Project:					
Hampton Inns & Suites					
Project Location (describe, and attach a location map):					
Tax Lot 95-1-45.12, South of Route 17K, West of I-87, on Crossroad Court					
Brief Description of Proposed Action:					
See attached narrative.					
Name of Applicant or Sponsor:	Teleph	ione: 845.567.9500			
Martin Milano	E-Mai	l: mm92ny@aol.com			
Address:					
PO Box 7417					
City/PO:		State:		Code:	
Newburgh		NY	1255		E
1. Does the proposed action only involve the legislative adoption of a plan, le	ocal law	, ordinance,	-	NO	YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and			hat	\checkmark	
may be affected in the municipality and proceed to Part 2. If no, continue to					
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?	-	NO	YES
If Yes, list agency(s) name and permit or approval: Town of Newburgh - Planning Board (Site Plan Approval) and Zoning Board of Appeals	(Area Va	riance)			
NYSDEC - SPDES Permit for Stormwater, Municipal Law 239M	,	, 		••••••••••••••••••••••••••••••••••••••	
3.a. Total acreage of the site of the proposed action?		9 acres			
 b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned 	+/- 4.	9 acres			
or controlled by the applicant or project sponsor?	11.	<u>5</u> acres			
					-,
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Comm	ercial	Residential (suburb	oan)		
		:			
	· • · · · / /				

5. Is the proposed action, a. A permitted use under the zoning regulations?		
b. Consistent with the adopted comprehensive plan?		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify:		
		ļ
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		╞═┤
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		$\mathbf{\nabla}$
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:		
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment:		
12 - Deve the site section structure that is listed on either the State on National Posister of Historic	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		
b. Is the proposed action located in an archeological sensitive area?		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?	\square	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		
		<u> </u>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all tha	t apply:	
🖾 Wetland 🛛 Urban 🔽 Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed	NO	YES
by the State or Federal government as threatened or endangered?		
16. Is the project site located in the 100 year flood plain?	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		$\overline{\mathbf{Z}}$
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
Runoff created by new construction will be directed to proposed subsurface and green stormwater management facilities.		

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		\checkmark
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE		FMY
Applicant/sponsor name: Martin Milano Date: 7/3/20 Signature: Mat ML	<u>14</u>	

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

 Check this box if you have determined, based on the information and analysis above, and any supporting docume that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting docume that the proposed action will not result in any significant adverse environmental impacts. 			
Name of Lead Agency	Date		
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer		
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)		

PRINT

Part 1 / Question 20 [Remediation Site]



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Νο

Yes

Short Environmental Assessment Form - EAF Mapper Summary Report



Engineers Planners Surveyors Landscape Architects Environmental Scientists 1607 Route 300, Suite 101 Newburgh, NY 12550 T: 845.564.4495 F: 845.564.0278 www.maserconsulting.com

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LOT AREA 5 ACRES FRONT YARD SETBACK 50 FRONT YARD (STATE/COUNTY HIGHWAY) 50	.±5.24. ACRES 51.0, 60.7,	OK OK
1 1 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	119.6 119.6 119.6 CROSSROANS COURTY	OK
LOY DEPTH 200' MAXIMUM: PERMITTED BUILDING COVERAGE 25% BUILDING HEIGHT 50'	*544' (CROSSROADS COURT) PROVIDED 12.0% 62'9"	OK OK VARIANCE REQ.
LOT SURFACE COVERAGE 60% *BUILDING AND LOT SURFACE COVERAGE CALCULATED USING TOTAL S CROSSROADS COURT EASEMENT (TOTAL AREA-5.24 ACRES)	58.8% SITE AREA LESS,	OK
 FIRE DISTRICT: ORANGE LAKE SCHOOL DISTRICT: NEWBURGH THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 3607100139E. 		
DWNER/APPLICANT: MR. MARTIN MILANO P.O. BOX 10804 NEWBURGH, NY 12552		
LOT: 1-45.12		
ITE AREA: EXISTING: ±257,722 SQ.FT. ±5.92 ACRES		
L <u>ESS [*]CROSSROADS COURT ÉASEMENT":</u> ±228,434 SQ.FT. ±5.24 ACRES		
ARKING REQUIREMENTS: HOTEL REQUIRED PARKING:		
1 PER GUEST BEDROOM (137 GUEST BEDROOMS) 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -15 EMPLOYEES	= 137 SPACES = 8 SPACES	
PERSONS MAXIMUM I Y OR RESTAURANT A MAXIMUM OCCUPAN		
TOTAL REQUIRED PARKING SPACES	= 155 SPACES	
<u>HOTEL PROVIDED PARKING:</u> 1 PER GUEST BEDROOM (137 GUEST BEDROOMS)	= 137 SPACES	÷ .
EMPLOYEES ON THE PRI EMPLOYEES PERSONS MAXIMUM OCC	= 8 SPACES	
OK KESTAUKANT AKEAS MAXIMUM OCCUPANCY MEETING R 26D SPACES PROVIDED:		
ED PARKING	- 155 SPACES	
DETACHED RESTAURANT REQUIRED PARKING: 1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA - APPROX. 325 SEATS		
HANDICAPPED SPACES REQUIRED: TOTAL REQUIRED PARKING SPACES	= 4 SPACES = 82 SPACES	
DETACHED RESTAURANT PROVIDED PARKING: 1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA - APPROX. 325 SEATS	# 82 SPACES	
HANDICAPPED SPACES PROVIDED: TOTAL PROVIDED PARKING SPACES (INCLUDES 18 LANDBANKED) INTERIOR LANDSCAPE REQUIREMENTS:	# 4 SPACES # 86 SPACES	
TOTAL PARKING AREA SHALL BE DEVOTED TO INT	NDSCAPING	
TOTAL INTERIOR LANDSCAPING REQUIRED		
- MIGNION LANDSCAPTING PROVIDED		

REFERENCE: BOUNDARY, TOPOSRAPHIC AND PLANIMETRICS INFORMATION SHOWN HERE SURVEY PREPARED BY MASER CONSULTING P.A., DATED MAY 7, 2014.



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MAP REFERENCES:

4-00.

- 1. MAP ENTITLED "HILTON GARDEN INN, OVERALL DEVELOPMENT PLAN" BY THE CHAZEN COMPANIES, DATED 04/21/00., PROJECT NO. 79931.00.
- 2. MAP ENTITLED "PLAN OF LOT LINE CHANGE FOR JAMES Z. PATSALOS" BY EUSTANCE & HOROWITZ, P.C., DATED NOVEMBER 3, 1999, FILED AS MAP NO.
- 3. MAP ENTITLED "SUBDIVISION & LOT LINE CHANGE BETWEEN LANDS OF THE COUNTY OF ORANGE AND LANDS OF HUFFARD & PATSALOS" BY HARRY MELICK WESTERMEIER, REVISED 8/19/05, FILED AS MAP NO. 180-06.
- MAP ENTITLED "SHEET NO. 1, KEY MAP AND TABLES OF PROPERTY ACQUISITIONS CATSKILL THRUWAY, SUBDIVISION NO. 5, ORANGE COUNTY" MP. 59.01- MP 60.21, DATED 3-24-57.
- MAP ENTITLED "NEW YORK STATE THRUWAY THE CATSKILL SECTION COUNTY OF ORANGE, SUBDIVISION NO. 5, TOWN OF NEWBURGH, DISTRICT NO. 6" MAP NO. 406 PARCEL NOS. 406, 533, 537, 547, & 548, DATED MAR. 19, 1953.

GENERAL NOTES:

PROPERTY BOUNDARY

EDGE OF ASPHAUT

OVERHEAD WIRES

EDGE OF GRAVEL

PAVEMENT STRIPTING

WATERLINE WARKOUT

WATERLINE PER RECORD

EDGE OF DIRT / TRAIL EDGE OF LANDSCAPING SANSTARY PIPES

STORMWATER PEPES GASLINE HARDROUT

DRAYNAGE SBALE / DITCH

- . UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION, UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- 2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- 4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD
- DISCLOSE. 8. THE HORIZONTAL AND VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE KEYNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO

ANY LOCAL NGS BENCHMARKS. VERTICAL DATUM IS NAVD 88.

DRAWING LEGEND

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