



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: HAMPTON INN & SUITES
PROJECT NO.: 14-16
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 45.12
PROJECT REPRESENTATIVE: MASER CONSULTING
REVIEW DATE: 10 JULY 2014
MEETING 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.
2. 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

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •

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

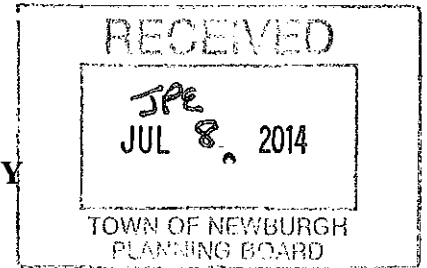


Engineers
 Planners
 Surveyors
 Landscape Architects
 Environmental Scientists

FILE COPY

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



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 Subdivision/Site Plan (Project name):**
Hampton Inn & Suites _____

2. **Owner of Lands to be reviewed: (and Applicant)**
Name _____ Martin Milano
Address _____ P.O. Box 10804
Newburgh, NY 12552
Phone _____ 845.787.4245

3. **Applicant Information (If different than owner):**
Name _____
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. **Subdivision/Site Plan prepared by:**
Name _____ Maser Consulting P.A.
Address _____ 1607 Route 300, Suite 101
Newburgh, NY 12550
Phone/Fax _____ 845.564.4495 / 845.564.0278

5. **Location of lands to be reviewed:**
Southern side of Route 17K, at the intersection with Crossroads Court _____

6. **Zone** IB _____ **Fire District** Orange Lake _____
Acreeage +/- 5.9 _____ **School District** Newburgh _____

7. **Tax Map: Section** 95 **Block** 1 **Lot** 45.12 _____

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review proposed hotel and restaurant

Clearing and grading _____

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 Malen Title OWNER

Date: 7/3/2014

NOTE: 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. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. 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. Subdivision or Site Plan and Location
4. 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. Date of plan preparation and/or plan revisions
9. 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. 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. Metes and bounds of all lots
18. 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. 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. 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: Arthur Lettenston
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)

Martin Milano

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 OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

Tax Lots 95-1-45.12

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Maser Consulting P.A. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/3/2014

Martin Milano
OWNERS SIGNATURE

Martin Milano

OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

Andrew Fetherston
WITNESS' SIGNATURE

Andrew Fetherston

WITNESS' NAME (printed)

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: Martin Milano		Telephone: 845.567.9500	
		E-Mail: mm92ny@aol.com	
Address: PO Box 7417			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh - Planning Board (Site Plan Approval) and Zoning Board of Appeals (Area Variance) NYSDEC - SPDES Permit for Stormwater, Municipal Law 239M			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.9 acres	
b. Total acreage to be physically disturbed?		+/- 4.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Adjacent Site: <u>Stewart Airport State Superfund Program 1 Militia Way Newburgh</u>	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Martin Milano</u>		Date: <u>7/3/2014</u>
Signature: <u>Mart Milano</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?"

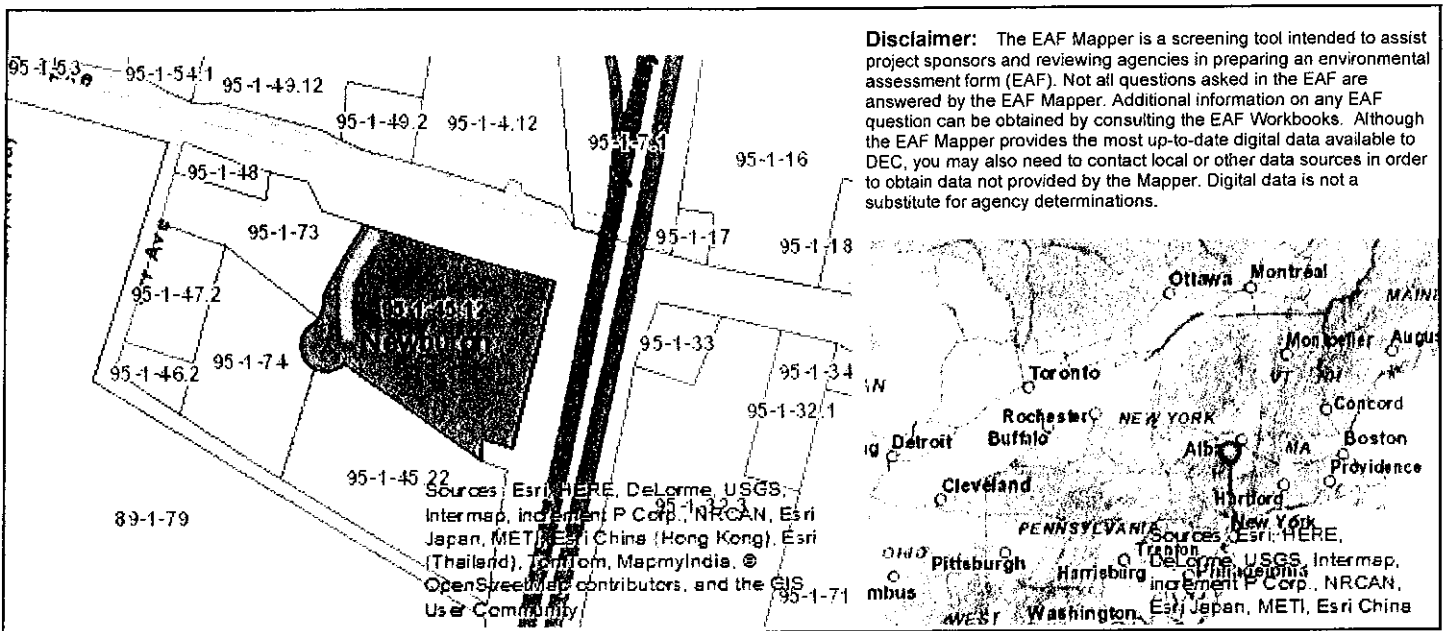
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, 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 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]	No
Part 1 / Question 20 [Remediation Site]	Yes



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TAX LOTS 95-1-45.12
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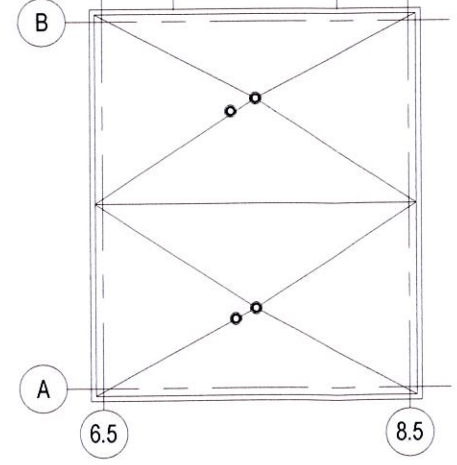
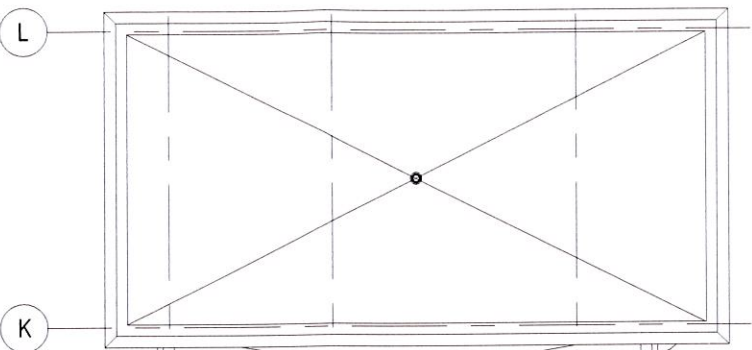


GROUND FLOOR PLAN
SCALE: 1" = 20'-0"

HAMPTON INN GUESTROOM MATRIX BY LEVEL										
	KING	DOUBLE QUEEN	KING ADA	DOUBLE QUEEN ADA	KING SOFA	KING SOFA ADA	KING STUDIO	QUEEN STUDIO	KING STUDIO ADA	QUEEN STUDIO ADA
Not Placed	0	6	0	1	0	0	0	0	0	0
GROUND FLOOR	0	2	0	0	0	0	7	0	1	0
LEVEL 2	4	15	1	1	1	0	8	0	0	0
LEVEL 3	4	18	1	1	1	0	8	0	0	0
LEVEL 4	4	17	1	1	1	0	8	0	0	0
LEVEL 5	4	14	1	0	1	0	8	0	0	0
Grand total: 139	16	72	4	4	4	0	39	0	1	0

GUESTROOM MATRIX TOTALS		
TYPE	OVERALL	%
DOUBLE QUEEN	71	51.08%
DOUBLE QUEEN ADA	4	2.88%
KING	16	11.51%
KING ADA	4	2.88%
KING SOFA	4	2.88%
KING STUDIO	39	28.06%
KING STUDIO ADA	1	0.72%
	139	





SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

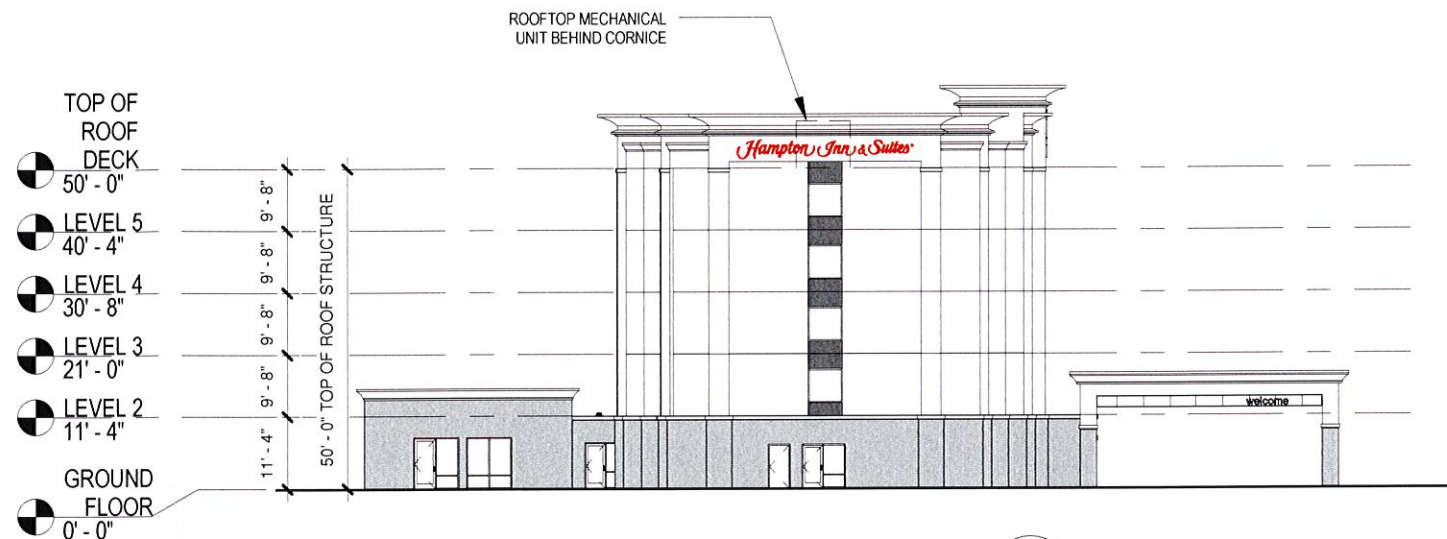




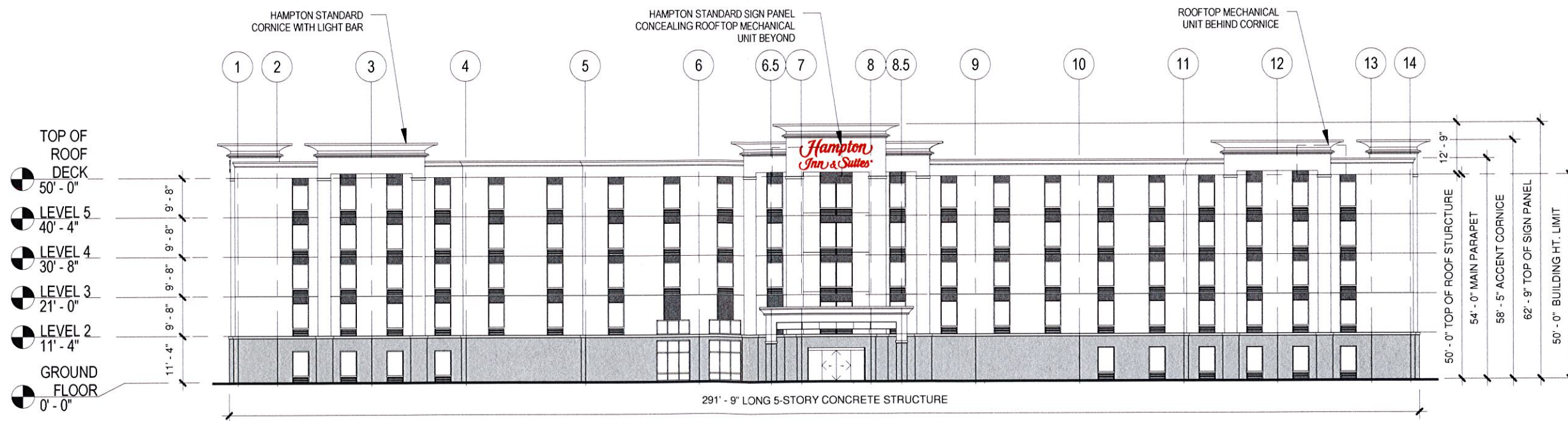
TYPICAL FLOOR PLAN (3-5)
 SCALE: 1" = 20'-0"



BUILDING AREA:
 FIRST FLOOR: 19,450 SF
 SECOND FLOOR: 15,350 SF
 THIRD FLOOR: 16,350 SF
 FOURTH FLOOR: 16,350 SF
 FIFTH FLOOR: 16,530 SF
 TOTAL: 83,850 SF



NORTH ELEVATION
 1" = 30'-0"



WEST ELEVATION
 1" = 30'-0"

BULK TABLE

ZONE: B - INTERCHANGE BUSINESS DISTRICT
 PERMITTED USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD: RESTAURANTS & HOTELS

MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA	5 ACRES	45.24 ACRES	OK
FRONT YARD SETBACK	50'	51.0'	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'	60.7'	OK
REAR YARD SETBACK	60'	65.9'	OK
SIDE YARD SETBACK	ONE	119.6'	OK
BOTH	50'	119.6'	OK
LOT DEPTH	200'	240'	OK
MAXIMUM	REQUIREMENT	PROVIDED	OK
BUILDING COVERAGE	25%	12.0%	OK
BUILDING HEIGHT	50'	67'-9"	OK
LOT SURFACE COVERAGE	60%	58.8%	OK

NOTES:
 1. FIRE DISTRICT: ORANGE LAKE
 2. SCHOOL DISTRICT: NEWBURGH
 3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 360707039E.

OWNER/APPLICANT:

MR. MARTIN MILANO
 NEWBURGH, NY 12552

TAX LOT:

95-1-45.12

SITE AREA:

EXISTING:
 ±297,722 SQ. FT.
 ±3,82 ACRES
 LESS "CROSSROADS COURT EASEMENT"
 ±226,134 SQ. FT.
 ±2.84 ACRES

PARKING REQUIREMENTS:

HOTEL, RESTAURANT, PARKING:
 1 PER GUEST BEDROOM (137 GUEST BEDROOMS) = 137 SPACES
 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD = 8 SPACES
 1 PER 15 EMPLOYEES = 8 SPACES
 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT MEETING ROOM = 10 SPACES
 40 MAXIMUM OCCUPANCY CONFERENCE AREA = 8 SPACES
HANDICAPPED SPACES REQUIRED: = 6 SPACES
TOTAL REQUIRED PARKING SPACES: = 155 SPACES

HOTEL, RESTAURANT, PARKING:
 1 PER GUEST BEDROOM (137 GUEST BEDROOMS) = 137 SPACES
 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD = 8 SPACES
 1 PER 15 EMPLOYEES = 8 SPACES
 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT MEETING ROOM = 10 SPACES
 40 MAXIMUM OCCUPANCY CONFERENCE AREA = 8 SPACES
HANDICAPPED SPACES PROVIDED: = 8 SPACES
TOTAL PROVIDED PARKING SPACES: = 155 SPACES

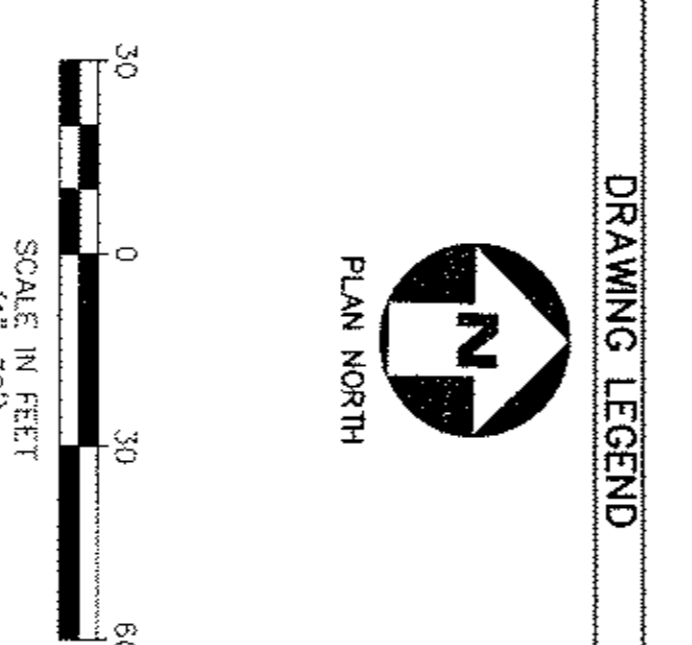
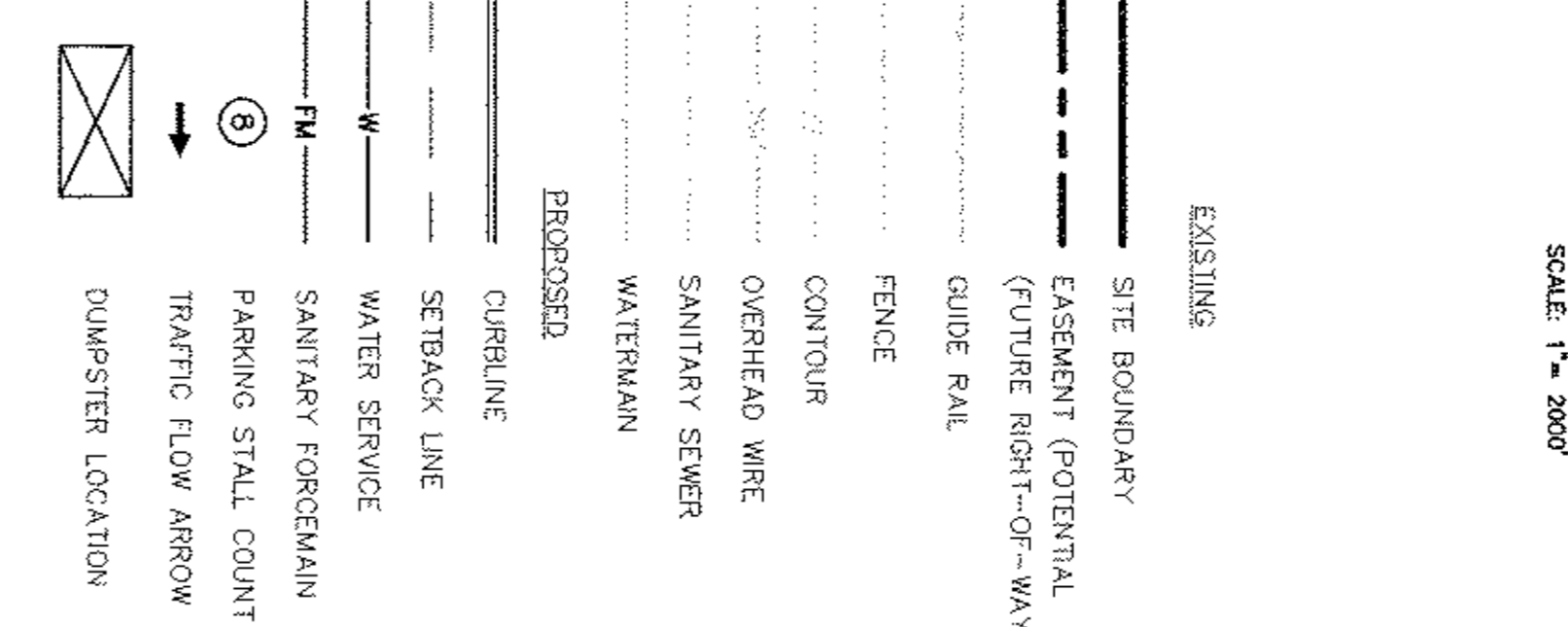
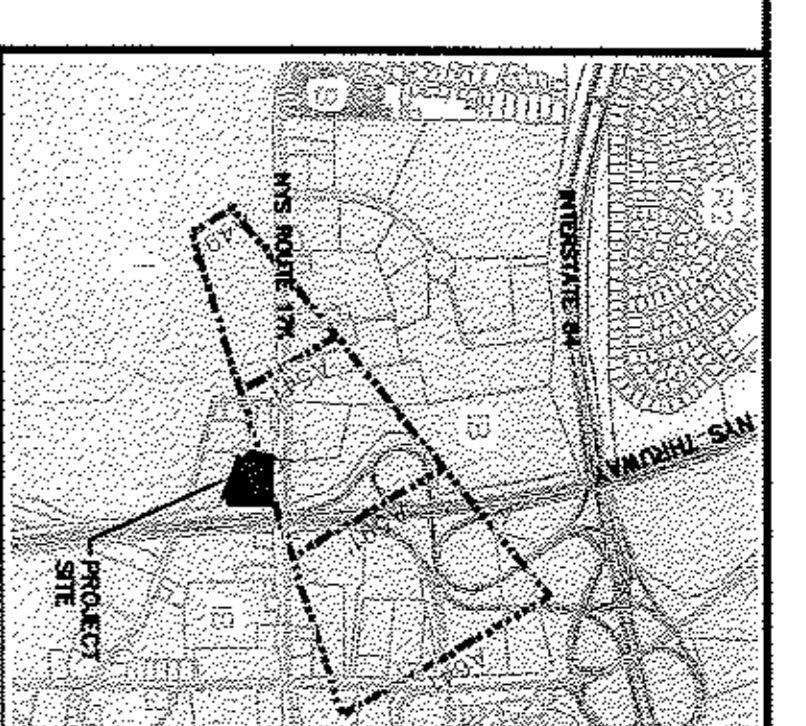
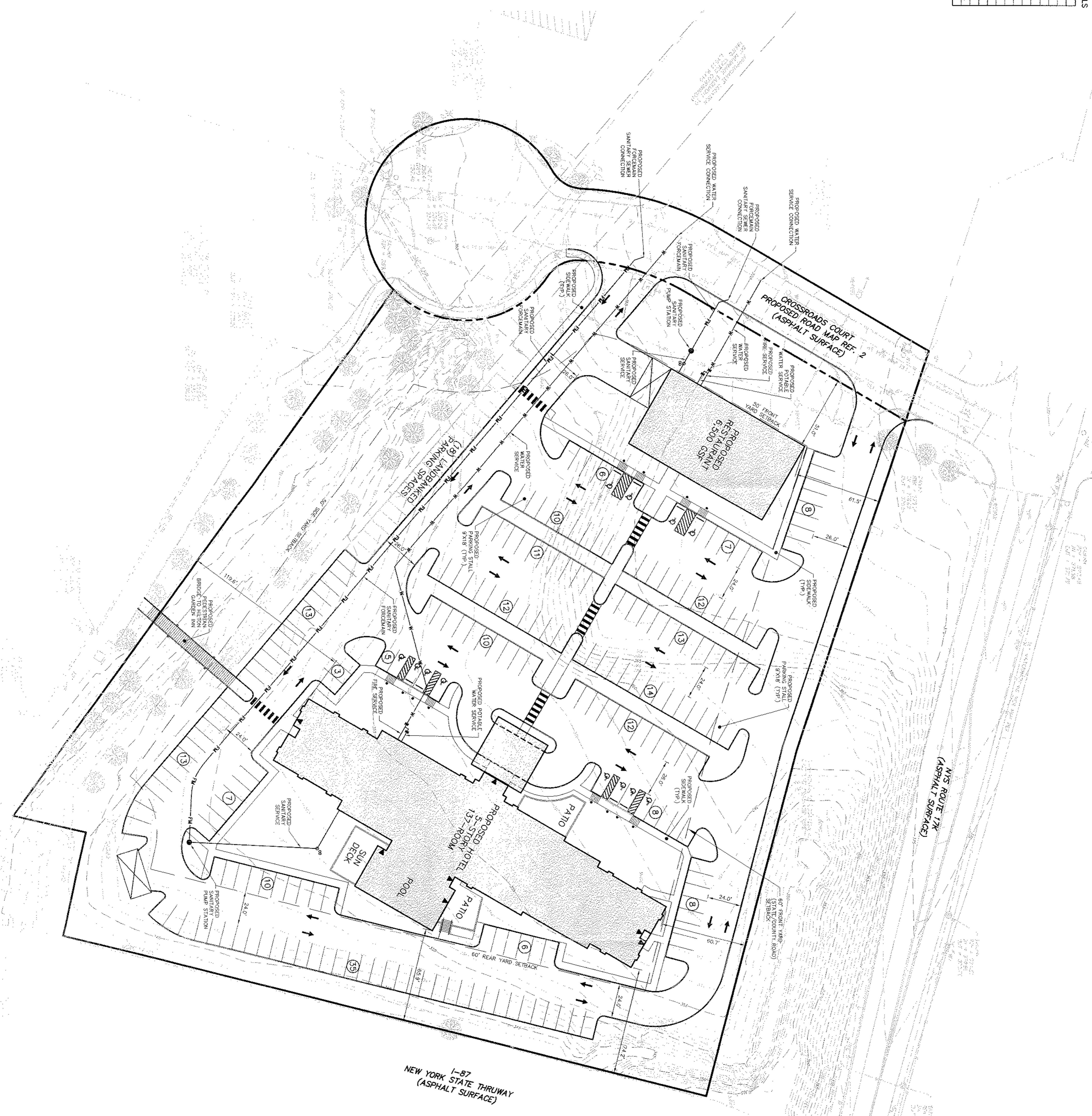
DETACHED RESTAURANT REQUIRED PARKING:
 1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA = 82 SPACES
 APPROX. 325 SEATS = 4 SPACES
HANDICAPPED SPACES REQUIRED: = 4 SPACES
TOTAL REQUIRED PARKING SPACES: = 82 SPACES

DETACHED RESTAURANT PROVIDED PARKING:
 1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA = 82 SPACES
 APPROX. 325 SEATS = 4 SPACES
HANDICAPPED SPACES PROVIDED: = 4 SPACES
TOTAL PROVIDED PARKING SPACES (INCLUDES 18 LANDSCAPED): = 86 SPACES

INTERIOR LANDSCAPE REQUIREMENTS:

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING
 TOTAL PARKING LOT AREA = 81,985 S.F.
 TOTAL INTERIOR LANDSCAPING REQUIRED = 4,099 S.F.
 TOTAL INTERIOR LANDSCAPING PROVIDED = 8,895 S.F.

REVISIONS TO THE PLAN AND PLANNING BOARD INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PROVIDED BY MASER CONSULTING S.A., DATED JAN. 7, 2011.



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