



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

FILE COPY

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**NARRATIVE SUMMARY
AUGUST 23, 2013
HAMPTON INN
SKETCH PLAN
TAX LOTS 97-2-30.1, 30.22 & 33
TOWN OF NEWBURGH, ORANGE COUNTY
PB # 2013-14
MC PROJECT NO. 13000398A**

Maser Consulting, P.A. (MC) has developed the attached Sketch Plan package for the above referenced tax lots. The plans propose lot line revisions to the existing adjacent tax lots: 97-2-30.1, 30.22 and 33, into two lots.

Lot 33 is approximately 11,205 square feet (± 0.26 acre) and, has frontage along N.Y.S. Route 300 to its west. To its east is Lot 30.1, a 221,893 square foot (± 5.1 acre) lot with frontage along the plaza entry road to its south, and borders New York State Thruway Authority property to the north. This parcel contains the former Gateway Diner (which is currently vacant) and the Hampton Inn hotel. To the east of Lot 30.1 is Lot 30.22, a 140,819 square foot (± 3.2 acre) lot with no existing roadway frontage that extends north and east to N.Y.S. Thruway Authority property. The existing plaza entry road runs from N.Y.S Route 300, approximately 600 feet along the southern boundary of the three lots and provides access to both the diner and hotel. The ± 8.6 acre site is located within the IB (Interchange Business) zoning district which permits, subject to site plan review by the planning board, Restaurants and Hotels.

It is proposed to dissolve the lot lines between the three existing lots, and draw a new line dividing them into two lots. Proposed Lot 1 will include the existing diner and its associated facilities on $\pm 83,854$ square feet (± 1.93 acres). Proposed Lot 2 will include the existing Hampton Inn and its associated facilities on $\pm 290,063$ square feet (6.66 acres). Proposed Lot 1 will contain a 331 square foot utility easement to benefit Proposed Lot 2, and Proposed Lot 2 will contain a 7,316 square foot utility easement to benefit Proposed Lot 1. No changes to the existing utilities are proposed.

The proposed project will require some variances do to the locations of the existing facilities and current code requirements. Within the IB Zoning district, a 60' rear yard setback is required. Both Lot 1 and Lot 2 require variances for rear yard setbacks. The diner on Proposed Lot 1 exists approximately 47.1' from the rear property line, while the hotel on Proposed Lot 2 exists approximately 49.5' from the rear property line.

The existing diner will be the principal use on Proposed Lot 1. Within the IB Zoning district, restaurants and fast food establishments are permitted in conjunction with: Shopping Centers, Theaters, and Offices for businesses, research and professional use. A use variance for the pre-existing diner is required.



A variance will also be required from Town Law §280-a, regarding buildings not on an improved mapped street. The variance is requested as the hotel on Proposed Lot 2 is not a land locked parcel but will only have frontage along the plaza entry road.

We are requesting to be put on the next available Planning Board agenda for discussion.

Very truly yours,

MASER CONSULTING P.A.

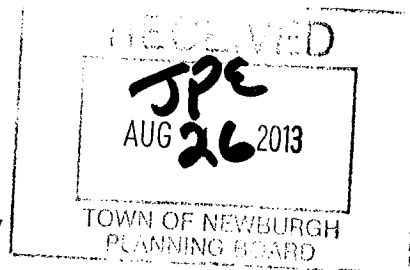
A handwritten signature in black ink, appearing to read "Andrew B. Fetherston". The signature is fluid and cursive, written over a horizontal line.

Andrew B. Fetherston, P.E., CPESC
Principal Associate

ABF/jjs

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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: 8/26/2013 TOWN FILE NO: 2013-14
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name): Hampton Inn, Newburgh

2. Owner of Lands to be reviewed:
Name Martin Milano
Address 1292 Route 300
Newburgh, NY 12550
Phone 845.567.9100

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: 1292 Route 300, Newburgh, NY 12550

6. Zone 1B Fire District Winona Lake
Acreage +/- 8.5 School District Newburgh

7. Tax Map: Section 97 Block 2 Lot 30.1, 30.22, 33

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 2
Lot line change X
Site plan review _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Mat Mel Title PRES

Date: 8/21/2013

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, Newburgh

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. N/A 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. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A 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. N/A 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. N/A 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. N/A 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. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A 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. N/A 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: _____
Licensed Professional

Date: _____

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)

Mart Mh

APPLICANTS SIGNATURE

8/21/2013

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 93 Cronomer Hts. Drive
IN THE COUNTY OF Orange
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
Tax Lots 97-2-30.1, 97-2-30.22, 97-2-33

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: 8/21/2013

Mart Milano
OWNERS SIGNATURE

Martin Milano
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

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.

8/21/2013

DATED

Martin Milano

APPLICANT'S NAME (printed)

Mart Milano

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.

- | | |
|-------------------------|-----------------------------------|
| <u> </u> | TOWN BOARD |
| <u> X </u> | PLANNING BOARD |
| <u> X </u> | ZONING BOARD OF APPEALS |
| <u> </u> | ZONING ENFORCEMENT OFFICER |
| <u> </u> | BUILDING INSPECTOR |
| <u> </u> | OTHER |

8/21/2013
DATED

Mart Mh
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

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

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Martin Milano	2. PROJECT NAME Hampton Inn Newburgh
3. PROJECT LOCATION: Municipality Town of Newburgh County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Project site is located at Tax Lot 97-2-33 (± 0.26 acres), 97-2-30.1 (± 5.1 acres), and 97-2-30.22 (± 3.2 acres). Lot 33 has frontage along NYS Rt 300. Lot 30.1 contains the currently vacant Gateway Diner and the Hampton Inn hotel. Lot 30.22 is an undeveloped lot to the east of Lot 30.1.	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The applicant proposes to dissolve the existing lot line between Lots 97-2-33, 97-2-30.1, and revise the lot line between 97-2-30.1 and 97-2-30.22. The resulting lot line revisions will create two lots. Proposed Lot 1 (± 1.93 acres) would contain the existing diner and Proposed Lot 2 (± 6.66 acres) would contain the existing hotel.	
7. AMOUNT OF LAND AFFECTED: Initially <u>± 8.5</u> acres Ultimately <u>± 8.5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Variances are required for rear yard setbacks, Town Law 280-a & a use variance.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other Describe: The project site is surrounded by commercial uses to West and South, and NYS Thruway Authority land to the North and East.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: Zoning Board of Appeals for above referenced variances.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: <u>8/21/2013</u> Signature: <u>Mat Milano</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

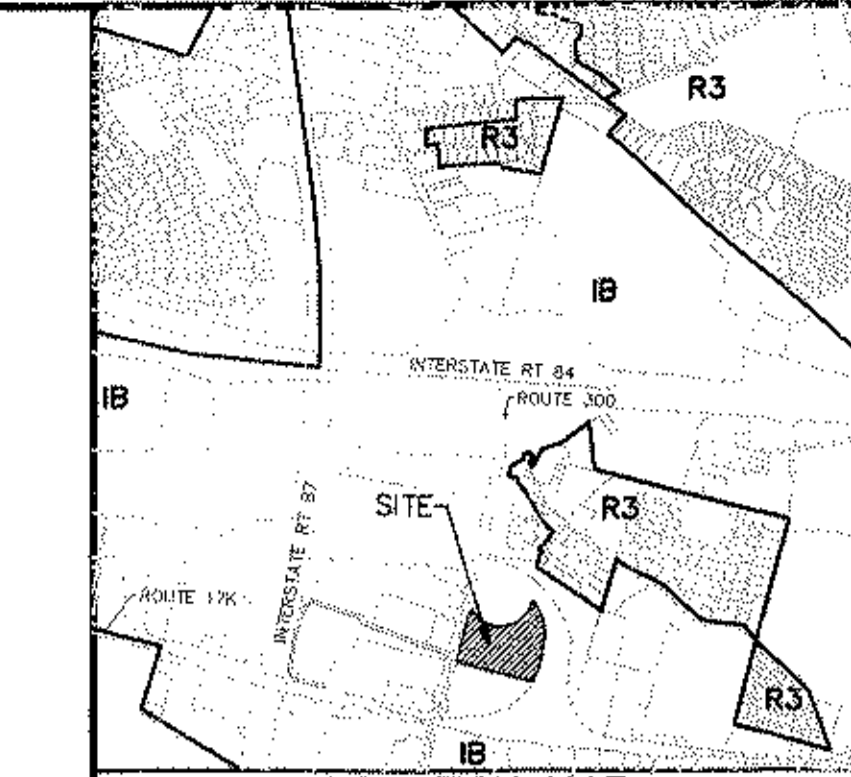
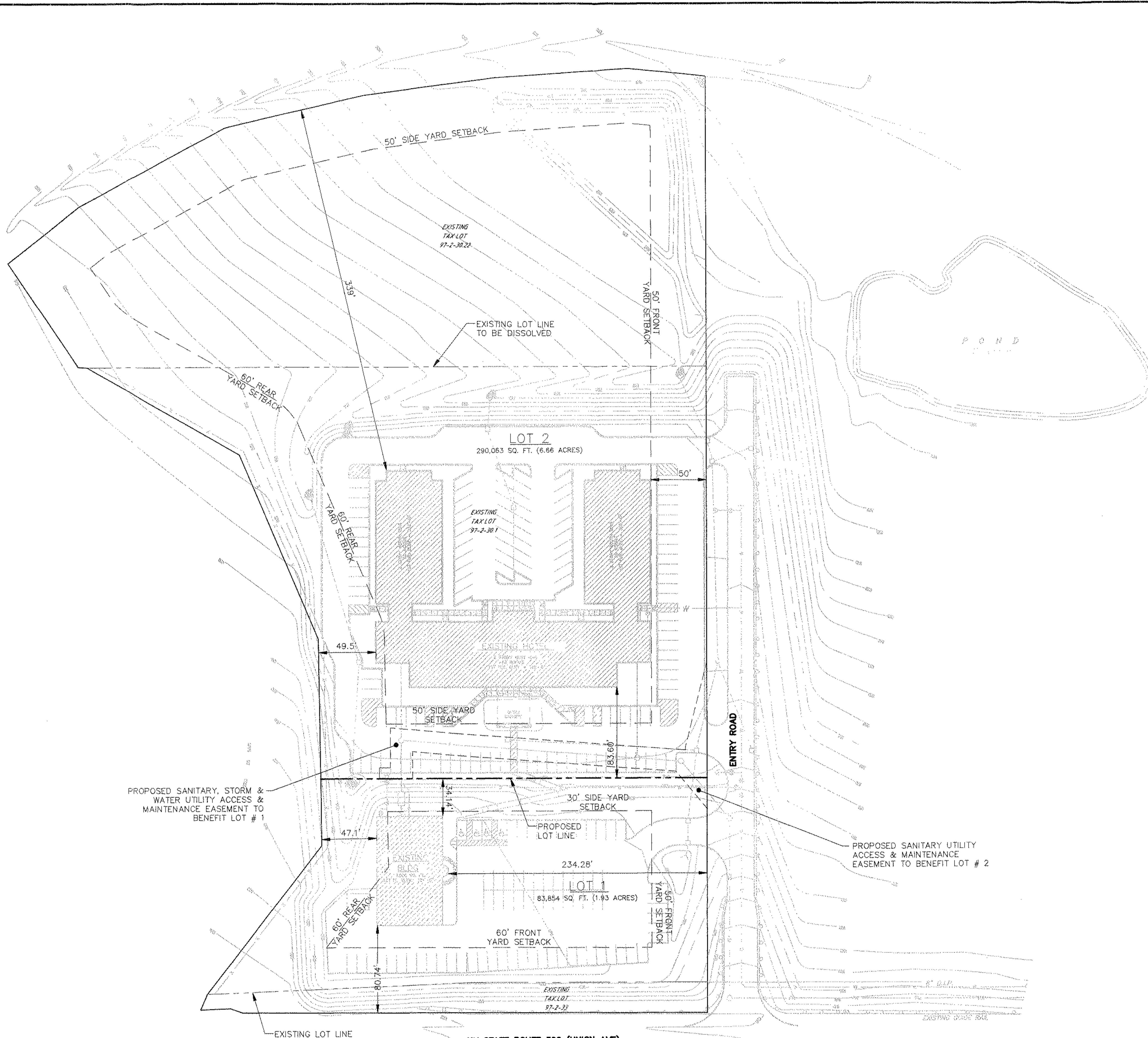
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

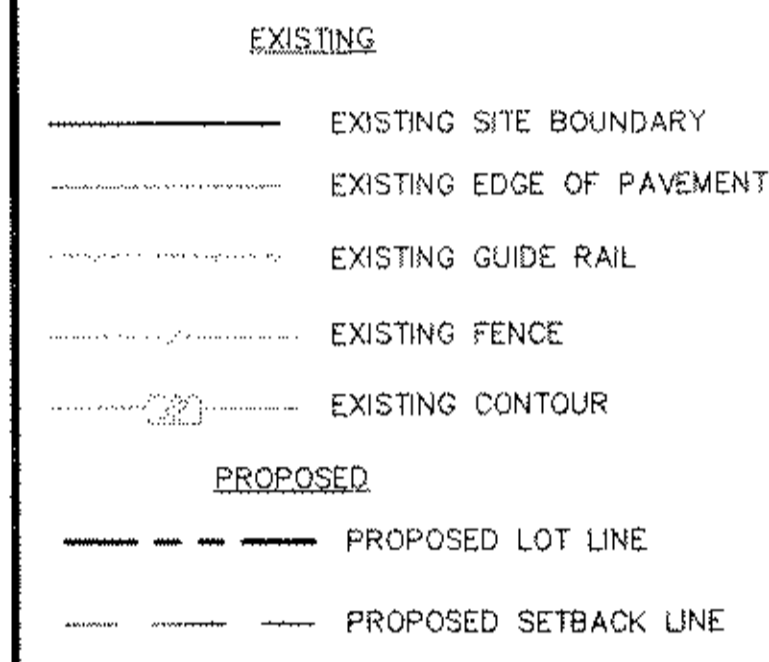
Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

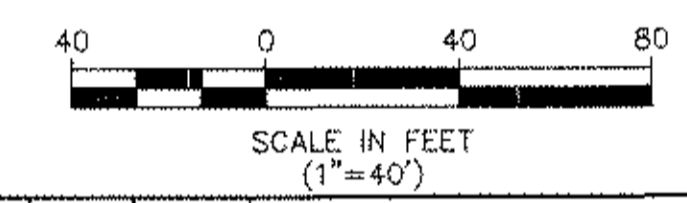
Reset



LOCATION MAP
SCALE: 1" = 2000'



DRAWING LEGEND



REV.	DATE	DRAWN BY	DESCRIPTION

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE CELEBRATED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

Mark R. DeLor
NEW YORK STATE PROFESSIONAL LAND SURVEYOR LIC. NO. 050478



NEW JERSEY NEW YORK PENNSYLVANIA VIRGINIA
Customer Loyalty through Client Satisfaction

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LOT LINE REVISION
SKETCH PLAN
FOR
MARTIN MILANO
TAX LOTS
97-2-30.1, 30.22 & 33
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE: 1" = 40' DATE: 08/16/13 DRAWN BY: AT CHECKED BY: JED
PROJECT NUMBER: 13000398A
SHEET NUMBER: 1 of 1

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER: Mark Milano DATE: 8/21/2013

OWNER/APPLICANT:
MR. MARTIN MILANO
1292 ROUTE 300
NEWBURGH, NY 12550

TAX LOT:
97-2-30.1, 30.22 & 33

SITE AREA:

EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
373,917 SQ.FT. 8.59 ACRES	83,854 SQ.FT. 1.93 ACRES	290,063 SQ.FT. 6.66 ACRES

- VARIANCES REQUIRED:**
- PROPOSED LOT 1**
- TOWN CODE REQUIRES A 60' REAR YARD SETBACK FOR RESTAURANTS. THE EXISTING RESTAURANT PROVIDES A REAR YARD SETBACK OF 47.1'.
 - WITHIN THE IB ZONING DISTRICT, RESTAURANTS AND FAST FOOD ESTABLISHMENTS ARE PERMITTED IN CONJUNCTION WITH: SHOPPING CENTERS, THEATERS, AND OFFICES FOR BUSINESSES, RESEARCH AND PROFESSIONAL USE. THE EXISTING DINER WILL BE THE ONLY PRINCIPAL USE ON PROPOSED LOT 1. A USE VARIANCE IS REQUIRED.
- PROPOSED LOT 2**
- TOWN CODE REQUIRES A 60' REAR YARD SETBACK FOR HOTELS. THE EXISTING HOTEL PROVIDES A REAR YARD SETBACK OF 49.5'.
 - NY TOWN LAW § 280-A REQUIRES THAT BUILDINGS HAVE FRONTAGE ALONG AN IMPROVED MAPPED ROAD. THE EXISTING HOTEL HAS FRONTAGE ALONG THE PRIVATE ENTRY ROAD ONLY.

REFERENCE:

- BOUNDARY, TOPOGRAPHIC AND PLANIMETRICS INFORMATION SHOWN HEREON IS TAKEN FROM A MAP PREPARED BY EDWARD T. ZABACK, L.L.S., DATED SEPTEMBER 1, 1992.

BULK TABLE

ZONE: IB - INTERCHANGE BUSINESS DISTRICT
LOT 1 EXISTING USE: RESTAURANT (REQUIRES A USE VARIANCE)

MINIMUM:	REQUIRED	PROVIDED LOT 1	REMARKS
LOT AREA	40,000 SQ. FT.	83,854 SQ. FT.	OK
FRONT YARD	50'	234.28'	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'	80.74'	OK
REAR YARD	60'	47.1'	VARIANCE REQ'D
SIDE YARD			
ONE	30'	34.14'	OK
BOTH	80'	N/A	OK
LOT WIDTH	150'	±419' (ALONG RT. 300 FRONTAGE)	OK
LOT DEPTH	150'	±214'	OK
MAXIMUM:	PERMITTED	PROVIDED LOT 1	
BUILDING COVERAGE	40%	7%	OK
BUILDING HEIGHT	40'	±15'	OK
LOT SURFACE COVERAGE	80%	47.4%	OK
PARKING SPACES (ONE PER 40 SQ. FT. OF SEATING AREA)	75	76	OK

LOT 2 PERMITTED USE: HOTELS

MINIMUM:	REQUIRED	PROVIDED LOT 2	REMARKS
LOT AREA	5 ACRES	6.66 ACRES	OK
FRONT YARD	50'	50'	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'		
REAR YARD	60'	49.5'	VARIANCE REQ'D
SIDE YARD			
ONE	50'	339'	OK
BOTH	100'	423'	OK
LOT WIDTH	200'	±647'	OK
LOT DEPTH	200'	±351'	OK
MAXIMUM:	PERMITTED	PROVIDED LOT 2	
BUILDING COVERAGE	25%	10%	OK
BUILDING HEIGHT	50'	±27'	OK
LOT SURFACE COVERAGE	60%	32%	OK
PARKING SPACES (ONE PER ROOM + EMPLOYEES)	120	122	OK

- NOTES:**
- ZONE: IB (INTERCHANGE BUSINESS DISTRICT)
 - EXISTING USES: HOTEL (115 ROOMS) & DINER (FOOTPRINT OF ±6,000 SQ. FT.)
 - FIRE DISTRICT: WINONA LAKE
 - SCHOOL DISTRICT: NEWBURGH
 - THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0139E, EFFECTIVE DATE: AUGUST 3, 2009.
 - ON SITE SOILS: ERA (ERIE) & MDC (MARDIN) REFERENCED FROM THE SOIL SURVEY OF ORANGE COUNTY, NEW YORK.