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MUNICIPALITY: Town of Newburgh **TOWN PROJECT NUMBER:** 12-06
PROJECT NAME: Hilton Garden Inn Signage
LOCATION: Existing Hilton Garden Inn, Crossroads Court off Rt. 17K (95-1-45.21 and 45.22)
TYPE OF PROJECT: Construction of new signage on existing hotel site (11.47 ac)
DATE: November 14, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted April 5, 2012
SEQRA Status: Type II
Zone/Utilities: IB/Municipal Water and Sewer
Map Dated: November 8, 2012
Site Inspection: April 13, 2012
Planning Board Agenda: November 15, 2012
Consultant/Applicant: Maser Consulting, PA
Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on November 14, 2012

Comments and Recommendations:

1. The applicant has returned with revised plans showing one pylon sign next to the Thruway at 40 feet in height (allowable by Zoning) and has removed the request for a pylon sign on Route 17K. The applicant is also requesting to construct a directional sign larger than allowed by Zoning and also closer to the property line than allowed. The necessary variance requests are listed below.
2. There are several variances needed for construction of the signs, and the applicant wishes to be referred to the ZBA for their review and approval. The list of variances necessary for the project are as follows:
 - A) For the directional sign facing Crossroads Court, a variance for square footage of the sign (5 sq. ft. proposed and 3 sq. ft. is the maximum)
 - B) For the directional sign facing Crossroads Court, a variance for sign location (2.8 feet from the property line is proposed, a 15 foot setback is required).
 - C) For the proposed pylon sign on the Hotel parcel next to the Thruway, a variance for total site signage (421.75 sq. ft. proposed, 20.75 sq. ft. existing on building, 43.1 sq. ft. is the maximum allowed).

3. The freestanding sign is proposed to have blue with white lettering, with a red Hilton Garden Inn logo. The applicant has provided ARB drawings and signage tables, as required under the Town of Newburgh Zoning Law.
4. The plans will need to be referred to the Orange County Planning Department for their review. The plans will also be sent by the ZBA so the Planning Board should discuss whether they would like to send the plans now or wait until the applicant returns from the ZBA.
5. The applicant indicated they received an Advertising Device permit from the DOT, but it was not included in my site plan package. The applicant should provide a copy of this permit, as it will be a condition of approval.

The above comments represent my professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. In all cases the requirements of the Zoning Law and Subdivision Regulations shall be adhered to by the applicant and shall be shown on the plans. Where variances to the Zoning Law are required or where waivers from the Subdivision Regulations are needed, specific requests shall be made to the Planning Board for a waiver or for referral to the ZBA. These comments are prepared based on current zoning and subdivision regulation requirements. Any change in those regulations prior to final approval of these plans could require revisions beyond the scope of my existing comments.