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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: April 4, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted April 5, 2012, revised for April 4, 2013
SEQRA Status: Type II
Zone/Utilities: IB/Municipal Water and Sewer
Map Dated: March 29, 2012 (most likely a typo, should be 2013)
Site Inspection: April 13, 2012
Planning Board Agenda: April 4, 2013
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 April 4, 2013

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.
2. The directional sign facing Crossroads Court has received a variance for the sign location (2.8 feet from the property line is proposed, a 15 foot setback is required). This directional sign was reduced in size to meet the 3 sq. ft. requirement.
3. The proposed pylon sign on the Hotel parcel next to the Thruway received a variance for total site signage (419.75 sq. ft. proposed, 20.75 sq. ft. existing on building, 43.1 sq. ft. is the maximum allowed).
4. 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.
5. The plans were referred to the Orange County Planning Department for their review. A Local Determination was granted on November 30, 2012.
6. The applicant received an Advertising Device permit from the DOT, dated September 28, 2013. The permit is valid through August 17, 2013.

7. The map is shown with a date of March 29, 2012 instead of March 29, 2013. This should be updated when the final plans are submitted for signing by the Chairman. All necessary seals and signatures, along with the owner's consent note signature should be included.

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.