

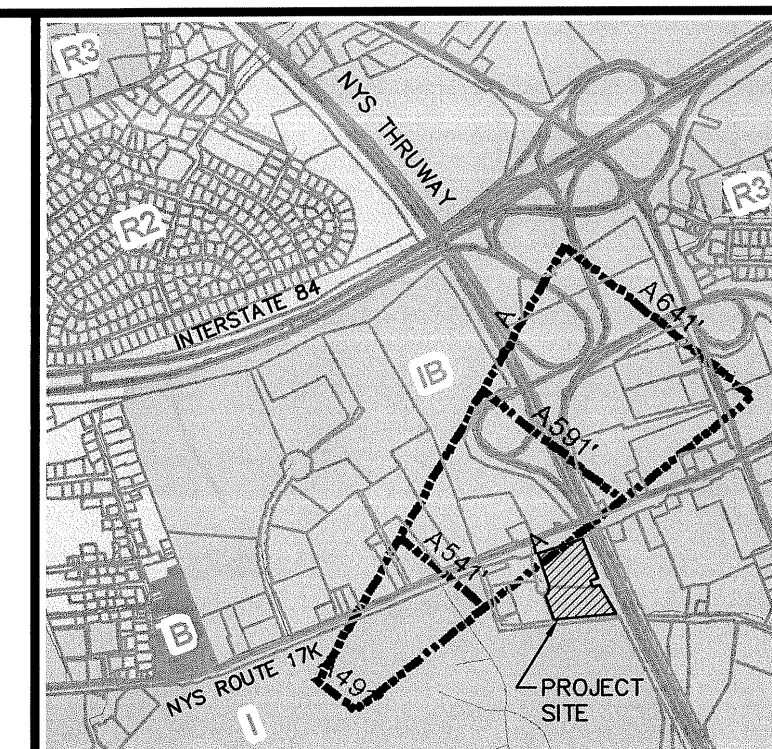
SIGNAGE CHART

TAX LOT 95-1-45.22 (HILTON GARDEN INN SITE)

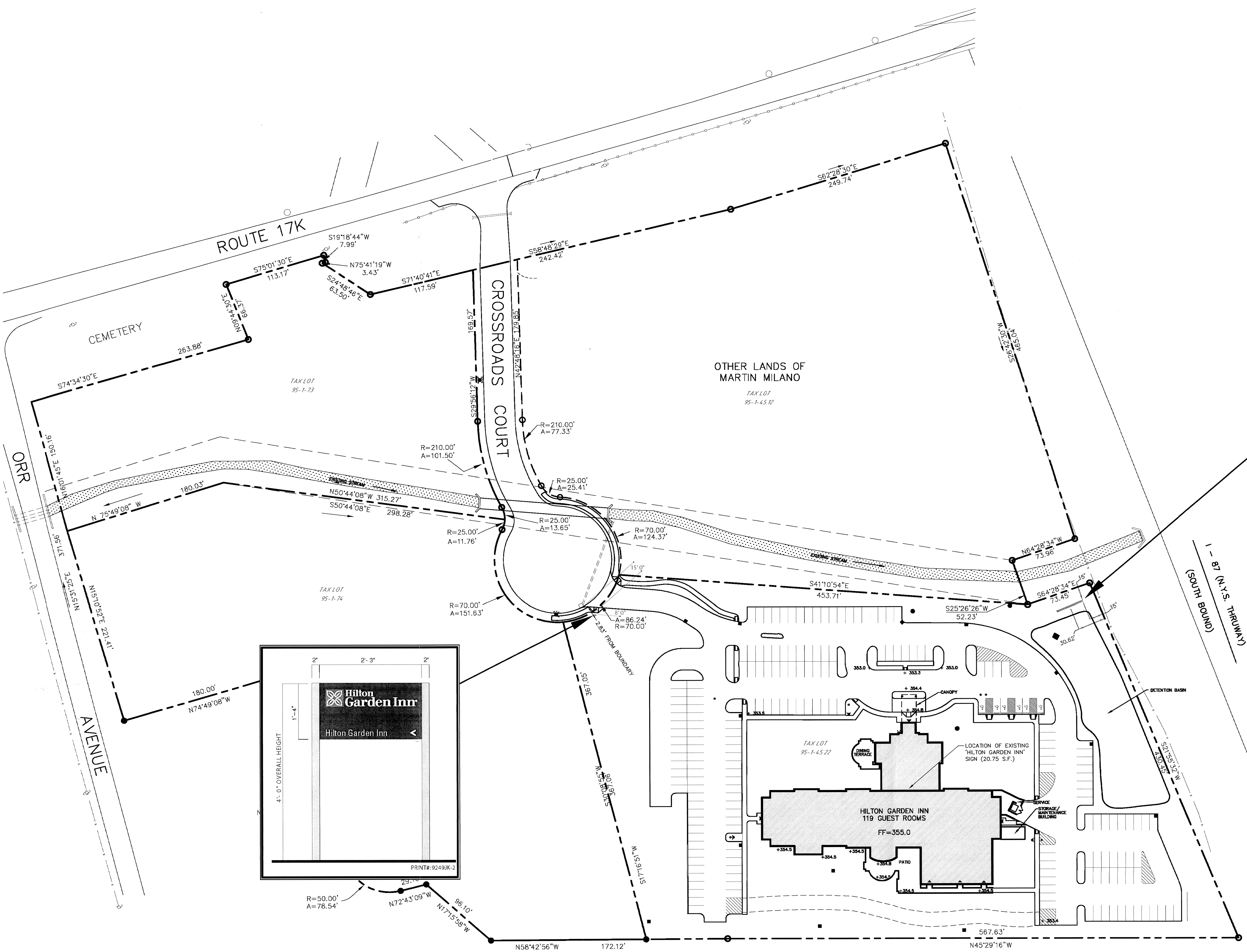
MAXIMUM:	PERMITTED	EXISTING	PROPOSED	REMARKS
SIGN AREA	43.1 SF (0.5 X 86.24 FEET OF FRONTAGE ON CROSSROADS COURT)	20.75 S.F. (BUILDING MOUNTED SIGN)	(1) FREE STANDING SIGN=396.0 S.F. (1) DIRECTIONAL SIGN=3.0 S.F. PROPOSED TOTAL=399.0 S.F. SITE TOTAL=419.75 S.F.	VARIANCE RECEIVED FOR EXCEEDING THE TOTAL PERMITTED SITE SIGN AREA BY 376.65 S.F. (SEE SIGN NOTE #1) VARIANCE RECEIVED FOR THE LOCATION OF THE DIRECTIONAL SIGN, IT IS LESS THAN 15' FROM THE LOT LINE (PROPOSED AT 2.8') (SEE SIGN NOTE #1)

SIGN NOTES:

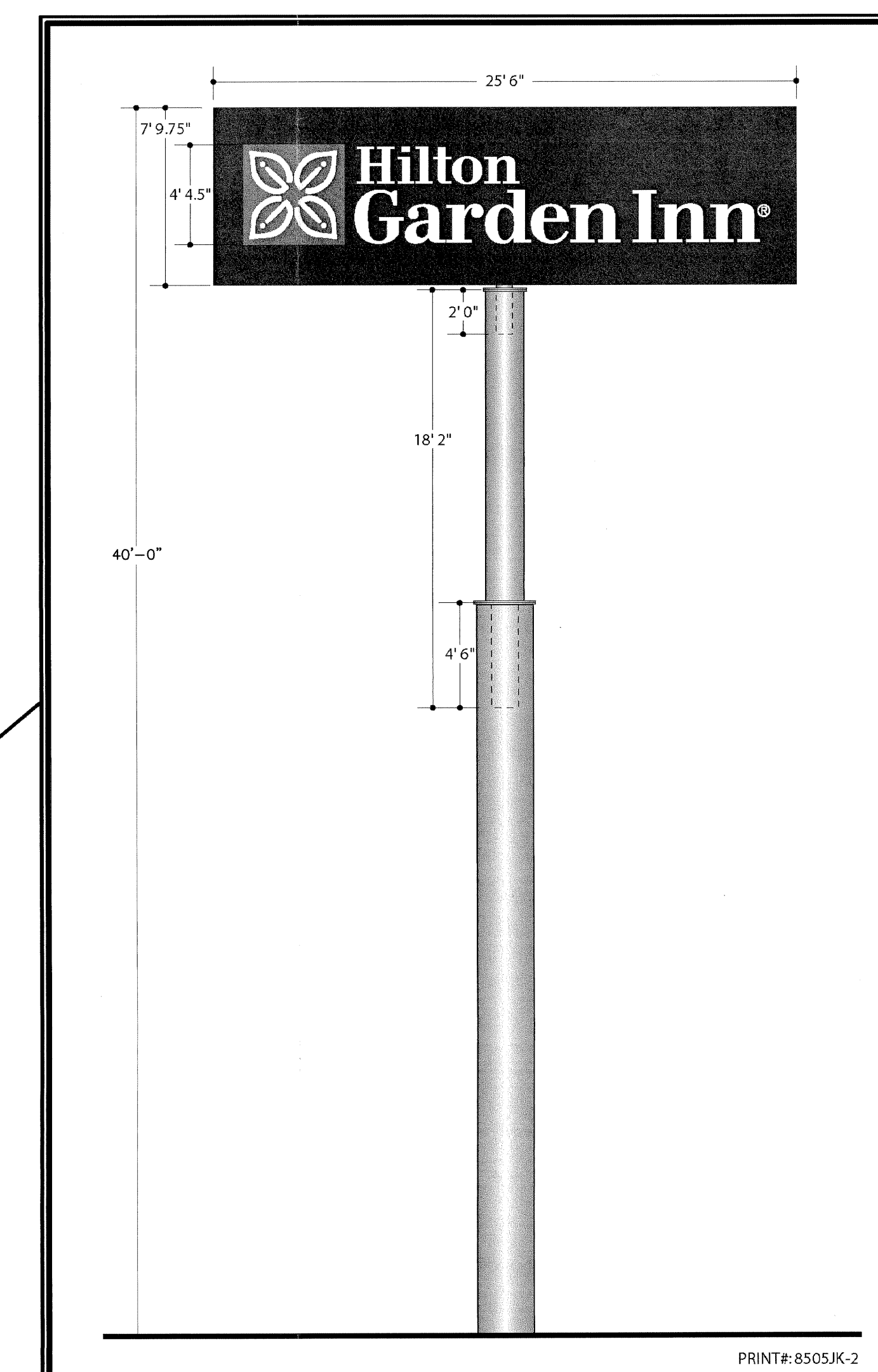
- VARIANCES FOR PROPOSED SIGNAGE RECEIVED FROM THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON FEBRUARY 28, 2013.
- REFER TO SIGN DETAILS FROM LAURETANO SIGN GROUP FOR COLORS, ADDITIONAL DIMENSIONS, FONTS, ETC.



LOCATION MAP - 1"=2,000'



LOT 45.22 FREESTANDING IDENTIFICATION SIGN



EXISTING	DESCRIPTION
---	CONCRETE CURB
○	UTILITY POLE
---	RAILROAD
---	FIRE HYDRANT
---	WATER VALVE
○	SPOT ELEVATION
---	PLANS AND SECTION
---	ORANGE NET
---	ORANGE BARREL

NO.	DATE	BY	DESCRIPTION
3	03/12/13	JED	PER ZONING BOARD RESOLUTION
2	11/08/12	JED	PER COMMENTS FROM PLANNING DE. & NYSDOT
1	05/08/12	JED	SUBMISSION TO NYSDOT

DRAWING LEGEND

PLAN NORTH

SCALE IN FEET
(1"=50')

REV.	DATE	DRAWN BY	DESCRIPTION
3	03/12/13	JED	PER ZONING BOARD RESOLUTION
2	11/08/12	JED	PER COMMENTS FROM PLANNING DE. & NYSDOT
1	05/08/12	JED	SUBMISSION TO NYSDOT

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ANDREW D. FENNERSTON
NEW YORK STATE PROFESSIONAL ENGINEER LIC. NO. 073555

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
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NEWBURGH OFFICE
1607 Route 300
Suite 101
Newburgh, NY 12550
Phone: 845.564.4995
Fax: 845.564.0278
email: solutions@maserconsulting.com

PROPOSED SIGN PLAN
FOR
HILTON GARDEN INN
TAX LOT 95-1-45.12 & 45.22

TOWN OF NEWBURGH-ORANGE COUNTY-NEW YORK
SCALE: 1"=40'
DATE: 03/29/12
DRAWN BY: JED
CHECKED BY: ABF
PROJECT NUMBER: 12000031A
SHEET NUMBER: 1 of 1

OWNER/APPLICANT:

MARTIN MILANO
P.O. BOX 7417
NEWBURGH, NY 12550

TAX LOTS:

95-1-45.12 & 45.22

SITE AREA:

LOT 95-1-45.22
25.9 ACRES
LOT 95-1-45.12
23.57 ACRES

SITE NOTES:

- ZONE: IB (INTERCHANGE BUSINESS DISTRICT)
- EXISTING USE: LOT 45.12 - VACANT, LOT 45.22 - HOTEL
- FIRE DISTRICT: ORANGE LAKE
- SCHOOL DISTRICT: NEWBURGH

REFERENCE:

SITE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "SITE PLAN, FOR HILTON GARDEN INN", DATED SEPTEMBER 15, 2010, PREPARED BY LAURETANO SIGN GROUP.



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

**HILTON GARDEN INN – PROPOSED SIGNS
NARRATIVE SUMMARY
LAST REVISED APRIL 4, 2013
TAX LOT 95-1-45.22
TOWN OF NEWBURGH, ORANGE COUNTY**

**PB # 2012-06
MC PROJECT NO. 12000031A**

Since our last Planning Board meeting, the applicant has met with the ZBA and revised the plans per the comments of the ZBA, the Planning Board and the NYSDOT. The previously proposed free-standing sign adjacent to Route 17K has been removed from the plans. The applicant has reduced the overall height of the freestanding sign adjacent to Interstate I-87 (NYS Thruway) to 40 feet. The applicant has reduced the size of the directional sign in the cul-de-sac and has removed all references to the neighboring development, OCC. This summarizes the applicants revised proposal for signage on the Hilton Garden Inn site.

The Hotel parcel (tax lot 95-1-45.22) is approximately ± 5.57 acres and is located within the IB (Interchange Business) zoning district. The site has frontage on Crossroads Court along its northern boundary and the NYS Thruway (south bound) along its southeastern boundary. The site is currently improved with the Hilton Garden Inn hotel and associated site amenities. There is an existing 'Hilton Garden Inn', building mounted sign located on the northern façade of the hotel (20.75 S.F.).

The applicant is proposing the construction of one (1) identification sign and one (1) directional sign:

- 1.) A freestanding tower identification sign, 40 foot tall located on the eastern property boundary of the subject parcel abutting the Thruway. Double sided, each side equaling 198 S.F., total sign area equals 396 S.F.;
- 2.) A directional sign located at the hotel driveway entrance off the Crossroads Court cul-de-sac. Single sided and equaling 3 S.F.

Due to the limited amount of frontage for this parcel, the site signage (total site signage = 419.75 S.F. (399.0 S.F. (proposed) + 20.75 S.F. (existing)) exceeds the allowable by 376.65 S.F. A variance from the Zoning Board Appeals (ZBA) was granted by the ZBA for exceeding the signage allowance and for the location of the directional signage.



The proposed directional sign received a variance for the proposed sign location. This sign is proposed to be located less than 15 feet from the property line. It is proposed at 2.8 feet from the property line (relief of 12.2' was provided from the ZBA for the proposed location). The proposed directional sign area was reduced from 5 S.F. to the maximum allowable 3 S.F.

At this time we are requesting to be put on the next available Planning Board agenda for final review of this application.

ABF/jed

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