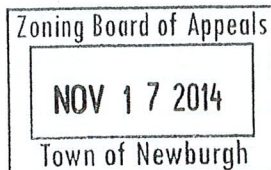


LAW OFFICE
CHARLES T. BAZYDLO
ATTORNEY AND COUNSELOR AT LAW

5 HOWARD SEELY ROAD
THOMPSON RIDGE, N.Y. 10985

(845) 361-3668
FACSIMILE (845) 361-3669



November 17, 2014

Via Hand Delivery
Zoning Board of Appeals
Town of Newburgh
308 Gardnertown Road
Newburgh, New York 12550

Re: Application of Martin Milano for Area Variances

Dear Sirs:

On behalf of our client Martin Milano please find enclosed the following additional information pertaining to the application for Area Variances for the proposed development of a Hampton Inn & Suites hotel on NYS Rt. 17K:

- Eleven (11) copies of the revised Sketch Plan prepared by Maser Consulting dated 7-8-14 and last revised 11-14-14
- Eleven (11) copies of the building elevation drawing prepared by Kaczmar Architects Incorporated comparing the prototype Hampton Inn & Suites to the specific design proposed for the Cross Roads Court site

Please note that the revisions to the Sketch Plan includes the removal of the detached restaurant from the plan with an associated reduction in the lot surface coverage from the previously proposed 63% to 58.4%. As such a variance from the allowed lot surface coverage is no longer necessary.

We look forward to meeting with the Board at the November 25th meeting. In the interim if there are any questions in regards to the enclosed material or the overall application please feel free to contact my office.

Sincerely,



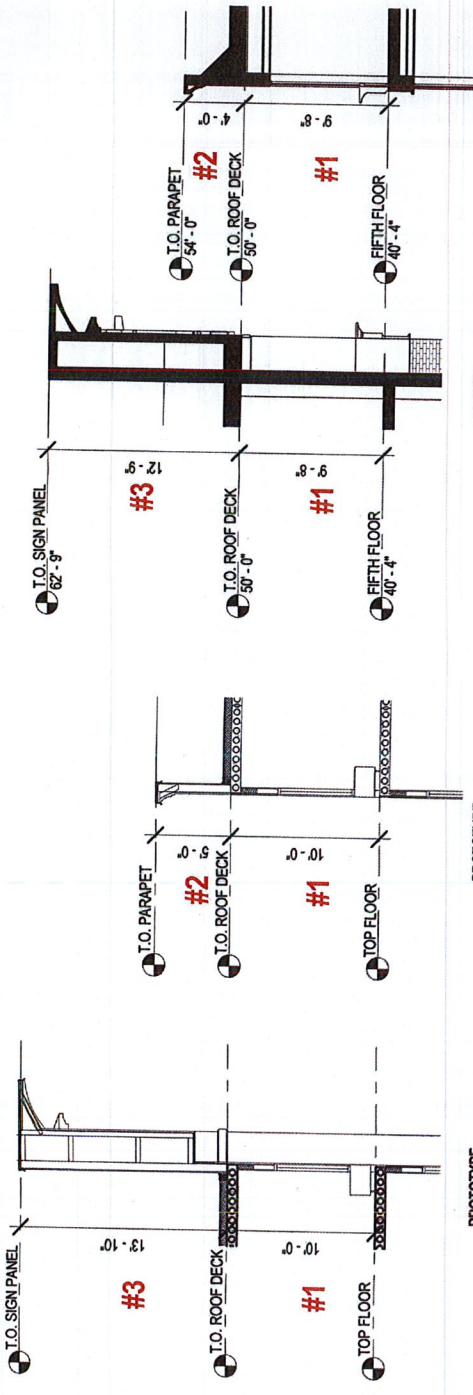
CHARLES T. BAZYDLO

Enclosures

#1 HEIGHT REDUCTIONS FROM PROTOTYPE DESIGN
 TYPICAL FLOOR TO FLOOR HEIGHT 9'-8" VS. 10'-0" = 4"
 X 4 FLOORS = 1'-8" REDUCTION

#2 TYPICAL PARAPET HEIGHT 5' VS. 4' = 1'-0" REDUCTION

#3 SIGN PANEL 12'-9" VS 13'-10" = 1'-1" REDUCTION
 TOTAL HEIGHT REDUCTION FROM PROTOTYPE
 DETAILS: **-2'-5"**



PROPOSED SECTION @ TYPICAL PARAPET
 1/8" = 1'-0"

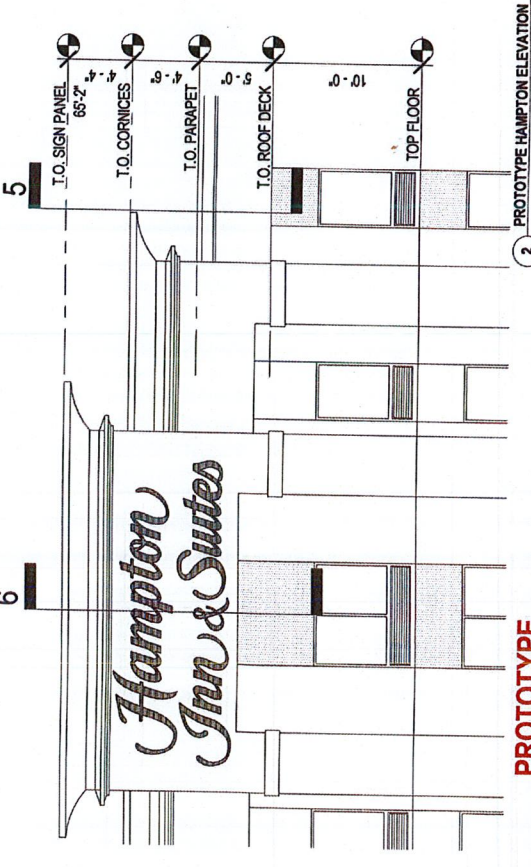
PROPOSED SECTION @ SIGN PANEL
 1/8" = 1'-0"

PROTOTYPE SECTION @ TYPICAL PARAPET
 1/8" = 1'-0"

PROTOTYPE SECTION @ SIGN PANEL
 1/8" = 1'-0"



PROPOSED WEST ELEVATION
 1/8" = 1'-0"



PROTOTYPE HAMPTON ELEVATION
 1/8" = 1'-0"

DATE: 11/11/14
 SCALE: 1/8" = 1'-0"
 SHEET: 300

HAMPTON INN & SUITES
 1 CROSS ROADS CT. NEWBURGH, NY



kaczmar architects incorporated
 OHIO
 1465 West 9th Street #400
 Cleveland, OH 44113
 P: 216.687.1555 F: 216.687.1558

Full Size Site Plans

are available for viewing at the

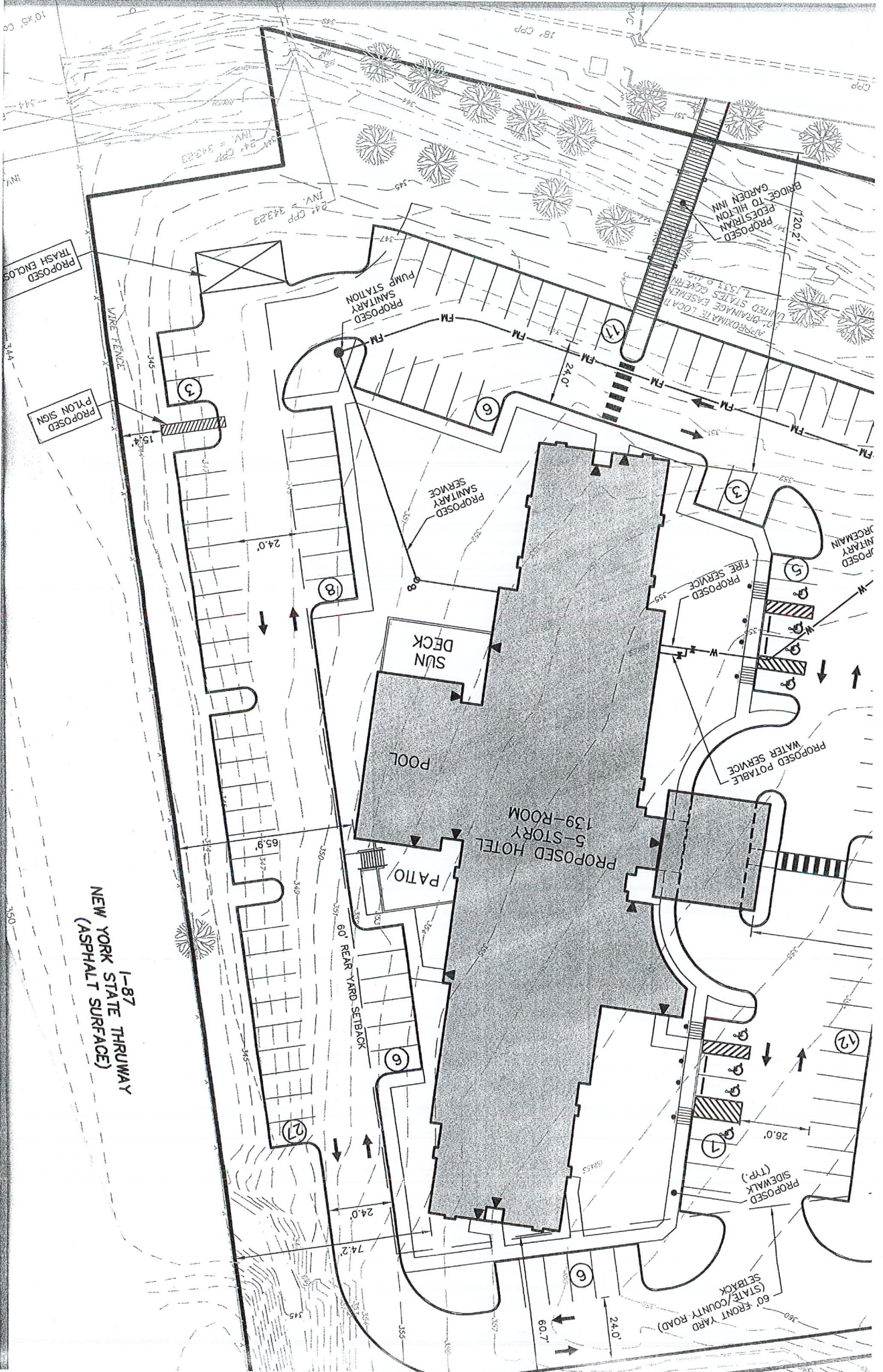
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



1-87
NEW YORK STATE THRUWAY
(ASPHALT SURFACE)

PROPOSED HOTEL
5-STORY
139-ROOM

POOL

SUN DECK

PATIO

PROPOSED
SIDEWALK
(TYP.)

PROPOSED POTABLE
WATER SERVICE

PROPOSED
FIRE SERVICE

PROPOSED
SANITARY
SERVICE

PROPOSED
SANITARY
PUMP STATION

PROPOSED
PEDESTRIAN
BRIDGE TO HILTON
GARDEN INN

PROPOSED
PRYON SIGN

PROPOSED
TRASH ENCLOSURE

WIRE FENCE

60' FRONT YARD
SETBACK
(STATE/COUNTY ROAD)

60' REAR YARD SETBACK

NYS ROUTE
(ASPHALT SU)

POTENTIAL FUTURE
CROSSROADS COURT
RIGHT-OF-WAY
BOUNDARY

CROSSROADS COURT
PROPOSED ROAD (ASPHALT SURFACE)
MAP REF. 2

LANDS OF G & M ORANGE LLC
9, 12, 665 P. 281
MAP REF. 3
TAX ID# 85-11-73

PROPOSED
PARKING STALL
9'X18' (TYP.)

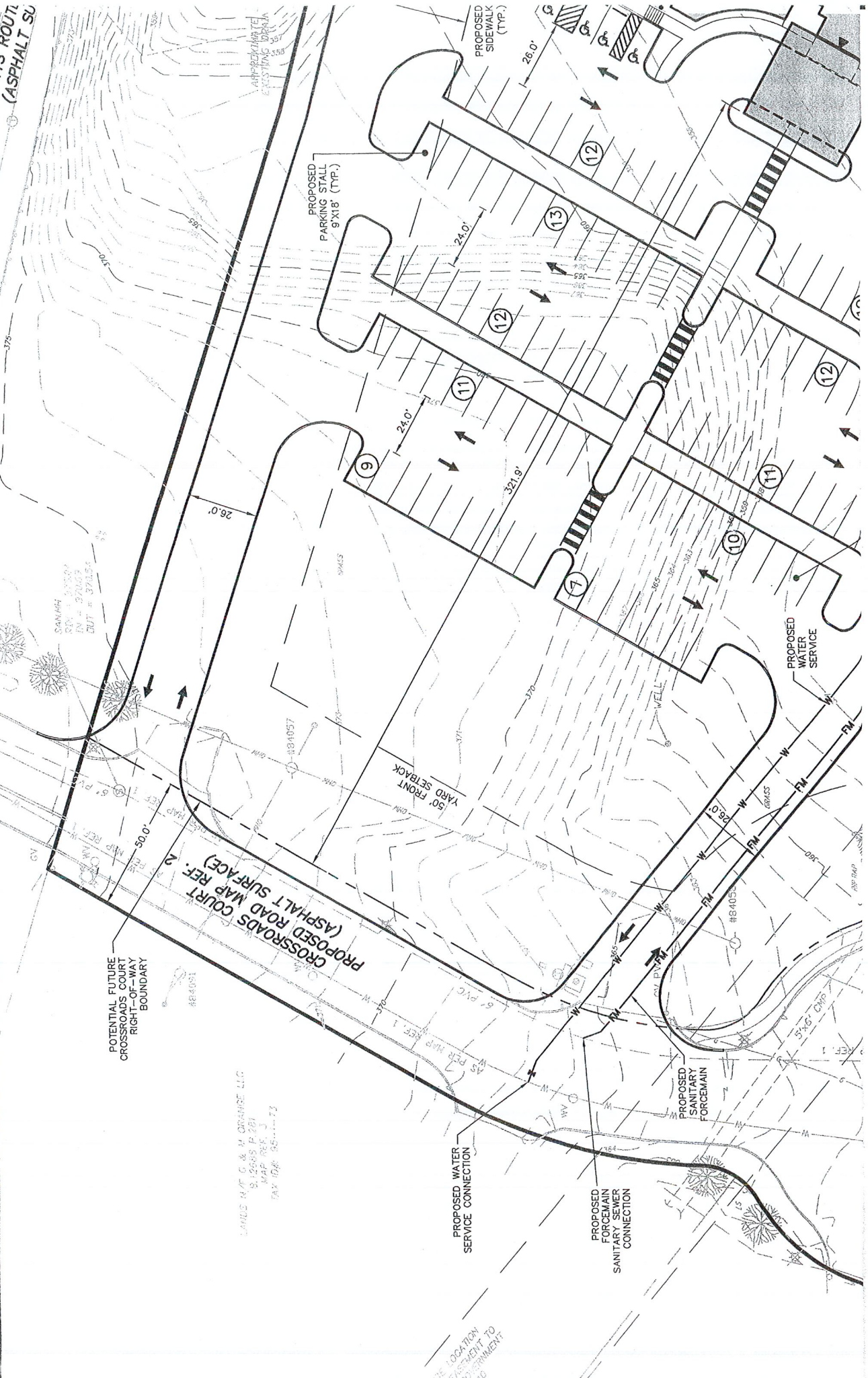
PROPOSED WATER
SERVICE CONNECTION

PROPOSED
FORCEMAIN
SANITARY SEWER
CONNECTION

PROPOSED
SANITARY
FORCEMAIN

PROPOSED
WATER
SERVICE

PROPOSED
SIDEWALK
(TYP.)



SEE LOCATION
EQUIPMENT TO
ADJACENT
TO

WAY

FOR

NYS ROUTE 17K
(ASPHALT SURFACE)

SANM#H
R#H = 375.04
IN# = 370.69
OUT# = 370.54

SANM#H
R#H = 375.04
IN# = 370.69
OUT# = 370.54

D-184057

APPROXIMATE LOCATION
EXISTING DRAINAGE PIPE

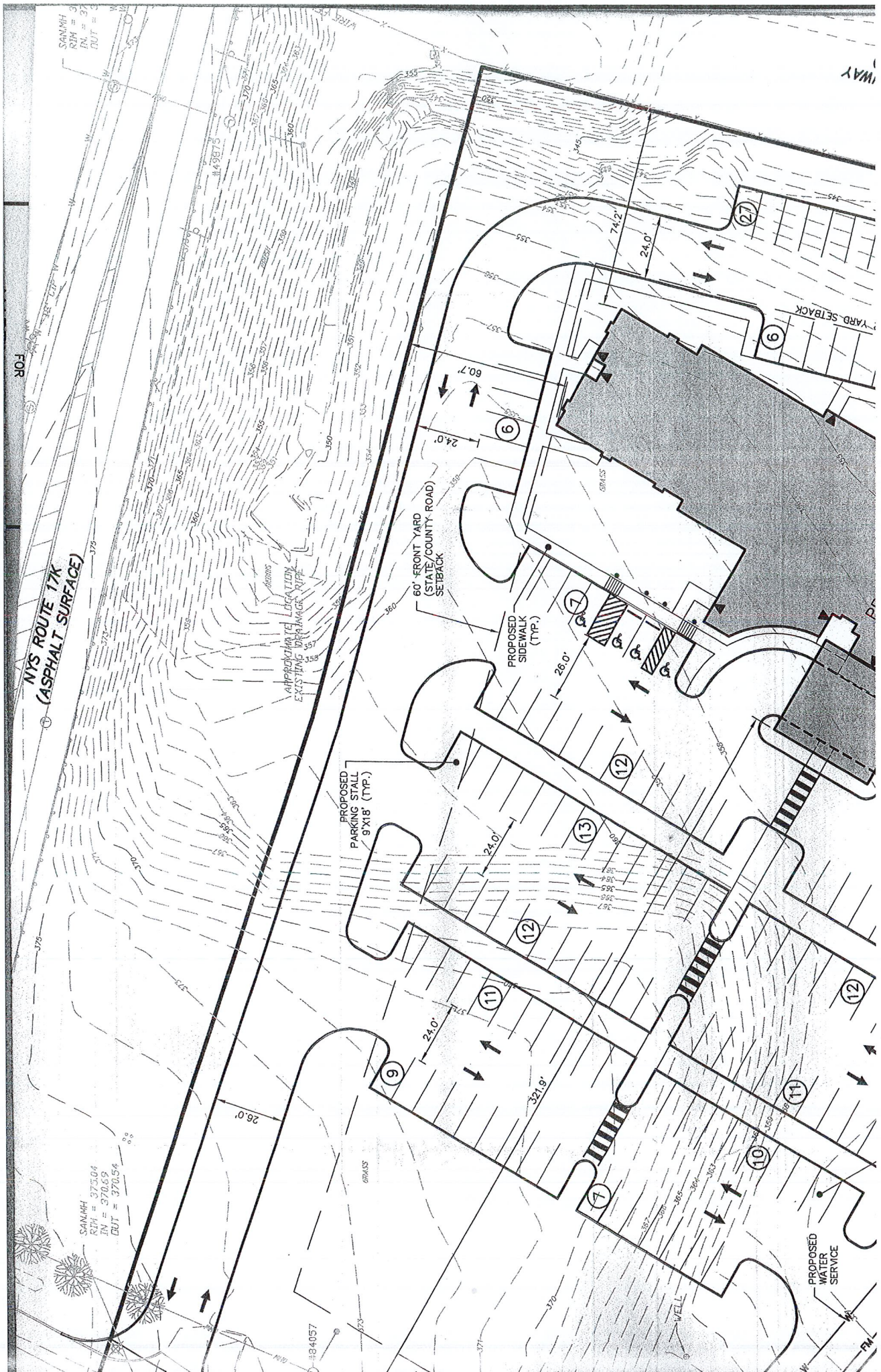
PROPOSED
PARKING STALL
9'X18' (TYP.)

60'-FRONT YARD
(STATE/COUNTY ROAD)
SETBACK

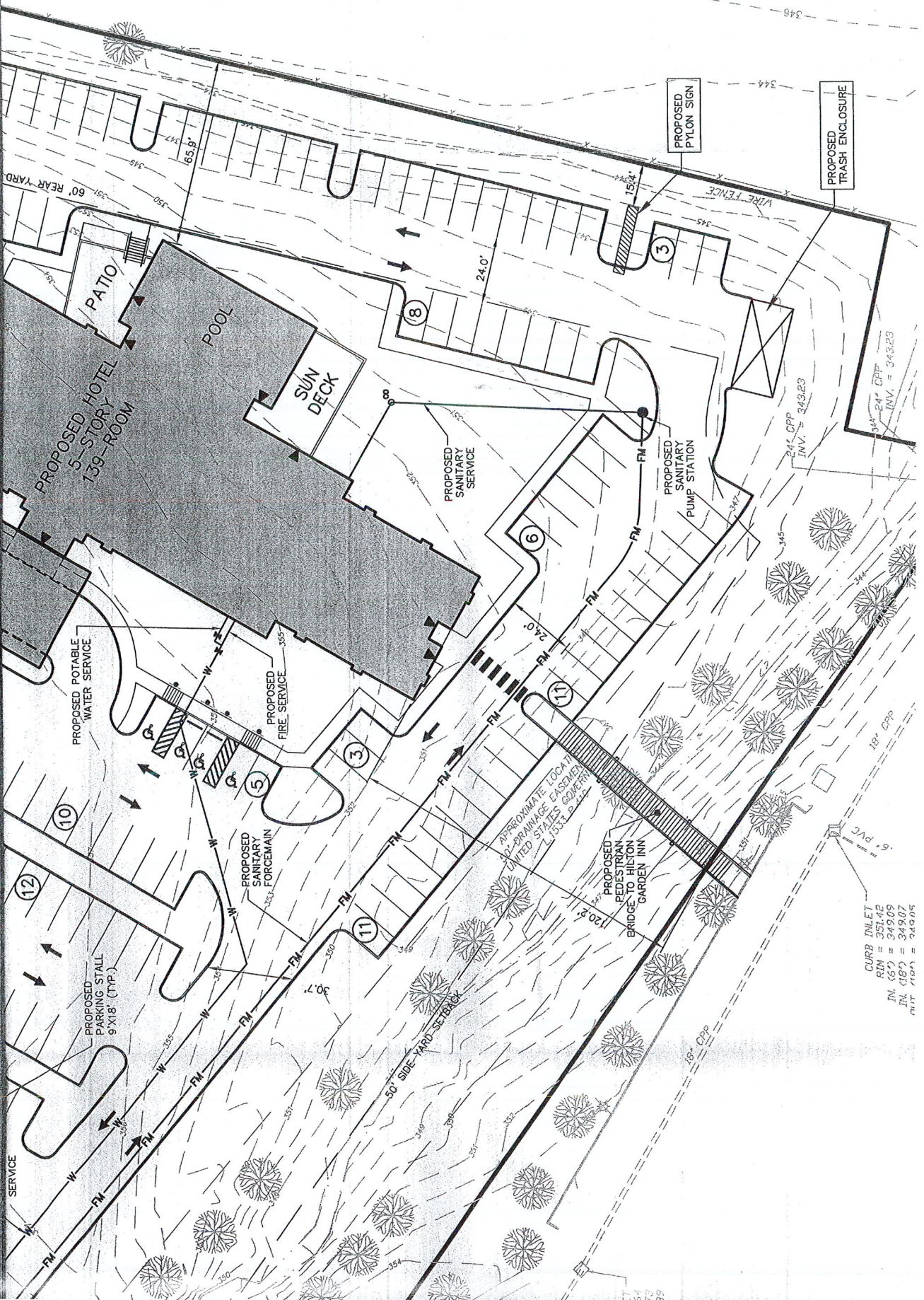
PROPOSED
SIDEWALK
(TYP.)

PROPOSED
WATER
SERVICE

FM



NEW YORK STATE THRUWAY
(ASPHALT SURFACE)
I-87



PROPOSED TRASH ENCLOSURE

PROPOSED PYLON SIGN

PROPOSED HOTEL
5-STORY
139-ROOM

POOL

SUN DECK

PROPOSED POTABLE
WATER SERVICE

PROPOSED FIRE SERVICE

PROPOSED SANITARY
SERVICE

PROPOSED SANITARY
PUMP STATION

PROPOSED SANITARY
FORCEMAIN

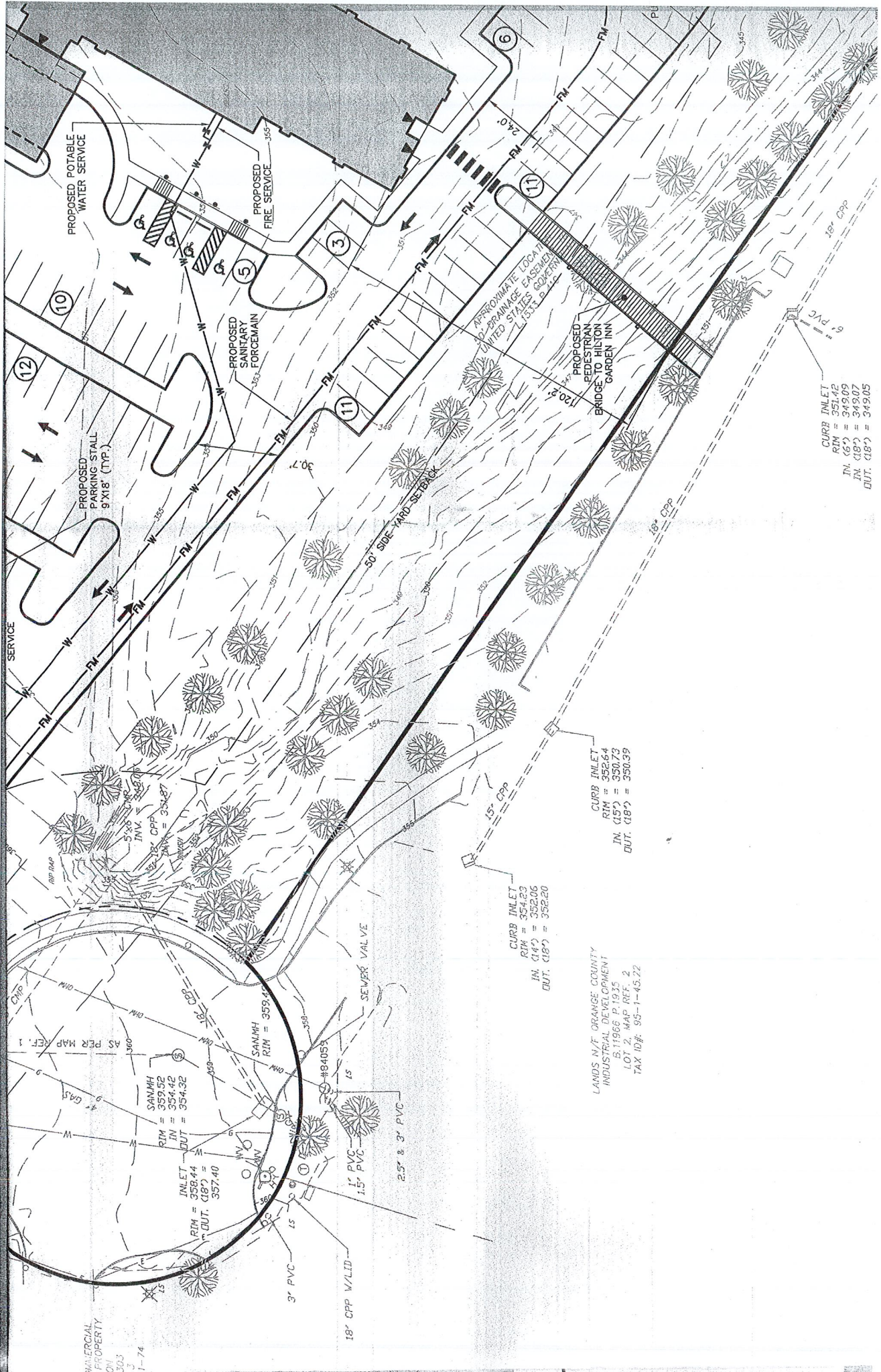
APPROXIMATE LOCATION
OF DRAINAGE CASING UNDER
UNITED STATES COVERED
BRIDGE

PROPOSED PEDESTRIAN
BRIDGE TO HILTON
GARDEN INN

PROPOSED PARKING STALL
9'X18' (TYP.)

CURB INLET
RIM = 351.42
IN. 65' = 349.09
IN. 68' = 349.07
MIT 69' = 349.05

SERVICE



COMMERCIAL PROPERTY
 ON 3023
 1-74

LANDS N/F ORANGE COUNTY
 INDUSTRIAL DEVELOPMENT
 B.11966 P.1935
 LOT 2, MAP REF. 2
 TAX ID#: 95-1-45.22

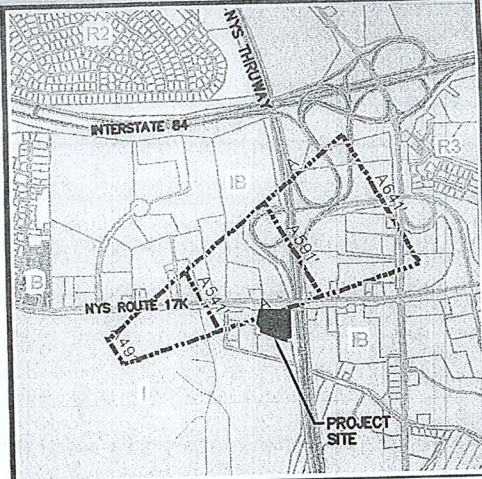
CURB INLET
 RIM = 354.23
 IN. (14") = 352.06
 OUT. (18") = 352.20

CURB INLET
 RIM = 352.64
 IN. (15") = 350.73
 OUT. (18") = 350.39

CURB INLET
 RIM = 349.09
 IN. (6") = 349.07
 OUT. (18") = 349.05

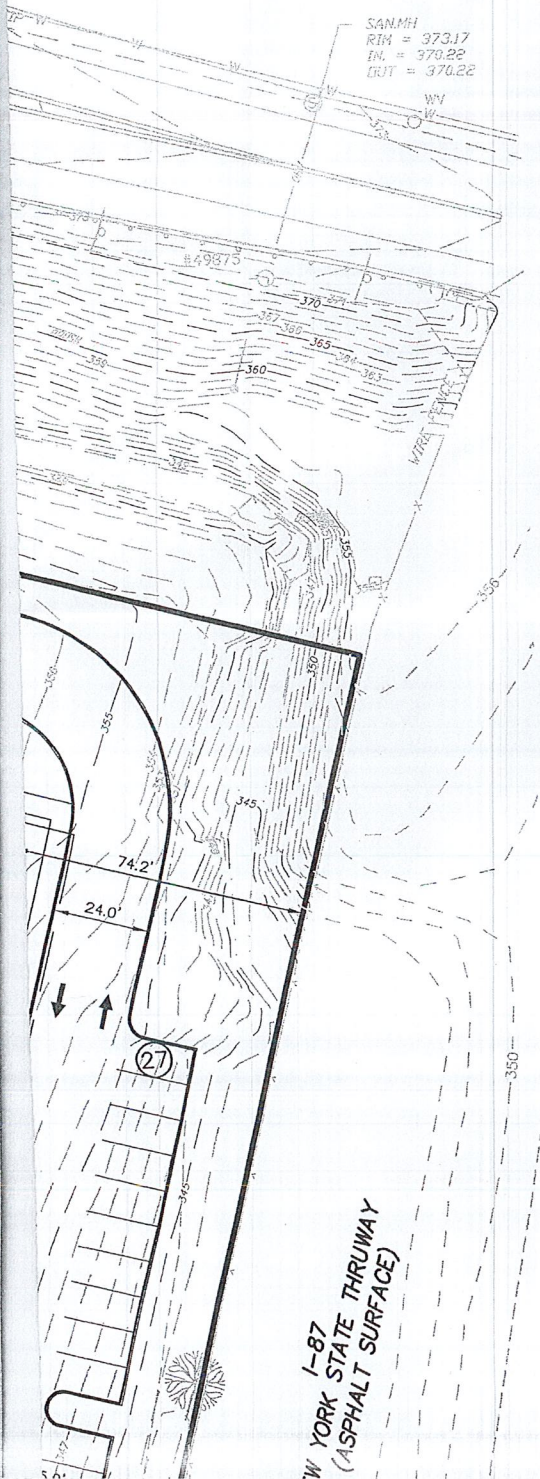
SANMH
 RIM = 359.52
 IN = 354.42
 OUT = 354.32
 INLET
 RIM = 358.44
 INLET (18") = 357.40

AS PER MAP REF. 1



LOCATION MAP

SCALE: 1" = 2000'



EXISTING

- SITE BOUNDARY
- GUIDE RAIL
- FENCE
- CONTOUR
- OVERHEAD WIRE
- SANITARY SEWER
- WATERMAIN

PROPOSED

- CURBLINE
- SETBACK LINE
- WATER SERVICE
- SANITARY FORCEMAIN
- PARKING STALL COUNT
- TRAFFIC FLOW ARROW
- DUMPSTER LOCATION

DRAWING LEGEND



PLAN NORTH



SCALE IN FEET
(1" = 30')

BULK TABLE

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

MINIMUM:	REQUIRED	PROVIDED	REMARKS
LOT AREA	5.16 ACRES (5.0+0.16 FOR THE RESTAURANT & CONFERENCE ROOM AREA)	±5.92 ACRES	OK
FRONT YARD SETBACK*	50'	321.9'	OK
FRONT YARD (STATE/COUNTY HIGHWAY)*	60'	60.7'	OK
REAR YARD SETBACK	60'	65.9'	OK
SIDE YARD SETBACK			
ONE	50'	120.2'	OK
BOTH	100'	N/A	OK
LOT WIDTH	200'	±280' (CROSSROADS COURT)	OK
LOT DEPTH	200'	±544' (CROSSROADS COURT)	OK
MAXIMUM:	PERMITTED	PROVIDED	
BUILDING COVERAGE**	25%	8.5%	OK
BUILDING HEIGHT	50'	.62'-9"	VARIANCE REQ.
LOT SURFACE COVERAGE**	60%	58.4%	OK

*BUILDING SETBACKS CALCULATED FROM POTENTIAL CROSSROADS COURT R.O.W. LINE

**BUILDING AND LOT SURFACE COVERAGE CALCULATED USING TOTAL SITE AREA

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. 36071C0139E.

OWNER/APPLICANT:

MR. MARTIN MILANO
 P.O. BOX 10804
 NEWBURGH, NY 12552

TAX LOT:

95-1-45.12

SITE AREA:

EXISTING:
 ±257,722 SQ.FT.
 ±5.92 ACRES

LESS POTENTIAL CROSSROADS COURT R.O.W.:
 ±228,434 SQ.FT.
 ±5.24 ACRES

PARKING REQUIREMENTS:

HOTEL REQUIRED PARKING:

- 1 PER GUEST BEDROOM (139 GUEST BEDROOMS) = 139 SPACES
- 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD
 -15 EMPLOYEES = 8 SPACES
- 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS
 -40 MAXIMUM OCCUPANCY CONFERENCE AREA = 10 SPACES
- HANDICAPPED SPACES INCLUDED: = 6 SPACES
- TOTAL REQUIRED PARKING SPACES = 157 SPACES**

HOTEL PROVIDED PARKING:

- 1 PER GUEST BEDROOM (139 GUEST BEDROOMS) = 182 SPACES
- 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD
 -15 EMPLOYEES = 8 SPACES
- 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS
 -40 MAXIMUM OCCUPANCY MEETING ROOM = 10 SPACES
- HANDICAPPED SPACES INCLUDED: = 8 SPACES
- TOTAL PROVIDED PARKING SPACES = 200 SPACES**

INTERIOR LANDSCAPE REQUIREMENTS:

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING

APPROVED:
 S.C. DRANIN
 UNITED STATES
 L.1533



LANDS N/F GE CO
 FINANCE BUSINESS
 CORPORAT.
 B.13294 P.1
 MAP REF.
 TAX 10/F: 95

HANDICAPPED SPACES INCLUDED: = 0 SPACES
 TOTAL REQUIRED PARKING SPACES = 157 SPACES

HOTEL PROVIDED PARKING:
 1 PER GUEST BEDROOM (139 GUEST BEDROOMS) = 182 SPACES
 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD = 8 SPACES
 -15 EMPLOYEES
 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS = 10 SPACES
 -40 MAXIMUM OCCUPANCY MEETING ROOM
 HANDICAPPED SPACES INCLUDED: = 8 SPACES
 TOTAL PROVIDED PARKING SPACES = 200 SPACES

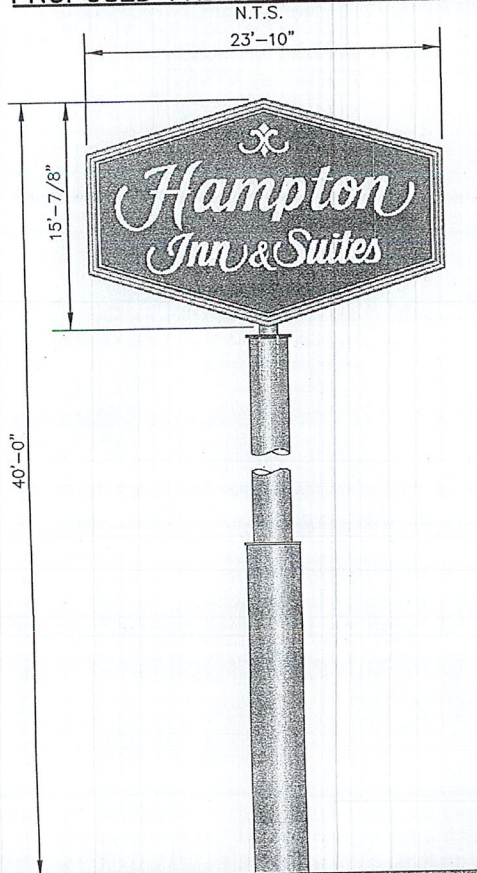


LANDS N/F GE CO
 FINANCE BUSINESS
 CORPORAT.
 B.13294 P.1
 MAP REF.
 TAX ID#: 95

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 = 8,995 S.F.

PROPOSED FREESTANDING PYLON SIGN



SIGNAGE TABLE

MAXIMUM:
SIGN AREA

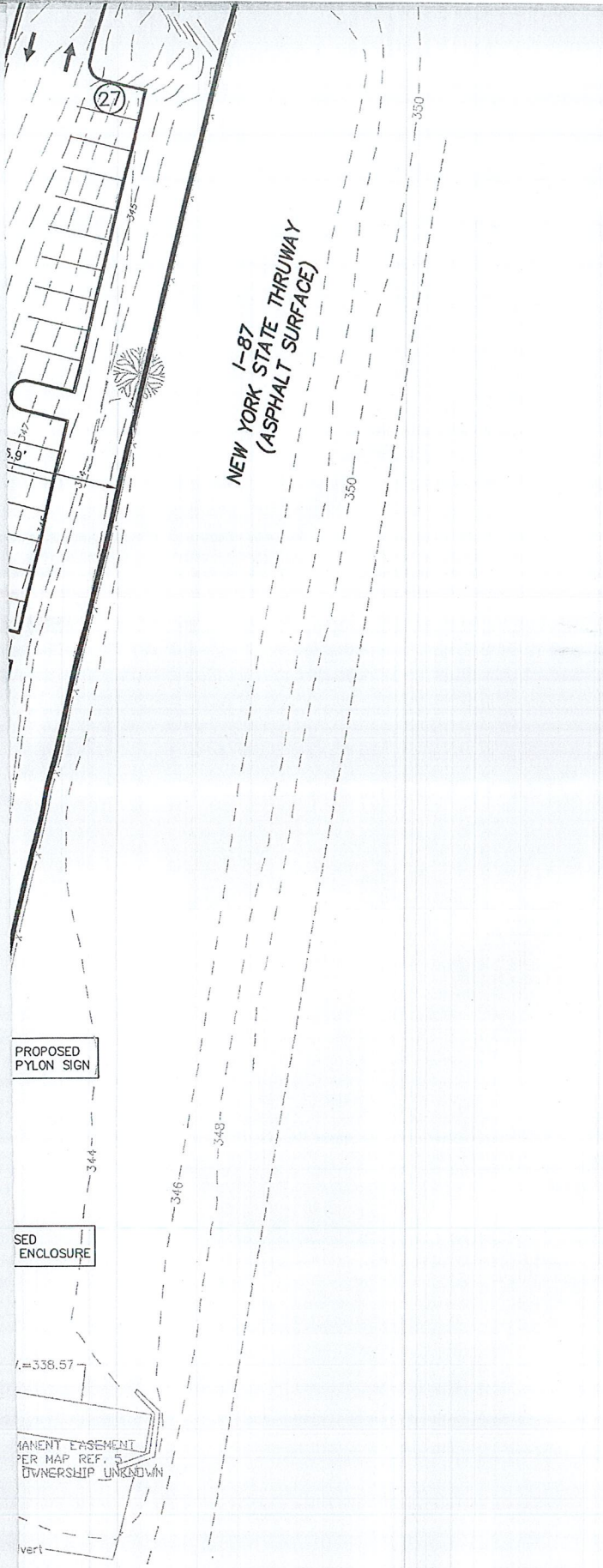
LANDS I/F ORANGE COUNTY
 INDUSTRIAL DEVELOPMENT
 E. 11966 P. 1923
 LOT 2, MAP REF. 2
 TAX ID# 95-1-45.22

CURB INLET
 RIM = 352.64
 IN. (15") = 350.73
 DUT. (18") = 350.39

18' 0"

SIGNAGE TABLE

MAXIMUM: SIGN AREA	PERMITTED	PROPOSED	REMARKS
	449.50 S.F. (0.5 X 899 FEET OF FRONTAGE ON RT. 17K & CROSSROADS COURT)	(1) FREE STANDING PYLON "HAMPTON INN & SUITES" SIGN=359.20 S.F. (2) BUILDING MOUNTED "HAMPTON INN & SUITES" SIGNS=436.38 S.F. (EACH SIGN=218.19 S.F., MOUNTED TO EAST & WEST BUILDING ELEVATIONS) PROPOSED TOTAL=795.58 S.F.	VARIANCE REQUIRED FOR EXCEEDING THE TOTAL PERMITTED SITE SIGNAGE AREA BY 346.08 S.F.



PROPOSED
PYLON SIGN

SED
ENCLOSURE

PERMANENT EASEMENT
PER MAP REF. 5
OWNERSHIP UNKNOWN

REFERENCE:

BOUNDARY, TOPOGRAPHIC AND PLANIMETRICS INFORMATION SHOWN HEREON IS
 TAKEN FROM A SURVEY PREPARED BY MASER CONSULTING P.A., DATED MAY
 2014.

DRAWING LEGEND



PLAN NORTH



SCALE IN FEET
(1"=30')

REV.	DATE	DRAWN BY	DESCRIPTION
2	11/14/14	JED	PER ZONING BOARD OF APPEALS COMMENTS
1	08/29/14	JED	BULK TABLE UPDATES PER PLANNING BOARD COMMENTS

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Andrew J. Jernston
 ANDREW J. JERSTON
 LICENSED PROFESSIONAL ENGINEER
 ENGINEER LIC. NO. 073555



Consulting, Municipal & Environmental Engineers
 Planners • Surveyors • Landscape Architects
 State of N.Y. Certificate of Authorization: 0000172

New Jersey New York Pennsylvania Virginia
 Customer Loyalty through Client Satisfaction

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NEWBURGH OFFICE

1607 Route 300
 Suite 101
 Newburgh, NY 12550
 Phone: 845.564.4495
 Fax: 845.564.0278
 email: solutions @ maserconsulting.com

**HAMPTON INN & SUITES
 SKETCH PLAN**

FOR
**MARTIN MILANO
 TAX LOT
 95-1-45.12**

TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE: 1"=30'	DATE: 07/08/14	DRAWN BY: JJS	CHECKED BY: ABF
------------------	-------------------	------------------	--------------------

PROJECT NUMBER:
12000031B

SHEET NUMBER:
1 of 1