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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: LOT LINE CHANGE – MARTIN MILANO
PROJECT NO.:
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 30.1, 30.22 AND 33
PROJECT REPRESENTATIVE: MASER CONSULTING
REVIEW DATE: 3 SEPTEMBER 2013
MEETING DATE: 5 SEPTEMBER 2013

1. Three existing tax maps are proposed to be realigned to create two lots at the existing Hampton Inn/Diner site. The Diner was originally part of the hotel site plan and approved as an accessory use to the hotel. The Applicant currently wishes to create a separate lot for the Diner parcel. Tax Lot 33 was a result of a survey gore identified based on NYSDOT taking/easement maps.
2. Access to the site is via an existing commercial private roadway similar to other uses in the town including Crossroads Court, Northeast Business Park and the Stony Brook commercial/residential site plan.
3. Section 185-27 Hotels/Motels and Accessory Restaurants, B. Ownership, states the entire property occupied by hotel, motel, accessory restaurants structures shall be maintained and common ownership and control throughout the life of the development. The existing hotel will meet zoning requirements for lot area independent of the proposed lot #1 which will also meet lot area requirements for the use.
4. Section 195-27 C (1.) Site shall have principal frontage on a state or county highway. Access to the hotel property is via a private road which directly accesses the state highway at a traffic control signal similar to the facilities located at Crossroads Court.
5. Based on review of the plans, the following variances will be required.
 - a. Lot #1 rear yard setback, 60 foot required, 47.1 provided
 - b. Lot #2, rear yard setback, 60 foot required, 49.5 provided

REGIONAL OFFICES

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- c. Use variance for separate restaurant/fast food establishment as a principal use on a lot in the IB zone.
- d. Possible use variance from Section 185-27 ownership and 185-27 C (1.) principal permitted frontage.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, P.C.***

Patrick J. Hines, Associate



Engineers
Planners
Surveyors
Landscape Architects
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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 (\pm .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 (\pm 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 (\pm 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 \pm 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 (\pm 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 cursive script, appearing to read 'Andrew B. Fetherston', written in dark ink.

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

ABF/jjs

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