



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

**NARRATIVE SUMMARY
SEPTEMBER 8, 2014
HAMPTON INN & SUITES
SITE PLAN
TAX LOT 95-1-45.12
TOWN OF NEWBURGH, ORANGE COUNTY
PB#2014-16
MC PROJECT NO. 12000031B**

The existing parcel is substantially undeveloped and approximately 5.9 acres in size. The parcel includes the existing Crossroads Court roadway. The parcel has frontage on N.Y.S. Route 17K to the north and Crossroads Court to the west. The eastern boundary abuts the N.Y.S. Thruway. Existing businesses adjacent to the site are Orange County Choppers and the Hilton Garden Inn. The site is located within the Town's IB (Interchange Business) zoning district which permits, subject to site plan review by the planning board, Restaurants and Hotels.

The applicant proposes the construction of a 6,500 square foot restaurant and a five (5)-story, 139 room, 84,700 square foot (includes a 600 square foot conference room) Hampton Inn & Suites Hotel with an indoor pool, outdoor amenity space, associated parking, subsurface stormwater management areas and other pertinent site improvements. We have provided a total of 240 parking spaces which includes 12 handicapped spaces and 18 land-banked spaces which meets the zoning requirement.

The site is within the Town's Consolidated Water District and Crossroad Sewer District. The project proposes connection to the municipal systems for the new facility which are located in Crossroads Court. On-site stormwater facilities are proposed to mitigate site run-off from the development, utilizing both green infrastructure practices and subsurface detention as necessary prior to discharging from the developed site; all in accordance with Town and State regulations.

The proposed project meets the IB zoning bulk requirements with the exception of the maximum allowable building height and lot surface coverage. A variance will be requested from the maximum building height requirement and lot surface coverage. The zoning permits a maximum building height of 50 feet and the maximum height for the proposed hotel structure at the building sign panel cornice is 62'-9", while the majority of the building parapet is at 54 feet. Also, the IB zoning district permits a maximum lot surface coverage of 60%, the project proposes a lot surface coverage of 63%.

The updated Sketch Site Plan also includes the proposed signage for the Hampton Inn & Suites hotel. There are two (2) proposed signs on the building; one on the eastern building façade and the other on the western building façade. Each of these signs are 218.19 square feet in size. A pylon sign is proposed on the eastern side of the site along the NYS Thruway. This pylon sign is proposed at a height of 40' and 359.20 square feet in size. Total sign area for the site is proposed at 795.58 square feet. The existing frontage on Route 17K and Crossroads Court totals 899 linear feet, allowing a



total of 449.50 square feet of signage for the site. Based on the proposed Hampton Inn & Suites sign package, a variance of 346.08 square feet is required.

Lastly, the applicant is seeking a variance from the required 35 foot setback from Route 17K for landscape improvements.

JED/jjs

\\NBCAD\Projects\2012\12000031B - Hampton Inn Hotel\Applications-Permits\Municipal\140908 ZBA\140908JED_Narrative
HIS.docx



FIFTH FLOOR
40'-4"

FOURTH FLOOR
30'-8"

THIRD FLOOR
21'-0"

SECOND FLOOR
11'-4"

GROUND FLOOR
0'-0"

12'-9"

50'-0" TOP OF ROOF STRUCTURE

54'-0" MAIN PARAPET

58'-5" ACCENT CORNICE

62'-9" TOP OF SIGN PANEL


292'-0" LONG 5-STORY CONCRETE STRUCTURE

 WEST ELEVATION
1" = 20'-0"


 **Kaczmar**
architects incorporated
cleveland ohio
1468 West 9th Street #400
Cleveland, OH 44113
P:216.687.1555 F:216.687.1558



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

Date: 08/28/2014
Scale: 1" = 20'-0"
Sheet:  201



 **SOUTH ELEVATION**
1" = 20'-0"



 **NORTH ELEVATION**
1" = 20'-0"



FIFTH FLOOR
40'-4"

FOURTH FLOOR
30'-8"

THIRD FLOOR
21'-0"

SECOND FLOOR
11'-4"

GROUND FLOOR
0'-0"

 EAST ELEVATION
1" = 20'-0"

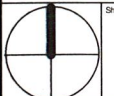
 **Kaczmar**
architects incorporated
cleveland ohio
1468 West 9th Street #400
Cleveland, OH 44113
P:216.687.1555 F:216.687.1558



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

Date
08/28/2014

Scale
1" = 20'-0"

 203



 SOUTHWEST PERSPECTIVE

 **Kaczmar**
 architects incorporated
 cleveland • ohio
 1468 West 9th Street #400
 Cleveland, OH 44113
 P:216.687.1555 F:216.687.1558

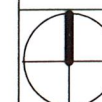


HAMPTON INN & SUITES

15 CROSS ROADS CT.
 NEWBURGH, NY

Date: 08/28/2014

Scale:



Sheet

204