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**HILTON GARDEN INN – PROPOSED SIGNS  
NARRATIVE SUMMARY  
MARCH 29, 2012  
REVISED NOVEMBER 8, 2012  
TAX LOT 95-1-45.22  
TOWN OF NEWBURGH, ORANGE COUNTY**

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

Since the planning board meeting of April 19, 2012 the applicant has reviewed the comments of the board and its consultants and requested a Use & Occupancy Permit for the proposed free-standing sign adjacent to Route 17K from the NYSDOT. Based on this, the applicant has reduced the overall height of the freestanding sign to 40 feet along the NYS Thruway to comply with zoning code and has removed the proposed free-standing sign on Route 17K based on the denial of the Use & Occupancy Permit from NYSDOT. Also, the applicant has received an Advertising Device permit from the NYS thruway Authority (see attached). The narrative below details the applicants revised proposal for signage on the Hilton Garden Inn site.

The Hotel parcel (tax lot 95-1-45.22) is approximately  $\pm 5.57$  acres and is located within the IB (Interchange Business) zoning district. The site has frontage on Crossroads Court along its northern boundary and the N.Y.S. 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 5 S.F.

The Hotel parcel has 86.24' of frontage on Crossroads Court. Per §185-14 (Sign Regulations) of the Town Code, the total area of all such signs on a lot shall not exceed 1/2 of the total length of street frontage of the lot in linear feet. Based on this regulation the Hotel parcel is allowed 43.1 S.F. of signage. Of this total, 20.75 S.F. has been used for the building mounted sign. This leaves a remainder of 22.35 S.F. permitted for the Hotel parcel.

**FILE COPY**



Due to the limited amount of frontage for this parcel, the site signage (total site signage = 421.75 S.F. (401.0 S.F. (proposed) + 20.75 S.F. (existing)) exceeds the allowable by 378.65 S.F. A variance from the Zoning Board Appeals (ZBA) is required for exceeding the signage allowance.

Also, the proposed directional sign will require a variance for the proposed sign area and location. The proposed directional sign is 5 S.F. and the maximum allowable is 3 S.F. per sign (exceeds the allowable by 2.0 S.F.). This sign is also located less than 15 feet from the property line. It is proposed at 2.8 feet from the property line (relief of 12.2' is required for the proposed location).

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

ABF/jed

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Howard P. Milstein  
Chairman

**New York State Thruway Authority**  
**New York State Canal Corporation**

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Thomas J. Madison, Jr.  
Executive Director

September 28, 2012

MARTIN MILANO  
HAMPTON INN NEWBURGH  
1054 UNION AVE  
NEWBURGH, NY 12550

This permit is hereby issued to the above, for a 25' x 8' sign advertising HILTON GARDEN INN and situated within 660 feet from the Thruway right-of-way adjacent to Interchange 17 and/or Milepost 60.1. This permit is valid only for the sign described in the application dated , and at the location specified. This application has been assigned number AD06-0076 by the Authority.

This permit is revocable at any time on thirty days' written notice to the owner or occupant of the premises in the event that:

1. The advertising device or the legend thereon was erected or CHANGED so that it does not conform to the terms of the permit, OR
2. By reason of the changed conditions in the area, the advertising device, in the judgement of the Authority, violates the standards for permits set forth in Part 105, of the Thruway Authority Rules and Regulations, OR
3. Future changes in applicable laws or regulations result in the sign becoming contrary to such modified laws or regulations, OR
4. In the judgement of the Authority, the advertising device creates conditions inimical to traffic and patrons on the Thruway.

This permit, AD06-0076, is valid effective 08/18/2012 and will expire on 08/17/2013. ANY ALTERATION OF THE ADVERTISING DEVICE COVERED BY THIS PERMIT REQUIRES THE APPROVAL OF THE AUTHORITY.

Approximately forty-five (45) days prior to the expiration date, a reminder and renewal forms will be sent.

**OTHER CONDITIONS:**

**END OF OTHER CONDITIONS**