

UPSTATE

**OWNED AND DEVELOPED BY FSG YONKERS HOTEL  
Pro Con continuing const. on  
schedule for \$14m 150-room hotel**

**YONKERS, NY** Construction is continuing on schedule for a new Hampton Inn and Suites hotel located at 160 Corporate Blvd., in the South Westchester Executive Park, off the Sawmill Pwy. Pro Con, Inc. of Manchester, N.H. is the architect and construction manager for the new 150-room hotel and FSG Yonkers Hotel, LLC is the owner and developer. The hotel will be managed



**Hampton Inn and Suites, 160 Corporate Blvd., Yonkers**

by Colwen Management of Nashua, N.H. The project cost is \$14 million.

Pro Con, Inc. began site work on the design build project in March and has scheduled a May 2009 completion date. In addition to the design and construction management services, Pro Con also provided pre-construction and structural engineering services

for the developer.

The 87,566 s/f, four-story hotel will offer king and queen rooms and 37 studio suites. The public areas of the hotel will include a full-service bar, breakfast area, a "Suite Shop," an indoor pool and a fitness room. The hotel will also have a flexible space conference room.

**Are you contemplating subdividing by Ettari**

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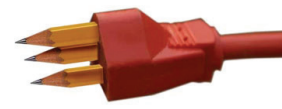
as zoning code conformity, the presence of wetlands, and the presence of flood plains will not be discussed in detail in this article.

Once preliminary approval is granted, then your site engineer will work on obtaining the final approval from the county health department. If the NYCDEP and/or the NYSDEC must also approve the proposal, then your site engineer will also work on obtaining those other approvals. You will be well under way towards obtaining a final planning board approval once these other agencies have approved the proposal. Some municipalities will host a second public hearing for the proposal prior to the granting of final subdivision approval. Other municipalities do not require that the proposal be subjected to a second public hearing and will proceed directly to the final approval process. Either way, a resolution for final approval will have to be drafted by the municipality. Once that is done, the planning board can then vote to either grant, or deny, the final approval. If final approval is granted, then several of the town officials will sign the subdivision map, which you will then file with the county clerk.

If your subdivision will require the installation of water mains, then your site engineer will be required to conform to the standards of the Great Lake—Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. That organization publishes, amongst other codes, the "Recommended Standards for Water Works." This code is often referred to as "The Ten States Standards for Water Works" since the organization has ten member states (N.Y. is one of the member states). At this time in history, the Canadian Province of Ontario is also a member of this organization. Your designs will also have to conform to Subpart 5-1 of the NYS Sanitary Code (which is titled "Public Water Systems). The county health dept. may also require your site engineer to follow the standards promulgated in other health department publications.

*Part two will be continued in the January 27, 2009 Upstate edition of the New York Real Estate Journal.*

**Vincent Ettari is the president of Vincent A. Ettari, P.E., P.C., Shrub Oak, N.Y.**



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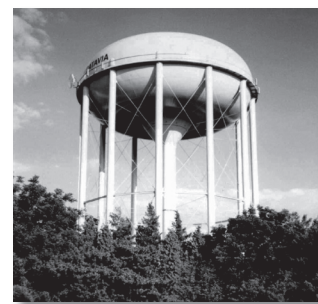
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