

## ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP  
COMMISSIONER

www.orangecountygov.com/planning  
planning@orangecountygov.com

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124

TEL: (845) 615-3840  
FAX: (845) 291-2533

### **County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n**

**Local Referring Board:** Town of Newburgh Zoning Board

**Referral ID #:** NBT 14-13M

**Applicant:** CNL APF Partners LP

**Tax Map:** 80-5-1.11

**Proposed Action:** Area variance related to the maximum allowable sign  
sq. ft.

**Local File #:** 2013-17

**Reason for County Review:** Project Site is within 500 feet NYS Route 32

**Date of Full Statement:** April 2, 2013

#### **Comments:**


County Planning is in receipt of the GML §239 referral for the above referenced Project. Based upon our review of the submitted materials, our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval. County Planning recommends that the Board make a decision only after weighing the benefit to be realized by the applicant against the potential detriment to the health safety and general welfare of the neighborhood and/or community.

1. The Board may wish to consider working with the Applicant to develop a lighting scheme that removes the internally lit fixtures and replaces them with a dark sky friendly fixture that is angled in a down position.

#### **County Recommendation: Local Determination**

**Date:** April 10, 2013

**Prepared by:** Chad M. Wade, R.L.A.  
Planner

  
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for **David Church, AICP**  
**Commissioner of Planning**

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).