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

Local Referring Board: Town of Newburgh ZBA

Applicant: CRH Realty VIII, LLC

Project Name: Crystal Run Healthcare

Proposed Action: Area Variances for signage: maximum number and square footage of freestanding signage per lot, maximum square footage of directional signs

Reason for County Review: Within 500 feet of NYS Route 300

Date of Full Statement: May 21, 2015

Referral ID #: NBT 26-15M

Tax Map #: 97-3-6.22

Local File #: 2493A and B

Comments:

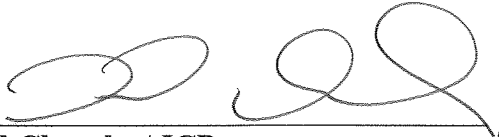
The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter.

We note that this issue has previously arisen in the Town of Newburgh for businesses located on corner lots. If the Town wishes to revise their zoning code to address this issue, the Planning Department would be happy to provide assistance or resources as needed.

County Recommendation: Local Determination

Date: June 2, 2015

Prepared by: Megan Tennermann, AICP, Planner



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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.