

ORANGE COUNTY DEPARTMENT OF PLANNING

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COMMISSIONER

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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 Zoning Board

Referral ID #: NBT17-12M

Applicant: Gas Development Lease, LLC

Tax Map #: 60-3-40.2

Proposed Action: Area variance related to location within 1,000 feet of and existing gas station, within 200 feet of a place of public assembly and maximum allowable signage.

Reason for County Review: The Project Site is within 500 feet of NYS Route 300.

Date of Full Statement: May 7, 2012

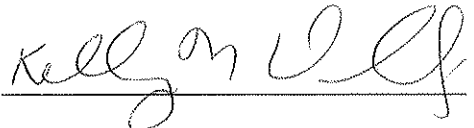
Comments:

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. The Project Site is within one of Orange Counties' identified Priority Growth Areas; therefore development that is sensitive to the surrounding resources is encouraged. Additionally, the Project is an adaptive re-use of an existing brownfield which our office encourages over new construction on a Greenfield. 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.

County Recommendation: Local Determination

Date: May 9, 2012

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


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.