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## Orange County Department of Planning

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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:** Zef Gjurashaj

**Project Name:** Valon and Vatan Restaurant

**Proposed Action:** Area Variance for sign location within required 15' setback on both facing streets

**Reason for County Review:** Within 500 feet of NYS Route 32, Interstate 84, and the Town of Newburgh/City of Newburgh boundary

**Date of Full Statement:** March 4, 2016

**Referral ID #:** NBT 10-16M

**Tax Map #:** 84-2-1.1

**Local File #:** 2549-16


#### 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.

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

**Date:** March 31, 2016

**Prepared by:** Megan Tennermann, AICP, Planner

  
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**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).