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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: JMDH Real Estate of Newburgh LLC

Project Name: Restaurant Depot

Proposed Action: Area Variance for monument sign in excess of maximum square footage of sign area and within required minimum setback

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

Date of Full Statement: October 14, 2016

Referral ID #: NBT 37-16M

Tax Map #: 95-1-8

Local File #: Planning Bd Refl

Comments:

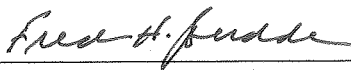
The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide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

We note that this is a busy area of NYS Route 300. The Town and the appellant should ensure that the sign is designed in such a way that it does not distract motorists.

County Recommendation: Local Determination

Date: October 20, 2016

Prepared by: Megan Tennermann, AICP, 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 online at www.orangecountygov.com/planning.