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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: JR & Ray LLC/Rhinebeck Realty LLC

Project Name: Mavis

Proposed Action: Area Variance for maximum allowed signage

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

Date of Full Statement: July 27, 2015

Referral ID #: NBT 33-15M

Tax Map #: 60-3-40.2

Local File #: P1 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 the applicant has requested nearly four times more signage area than is permitted under the current zoning code. We further note that many of the variances from the Town of Newburgh for commercial developments request area variances for signage. If the Town would like to review the signage regulations in the Zoning Code, the County would be happy to help.

County Recommendation: Local Determination

Date: July 28, 2015

Prepared by: Megan Tennermann, AICP, Planner

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.