



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

David E. Church, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

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: Matrix Newburgh LLC

Referral ID #: NBT 45-15M
Tax Map #: 95-1-4.12, 49.12, 54.1,
and 69.25

Project Name: none provided

Local File #: Planning Bd Referral

Proposed Action: Area Variance for maximum building height, maximum area of directional sign, maximum area of all combined signage

Reason for County Review: Within 500 feet of NYS Route 17K, Interstate 84 and Interstate 87

Date of Full Statement: October 20, 2015

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 we have reviewed at least three area variances recently that have addressed the issue of onsite directional signage. If the Town wishes to review their signage regulations as part of a zoning code update, the County would be happy to provide resources and assistance. We further note that the proposed warehouses are located close to the Stewart Airport runway. We have previously advised the Town and the applicant to contact the Port Authority of New York and New Jersey, the airport operators, to ensure that the proposed warehouse location and height do not pose a safety hazard for airport operations.

County Recommendation: **Local Determination**

Date: November 17, 2015

Prepared by: Megan Tennermann, AICP, Planner

John J. ... AICP, Dep. Comm.
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.