



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 Zoning Board

Referral ID #: NBT27-12M

Applicant: Nella's Nest North Corp.

Tax Map #: 60-3-24

Proposed Action: Area variance related to the maximum allowed square foot of signage, minimum distance to street center line and minimum distance to street line.

Local File #: 2275B-12

Reason for County Review: Project Site is within 500 feet of N.Y.S Route 300.

Date of Full Statement: July 11, 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. 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: July 17, 2012

Prepared by: Chad M. Wade, R.L.A.
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 on-line at www.orangecountygov.com/planning.