

ORANGE COUNTY DEPARTMENT OF PLANNING

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COMMISSIONER

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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 #: NBT 13-13M

Applicant: Newburger, LLC

Tax Map 95-1-23

Proposed Action: Area variance related to the maximum allowable sign
sq. ft. **Local File #:** 2013-18

Reason for County Review: Project Site is within 500 feet NYS Route 17k and Route 300

Date of Full Statement: April 2, 2013

Comments:

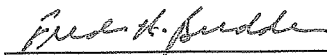
County Planning is in receipt of the GML §239 referral for the above referenced Project. Based upon our review of the submitted materials, our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval. County Planning recommends that the Board 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.

1. The Board may wish to consider working with the Applicant to develop a lighting scheme that removes the internally lit fixtures and replaces them with a dark sky friendly fixture that is angled in a down position.

County Recommendation: Local Determination

Date: April 10, 2013

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