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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, & n

Local Referring Board: Town of Newburgh ZBA

Applicant: Route 17K Premium Gas Inc.

Project Name: none provided

Proposed Action: Area Variance for maximum allowed square footage of signage, maximum number of freestanding signs, and minimum setback for sign structure

Reason for County Review: Within 500 feet of NYS Route 17K

Date of Full Statement: September 15, 2016

Referral ID #: NBT 34-16M

Tax Map #: 95-1-34

Local File #: 2590-16 A, B and C

Comments:

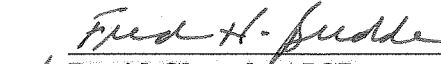
The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide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

We note that the application proposes to replace existing unlit signage with electronic signage, although the proposed location and size of the signage remains unchanged from what currently exists. We advise the Town to determine whether the proposed signage has the potential to cause a hazard for drivers, and if so, to determine whether mitigation may be necessary.

County Recommendation: **Local Determination**

Date: October 6, 2016

Prepared by: Megan Tennermann, AICP, Planner



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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.