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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: Village of Chester ZBA

Referral ID #: CHV 04-21M

Applicant: Besko Outdoor Sign Co/Middletown & NJ Railroad

Tax Map #: 114-1-12

Project Name: Besko Sign Interpretation-Variance

Local File #: ZB-20-02

Proposed Action: Area Variance or Interpretation regarding section F(3) of the sign code of the Village

Reason for County Review: Within 500 feet of NYS Route 17M and NYS Route 17; within 500 feet of the Town of Chester/Village of Chester boundary; within 500 feet of County Route 13 (Kings Highway)

Date of Full Statement: August 6, 2021

Comments:


The Planning Department has reviewed the submitted materials regarding the appeal for an area variance or code interpretation. Orange County does not interpret codes, as that responsibility lies with the municipality and their code enforcement officer. 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.

County Recommendation:

Local Determination

Date: August 6, 2021

Prepared by: Megan Tennermann, AICP
Acting Senior Planner


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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.