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David E. Church, AICP
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 Chester Planning Board

Applicant: BAZS, LLC

Project Name: Castle - Billboard

Proposed Action: Site Plan for replacement of existing static billboard with digital billboard

Reason for County Review: Within 500 feet of NYS Route 17M and NYS Route 17/Interstate 86

Date of Full Statement: January 19, 2017

Referral ID #: CHT 02-17M

Tax Map #: 2-1-61.2

Local File #: none provided

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Location: The billboard is existing, and the only proposal is that the structure should be upgraded to support a digital billboard, and the digital billboard should be installed. The billboard is not in a location identified in the Orange County Open Space Plan as a scenic viewshed, and appears to be in compliance with the Town of Chester code §98-21.H regulating billboards. We do note, however, that a parking lot has been constructed around the present location of the billboard and the proposed digital billboard is significantly heavier than the existing static structure. We advise the applicant to remove the parking spaces and drive aisle immediately surrounding the billboard, as a safety precaution.

County Recommendation: Local Determination

Date: January 23, 2017

Prepared by: Megan Tennermann, AICP, Planner

A handwritten signature in blue ink, appearing to read "David Church".

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.

