



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

David E. Church, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

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: Sage Outdoors

Project Name: Sage Billboards

Proposed Action: Site Plan for replacement of four existing billboard structures; current wood structures replaced with steel, and seven static billboard faces replaced with similar static signs.

Reason for County Review: Within 500 feet of NYS Routes 17 and 17M; within 500 feet of the Orange County Heritage Trail and Goosepond Mountain State Park

Date of Full Statement: April 18, 2017

Referral ID #: CHT 05-17M

Tax Map #: 3-1-72

Local File #:

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:

State Regulations: The proposed billboards are adjacent to NYS Route 17, in the process of being converted to Interstate 86 and close to and potentially visible from NYS Route 17M. As such, they are subject to the New York State Department of Transportation regulations for offsite commercial signs. DOT typically requires local approval for a billboard project prior to issuing a permit; we advise the Town to contact DOT following the decision for this project, to ensure that the Town's concerns are addressed in the State permit.

Open Space Plan: Orange County adopted the County Open Space Plan in 2004 as an addendum to the County Comprehensive Plan. This site is referenced in that document, and in the previous scenic preservation plan adopted in 1988, as a Special Scenic Area, part of the Oxford Depot meadowlands as seen from Route 17. Billboards and other signage are inconsistent with the principles of scenic viewshed preservation as espoused by New York State in their creation of Scenic Byways; however, the proposed billboards are merely a replacement of the existing billboards with a somewhat less obtrusive structure. We advise the Town that although additional billboards are not advised in this location, the proposed actions are likely to improve the overall appearance of the site.

County Recommendation: Local Determination

Date: April 24, 2017

Prepared by: Megan Tennermann, AICP, 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 online at www.orangecountygov.com/planning.

