

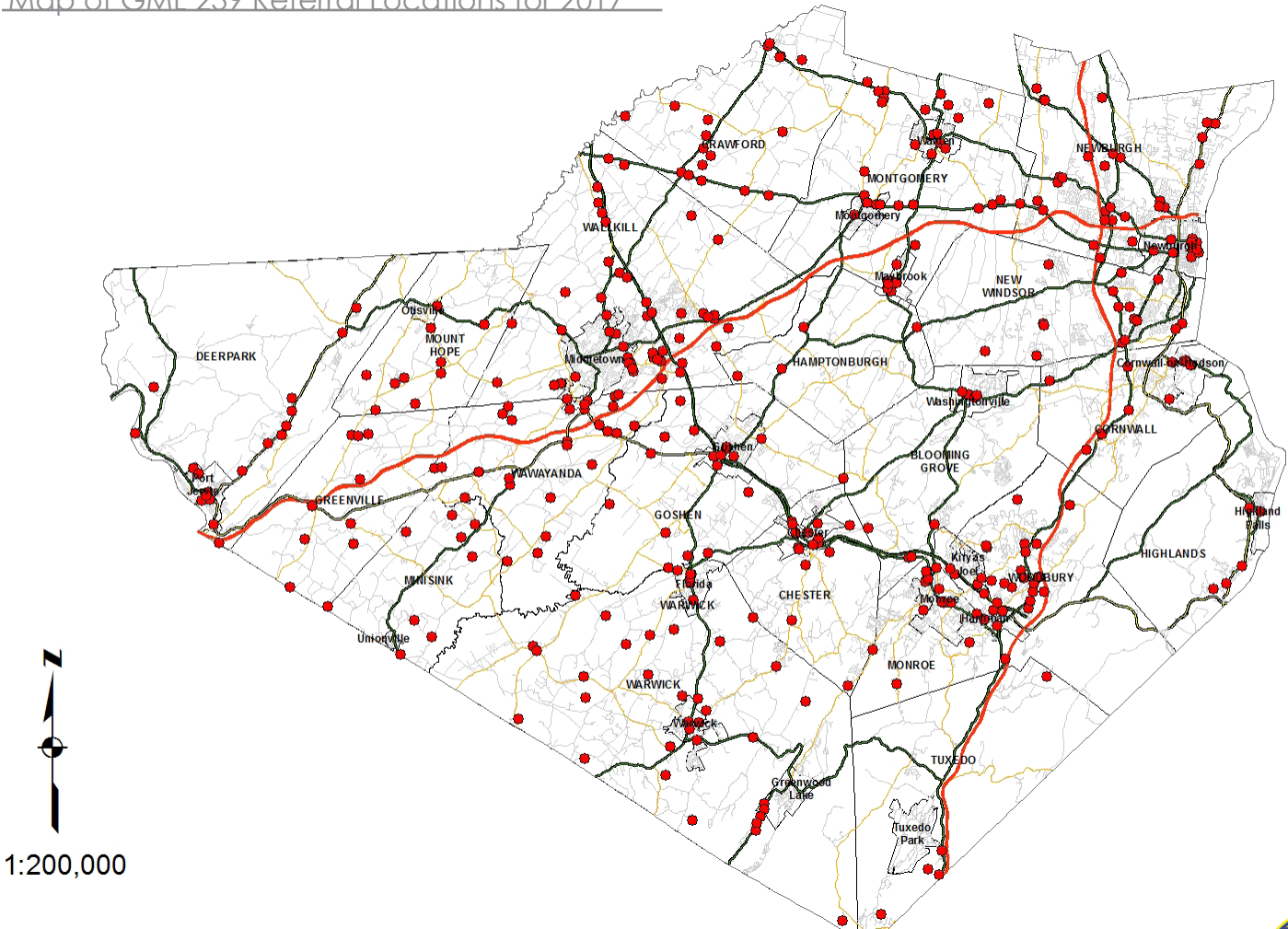
Orange County Department of Planning NYS General Municipal Law (GML) Section 239 Referral Report

By Fred Budde, Senior Planner

In the calendar year 2017, there were a total of 496 mandatory GML 239 referrals sent to County Planning by municipalities throughout OC. There were a total of 5,241 dwelling units, 4.3 million square feet of mixed nonresidential development and 968 hotel rooms proposed throughout OC. The map below shows the location of the referrals countywide. The year 2017 was similar to the year 2016 in that it was marked by numerous (12) solar farm submissions. In addition, a number of municipalities formulated regulations regarding short-term vacation apartment (Bed & Breakfast) rentals.

New York General Municipal Law (GML) requires that certain types of municipal planning, zoning and subdivision projects be referred to County Planning for review prior to local action being taken. The requirement seeks to promote coordination of land use decision-making and to enhance consideration of potential inter-municipal and county-wide impacts.

Map of GML 239 Referral Locations for 2017



Notable referrals in the year 2017 included the following:

- Crawford (T): Three solar farms of various sizes (2.8 MW, 2.0 MW, 3 MW) were proposed at various locations,
- Deerpark (T): New Century Film site plan for film studio, restaurant and residences (89,046 sq. ft. total) off of Neversink Dr.,
- Deerpark (T): Deerpark Industrial Park West site plan for proposed warehouse and distribution (750,000 sq. ft.) on preexisting sand and gravel mine off of US Rte. 209,
- Goshen (T): VerHage Industries (Amy's Kitchen) submitted special use permit for 70,000 sq. ft. warehouse off of Hartley Rd.,
- Goshen (T): Goshen Hospitality submitted a site plan for 200 RM hotel, 10,000 sq. ft. restaurant and 57,200 sq. ft. office space off of NYS Rte. 17,
- Goshen (T): Two – 60,000 sq. ft. warehouses off of Jessup Switch Road near Village of Florida,
- Goshen (T): Legoland, NY FEIS, Comp Plan & Zone Change, Special Use Permit for theme park (735,000 sq. ft.), hotel (250 room) and retail space on 140 acres adjacent to NYS Rte.17 (future I-86),
- Greenville (T): Cypress Creek Renewables submitted a special use permit for 3 MW solar farm off of Greenville Tpke. (CR55),
- Highlands (T): West Point Realty Hotel expansion of 86 rooms off of US Rte. 9W,
- Highland Falls (V): Old Guard Hotel: New hotel on US rte. 9W consisting of 230 rooms,
- Kiryas Joel (V): Golden Towers; Site plan for 250 multifamily units off of CR 105,
- Kiryas Joel (V): MYM Management submitted a site plan for a 1,600 unit multi-family project entitled Veyoel Moshe Gardens near CR 105 and CR 64,
- Minisink (T): 1.75 Megawatt solar farm off of CR 22,
- Monroe (T): 800,000 sq. ft. school off of Goldberger Dr.,
- Monroe (T): 62 lot residential subdivision off of Mine Rd.,
- Montgomery (T): 2.27 Megawatt solar farm off of NYS Rte. 208 and Lake Osiris Rd,
- Montgomery (T): 4.9 Megawatt solar farm off of Albany Post Rd. (CR 14),
- Mount Hope (T): 2.8 Megawatt solar farm located on Pierson Hill Rd.,
- Mount Hope (T): 3 Megawatt solar farm located near Mount Hope Road and Guymard Tpke.,
- New Windsor (T): Patriot Bluff 310 unit apartment complex on NYS Rte. 32 (old Epiphany College site),
- Newburgh (T): US Crane and Rigging: Site Plan steel fabricating in 66,000 sq. ft. building on NYS Rte. 17K,
- Newburgh (T): Ridge Hudson Valley (formerly The Marketplace) 530,000 sq. ft. mall near NYS Rte. 300 and I84,
- Tuxedo (T): Tuxedo Farms: 180 unit rental apartments,
- Wallkill (T): Venda Properties: 400,000 Sq. ft. warehouse located on Goshen Tpke.,
- Wallkill (T): Engineering Properties proposed 98 room hotel adjacent to East Main St. (CR 67) and Dunning Rd (CR 92),
- Wallkill (T): Deerfield Commons: Special Use Permit for a 252 unit senior citizen apartments on NYS 211 garden apartments on East Main St. (CR64),
- Wallkill (T): Distelburger Apartments: Sketch Plan for a 116 unit garden apartments on East Main St. (CR64),
- Wawayanda (T): Johnstons Subaru; Site Plan for new car dealership on Dolsontown Rd.,
- Woodbury(V): The Gardens at Harriman Station LLC. Site plan for a transit oriented development (TOD), a mix of commercial, office, (330,000 sq.ft.) multi and single-family residential development (1,500 DU),
- Woodbury (V): Woodbury Pointe at Highland Mills site plan for 82 senior housing units, and
- Blooming Grove (T), Chester (T) Crawford (T), Goshen (T), Maybrook (V), Monroe (T), South Blooming Grove (V) and Tuxedo (T) submitted comprehensive plan and/or zoning amendments.

Visit the Planning Department's webpage for more information on Land Use and referrals.
www.orangecountygov.com/planning