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### Orange County Department of Planning

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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 Newburgh ZBA

**Referral ID #:** NBT 04-18M

**Applicant:** William Miele

**Tax Map #:** 2-2-16.1

**Project Name:** none provided

**Local File #:** 2661-18A&B

**Proposed Action:** Area Variances for existing carport not in compliance with minimum setback from residence, and for maximum square footage, maximum allowed yard coverage, maximum allowed vehicle storage, and maximum building height for new construction of pole barn

**Reason for County Review:** Within 500 feet of NYS Route 32

**Date of Full Statement:** January 23, 2018

**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 do note that the proposed new construction requires multiple and relatively substantial variances in order to be approved, and we advise the Town to work with the applicant to consider alternatives that more closely conform to the development standards of the RR zone.

**County Recommendation:** Local Determination

**Date:** January 31, 2018

**Prepared by:** Megan Tennermann, AICP, Planner

*David Church*  
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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.oransecounty.gov.com/planning](http://www.oransecounty.gov.com/planning).