



Steven M. Neuhaus  
County Executive

## 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

**Applicant:** 261 North Plank Road LLC

**Project Name:** none provided

**Proposed Action:** Area Variance for lot size, lot depth, front yard setback and rear yard setback for change of use on existing developed parcel.

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

**Date of Full Statement:** August 28, 2014

**Referral ID #:** NBT 33-14M

**Tax Map #:** 34-3-23.2

**Local File #:** PBRefl

#### 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.

**County Recommendation:** Local Determination

**Date:** September 9, 2014

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

*for Kelly M. Wall*  
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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.orangecountygov.com/planning](http://www.orangecountygov.com/planning).