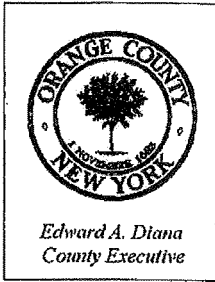


Mailed 6/19/13 MB
faxed 6/27/13



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 Zoning Board of Appeals **Referral ID #:** NBT 28-13M

Applicant: Ballincurry Builders Inc. **Tax Map:** 3-2-13.2

Proposed Action: Area variance related to the rear yard setback. **Local File #:** 2361-13

Reason for County Review: The project site is within 500 feet of Route 300.

Date of Full Statement: June 14, 2013

Comments:

Our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval after further review of the submitted materials. County Planning recommends that the Board make a decision only after weighing the benefit to be realized by the Applicant against the potential detriment to the health safety and general welfare of the neighborhood and/or community. Our office offers the following advisory comments:

1. County Planning recommends that the Board confirm that the setback deemed a rear yard, if applicable, was deemed a rear yard at the time of subdivision.

County Recommendation: Local Determination

Date: June 19, 2013

Prepared by: Chad M. Wade, R.L.A.
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 on-line at www.orangecountygov.com/planning.