



## ORANGE COUNTY DEPARTMENT OF PLANNING

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COMMISSIONER

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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 26-13M

**Applicant:** Balmville Construction Inc.      **Tax Map:** 47-1-28.2

**Proposed Action:** Area variance related to the front yard setback.      **Local File #:**

**Reason for County Review:** The project site is within 500 feet of County Route 23

**Date of Full Statement:** May 29, 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.

County Planning is concerned with the use of flag lots related to the Application, but we will comment on the subdivision layout when the Application is referred by the Planning Board.

#### **County Recommendation: Local Determination**

**Date:** June 6, 2013

**Prepared by:** Chad M. Wade, R.L.A.  
Planner

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