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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: Birks Realty Inc.

Project Name: Hudson Valley Chrysler Dodge Jeep Ram

Proposed Action: Area Variance to maintain existing front yard vegetated buffer and required buffer area between IB and R-2 uses below minimum requirements

Reason for County Review: Within 500 feet of NYS Route 17K

Date of Full Statement: April 21, 2015

Referral ID #: NBT 22-15M

Tax Map #: 97-2-11.2

Local File #: PB Refl

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 note that at this time, according to the Short Environmental Assessment Form prepared by the applicant, stormwater flows offsite onto adjacent properties. If it is the choice of the Zoning Board of Appeals to approve this variance, thereby allowing development of the site as proposed by the applicants, we encourage them to request that additional stormwater management measures be made part of the existing vegetated buffer areas.

County Recommendation:

Local Determination

Date: April 27, 2015

Prepared by: Megan Tennermann, AICP, 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 online at www.orangecountygov.com/planning.