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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: Cosimo J. Colandrea

Project Name: Sunshine Ford Lincoln

Proposed Action: Area Variance for front yard and rear yard setbacks for construction of addition to existing commercial building

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

Date of Full Statement: September 22, 2015

Referral ID #: NBT 38-15M

Tax Map #: 99-4-23.22

Local File #: P1 Bd 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.

County Recommendation:

Local Determination

Date: October 2, 2015

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