



Steven M. Neuhaus
County Executive

Orange County Department of Planning

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David E. Church, AICP
Commissioner

www.orangecountygov.com/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: Ronald Colandrea

Project Name: none provided

Proposed Action: Area Variance for maximum height and maximum area of an accessory structure and maximum number of vehicles stored on a residential site for new construction of 2-bay garage on existing developed property

Reason for County Review: Within 500 feet of US Route 9W

Date of Full Statement: July 13, 2016

Referral ID #: NBT 26-16M

Tax Map #: 9-3-31

Local File #: 2579-16


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: July 22, 2016

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.



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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: Lindsey Tibbetts

Project Name: none provided

Proposed Action: Area Variance for increased degree of nonconformity for rear yard setback and single side yard setback for addition to existing single family residence

Reason for County Review: Within 500 feet of the Orange/Ulster County boundary

Date of Full Statement: July 13, 2016

Referral ID #: NBT 27-16M

Tax Map #: 2-2-46

Local File #: 2579-16

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.

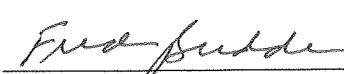
We note that the setbacks are large in the RR zone, resulting in quite a small building envelope for this property. If this is the case with other properties in the RR zone, the Town may wish to consider revising the bulk requirements.

County Recommendation:

Local Determination

Date: July 22, 2016

Prepared by: Megan Tennermann, AICP, Planner



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