



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

David E. Church, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, & n

Local Referring Board: Town of Newburgh ZBA

Applicant: Melissa Costa-Taylor and John Taylor

Project Name: none provided

Proposed Action: Area Variance for maximum allowed square footage of accessory building, maximum height of accessory building, and maximum storage area for vehicles for new construction of accessory building

Reason for County Review: Within 500 feet of I-87

Date of Full Statement: August 30, 2017

Referral ID #: NBT 24-17M

Tax Map #: 34-1-1.2

Local File #: 2643-17

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.

There have been multiple area variance requests over the last two years for relief from the maximum allowed square footage and maximum allowed vehicle storage requirements of the zoning code. If the Town of Newburgh would like to revisit these sections of the code, Orange County Planning would be happy to provide technical assistance.

County Recommendation: Local Determination

Date: September 5, 2017

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.