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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: K. DeGroat, M.A. Smith and R.S. Sexton
Project Name: DeGroat & Smith
Proposed Action: Area Variance for side yard setback
Reason for County Review: Within 500 feet of County Route 23 (Forest Rd)
Date of Full Statement: June 6, 2017

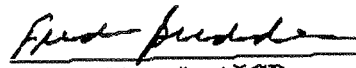
Referral ID #: NBT 12-17M
Tax Map #: 3-1-33.11 and 33.22
Local File #: none provided

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: June 15, 2017
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.