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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: Jennifer Fischer, Estate of James Fischer

Project Name: none provided

Proposed Action: Area Variance for minimum required lot area, minimum required lot width, and minimum side yard setback for new construction of animal boarding facility

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

Date of Full Statement: June 6, 2016

Referral ID #: NBT 21-16M

Tax Map #: 94-1-13.2

Local File #: PB Referral


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 23, 2016

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 on-line at www.orangecountygov.com/planning.