



Edward A. Diana  
County Executive

## ORANGE COUNTY DEPARTMENT OF PLANNING

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COMMISSIONER

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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 Zoning Board

**Referral ID #:** NBT48-12M

**Applicant:** Gas Development Lease, LLC

**Tax Map** 60-3-40.2

**Proposed Action:** Exit driveway shall not have a unrestricted width of less than 25 feet.

**Local File #:** 2012-05

**Reason for County Review:** Project is within 500 feet of NYS Route 300.

**Date of Full Statement:** November 30, 2012

#### **Comments:**

County Planning is in receipt of the GML §239 referral for the above referenced Project. Based upon our review of the submitted materials, our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval. The Project Site is within one of Orange Counties' identified Priority Growth Areas; therefore development that is sensitive to the surrounding resources is encouraged. Additionally, the Project is an adaptive re-use of an existing brownfield which our office encourages over new construction on a greenfield. County Planning recommends that the Board make a decision only after weighing the benefit to be realized by the applicant against the potential detriment to the health safety and general welfare of the neighborhood and/or community.

#### **County Recommendation: Local Determination**

**Date:** December 17, 2012

**Prepared by:** Chad M. Wade, R.L.A.  
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](http://www.orangecountygov.com/planning).