



ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP
COMMISSIONER

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

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124

TEL: (845) 615-3840
FAX: (845) 291-2533

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 #: NBT 02-13M

Applicant: Zef Gjurashaj

Tax Map #: 84-2-1.1

Proposed Action: Area variance related to the width, depth, front yard setback, side yard setback for conversion of residence into a restaurant.

Local File #: PB Refl

Reason for County Review: Project Site is within 500 feet of interstate 84, U.S. Route 9W, NYS Route 52 and the City of Newburgh Municipal line.

Date of Full Statement: January 10, 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 Proposed Action is in conformity with the existing surrounding land uses. Our office will have some comments related to the Site Plan, yet will reserve those for when the application is referred by the Planning Board in accordance with the GML 239. 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: January 17, 2013

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 online at www.orangecountygov.com/planning.