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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: JR & Ray LLC and Rhinebeck Realty LLC

Project Name: Mavis

Proposed Action: Area Variance for entrance width and minimum lot size

Reason for County Review: Within 500 feet of NYS Route 300

Date of Full Statement: March 13, 2015

Referral ID #: NBT 14-15M

Tax Map #: 60-3-40.2

Local File #: PB Ref

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.

We note that the proposed entrance width variance for construction of a one-way single lane egress road was previously approved for a different project proposed for this site. We continue to have no objection to this proposed egress. We also note that the proposed project is a brownfield redevelopment in an identified Priority Growth Area, and our office encourages both redevelopment and development within Priority Growth Areas in order to preserve our undeveloped land.

County Recommendation: **Local Determination**

Date: March 31, 2015

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