

mailed 9/19/2016



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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: Thomas Lent

Project Name: none provided

Proposed Action: Area Variance for increased degree of nonconformity for single side yard setback and rear yard setback for enclosure of existing rear deck

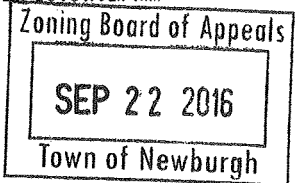
Reason for County Review: Within 500 feet of NYS Route 300

Date of Full Statement: September 9, 2016

Referral ID #: NBT 32-16M

Tax Map #: 14-1-32

Local File #: 2600-16



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: September 16, 2016

Prepared by: Megan Tennermann, AICP, Planner

David B. Church

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.