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David E. Church, AICP
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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: Lowitt Ventures LLC

Project Name: none provided

Proposed Action: Area Variance for minimum side yard setbacks, maximum allowed square footage of accessory buildings and maximum allowed vehicle storage for existing structures

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

Date of Full Statement: February 3, 2015

Referral ID #: NBT 07-15M

Tax Map #: 11-1-12.1

Local File #: 2469-14

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: February 24, 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.