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David E. Church, AICP
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 ZBA
Applicant: L2L Equities LLC/Estate of John O'Connor
Project Name: Dunkin Donuts
Proposed Action: Area Variance for front yard setbacks
Reason for County Review: Within 500 feet of NYS Route 32 and NYS Route 300
Date of Full Statement: January 6, 2015

Referral ID #: NBT 01-15M
Tax Map #: 14-1-43
Local File #: 2476-14

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: January 16, 2015
Prepared by: Megan Tennermann, AICP, Planner

Fred Pudda
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 online at www.orangecountygov.com/planning.