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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: Maho Bay Realty, LLC

Project Name: none provided

Proposed Action: Area Variance for both front yard setbacks, minimum lot area and minimum lot width for improvements to existing building to improve accessibility

Reason for County Review: Within 500 feet of NYS Routes 32 and 300

Date of Full Statement: December 22, 2015

Referral ID #: NBT 52-15M

Tax Map #: 80-6-7

Local File #: PB Refl

Comments:

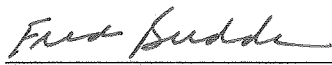
The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter.

We are pleased to note that the issue with the handicapped accessibility has been addressed by the applicant/appellant.

County Recommendation: **Local Determination**

Date: January 11, 2016

Prepared by: Megan Tennermann, AICP, Planner



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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.