



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

David E. Church, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

### 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:** Diane McKoy-Wills

**Project Name:** none provided

**Proposed Action:** Area Variance for minimum rear yard setback, maximum lot coverage, and increased degree of nonconformity for new construction of deck for existing residence

**Reason for County Review:** Within 500 feet of NYS Route 52

**Date of Full Statement:** February 16, 2017

**Referral ID #:** NBT 02-17M

**Tax Map #:** 51-4-12

**Local File #:** 2611-16

#### 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:** February 23, 2017

**Prepared by:** Megan Tennermann, AICP, Planner

  
\_\_\_\_\_  
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](http://www.orangecountygov.com/planning).