

ORANGE COUNTY DEPARTMENT OF PLANNING

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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 Zoning Board

Referral ID #: NBT 15-13M

Applicant: Orange Lake Development

Tax Map: 34-1-76

Proposed Action: Area variance related to the minimum lot width

Local File #:

Reason for County Review: Project Site is within 500 feet of Interstate 87.

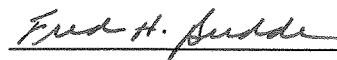
Date of Full Statement: April 12, 2013

Comments:


County Planning is in receipt of the GML §239 referral for the above referenced Project. Based upon our review of the submitted materials, our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval. County Planning recommends that the Board make a decision only after weighing the benefit to be realized by the applicant against the potential detriment to the health safety and general welfare of the neighborhood and/or community.

County Recommendation: Local Determination

Date: April 12, 2013



Prepared by: Chad M. Wade, R.L.A.
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 on-line at www.orangecountygov.com/planning.