



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
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: Rosaria Puzzillo

Project Name: none provided

Proposed Action: Area Variance for retention of prior built garage increasing degree of nonconformity in front yard setback to I-84 and front yard setback to Breezy Knoll Drive

Reason for County Review: Within 500 feet of Interstate 84 and the Town of Newburgh/City of Newburgh boundary

Date of Full Statement: November 3, 2015

Referral ID #: NBT 43-15M

Tax Map #: 81-3-1.2

Local File #: 2527-15

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 note that the lot configuration and the required front yard setback of 50 feet does not permit any construction on this property at all, and that the structure under consideration is pre-existing.

County Recommendation:

Local Determination

Date: November 9, 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.