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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: Ranne LLC/Richard Solomons

Project Name: Pet Hotel and Daycare

Proposed Action: Area Variance for increased degree of nonconformity for new construction of addition to existing veterinary office and pet boarding facility

Reason for County Review: Within 500 feet of US Route 9W

Date of Full Statement: March 10, 2017

Referral ID #: NBT 05-17M

Tax Map #: 9-3-22.1, 22.2, 23

Local File #: Planning Bd 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 note that while the Planning Board referred this project to the Zoning Board of Appeals, the Planning Board has not referred the project to County Planning at any time. While this is not the responsibility of the ZBA, we ask you to share this letter with the Planning Board, so that our concerns may be addressed. We recognize the improvements from the previous site plan, and we commend them. We remain concerned about the potential for groundwater contamination through pet waste disposal, and appropriate handicapped access between the parking lot and both buildings onsite.

County Recommendation:

Local Determination

Date: March 16, 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.