



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 §239-1, m, &n

**Local Referring Board:** Town of Newburgh ZBA

**Applicant:** James Redner

**Project Name:** none provided

**Proposed Action:** Area Variance for front yard setback abutting state highway for new construction of replacement deck and stairs for existing residence

**Reason for County Review:** Within 500 feet of NYS Route 32

**Date of Full Statement:** October 21, 2016

**Referral ID #:** NBT 38-16M

**Tax Map #:** 4-2-39.1

**Local File #:** 2609-16

#### 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:** October 26, 2016

**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](http://www.orangecountygov.com/planning).