



Steven M. Neuhaus
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David E. Church, AICP
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 ZBA

Applicant: Robert Webb, Advanced Modulars

Project Name: none provided

Proposed Action: Area Variance for new construction of a residence on vacant land; construction will require variances for minimum lot area, width and depth; maximum lot surface and building coverage; and minimum front, side, and combined side yard setbacks

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

Date of Full Statement: May 4, 2017

Referral ID #: NBT 10-17M

Tax Map #: 52-15-11.2

Local File #: 2625-17

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 is pre-existing in its current configuration, and that it would be extraordinarily difficult to build a home on the lot that meets all setback and coverage standards.

County Recommendation:

Local Determination

Date: May 18, 2017

Prepared by: Megan Tennermann, AICP, Planner

Kelly D. Murray
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 online at www.orangecountygov.com/planning.