



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 #: NBT18-12M

Applicant: John Russell

Tax Map #: 64-4-21

Proposed Action: Use variance to continue use of an existing single family residence within a business district.

Reason for County Review: The Project Site is within 500 feet of NYS Route 32.

Date of Full Statement: April 24, 2012

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 act on this variance request only if the applicant satisfies the unnecessary hardship standard, as defined by New York State law.

County Recommendation: Local Determination

Date: May 3, 2012

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 online at www.orangecountygov.com/planning.