

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 of Appeals **Referral ID #:** NBT 21-13M

Applicant: Louis and Julia Sanchez **Tax Map:** 1-1-33.22

Proposed Action: Area variance related to maximum allowed square
footage and maximum height of an accessory
building. **Local File #:** 2354-13

Reason for County Review: Project Site is within 500 feet of County Route 23.

Date of Full Statement: May 10, 2013

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 make a decision only after weighing the benefit to be realized by the Applicant against the potential detriment to the health safety and general welfare of the neighborhood and/or community.

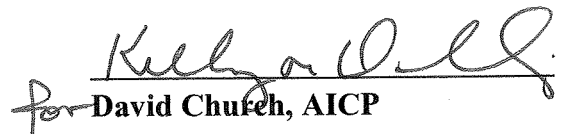
Our office has identified potential local concerns, and we offer the following advisory comments:

1. The information provided does not go into detail regarding vehicular access to the new pole barn/garage. In the event access to the new structure is planned from Forest Road, the Applicant will need to submit to the County DPW in order to obtain a high way work permit and approval of a new access point.
2. Additionally, the new roof and any additional pavement will increase the amount of stormwater runoff attributed to the natural system, including the pond located at the rear of the property which flows into a significant NYSDEC wetland complex to the north. County Planning recommends that the Applicant consider directing any additional stormwater flow to a rain garden, cistern or other green infrastructure stormwater practice, which would remove any potential pollutants and sediment collected in the stormwater.

County Recommendation: Local Determination

Date: May 14, 2013

Prepared by: Chad M. Wade, R.L.A.
Planner


David Chufeh, 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.