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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

Referral ID #: NBT 21-18M

Applicant: Stewart and Diane Sancton

Tax Map #: 67-8-3

Project Name: none provided

Local File #: 2703-18A and B

Proposed Action: Area Variance for side yard setback and increased degree of nonconformance for rear yard, single and combined side yard for reconstruction and replacement of damaged shed

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

Date of Full Statement: August 23, 2018

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 shed is located very close to the property line. The Town may wish to verify the exact property line location and its relation to the reconstructed shed.

County Recommendation:

Local Determination

Date: September 6, 2018

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.