



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-l, m, & n

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

**Applicant:** Richard Solomons/RANNE, Inc.

**Project Name:** Pet Hotel and Daycare Center

**Proposed Action:** Area Variance for front yard setback for new construction of pet boarding facility

**Reason for County Review:** Within 500 feet of US Route 9W

**Date of Full Statement:** December 21, 2015

**Referral ID #:** NBT 51-15M

**Tax Map #:** 9-3-22.2 and 23

**Local File #:** Pl Bd Refl

#### 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 have no objection to the request for a front yard setback variance for the existing structure to remain onsite.

This project was not referred to the Planning Department by the Planning Board. While we recognize that this is not the responsibility of the Zoning Board of Appeals, we ask that the ZBA share this letter with the Planning Board, so that our concerns may be addressed. We are primarily concerned at this time with the channelization of the onsite creek, the potential for groundwater pollution through the disposal of pet waste, the proposed handicapped access for the new facility from the proposed parking area, the location of the proposed facility across property lines, and the potential need for a SPDES permit.

**County Recommendation:** Local Determination

**Date:** January 11, 2016

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