



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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David E. Church, AICP  
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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, & n

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

**Applicant:** Lindsey Tibbetts

**Project Name:** none provided

**Proposed Action:** Area Variance for increased degree of nonconformity for rear yard setback and single side yard setback for addition to existing single family residence

**Reason for County Review:** Within 500 feet of the Orange/Ulster County boundary

**Date of Full Statement:** July 13, 2016

**Referral ID #:** NBT 27-16M

**Tax Map #:** 2-2-46

**Local File #:** 2579-16

#### 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.

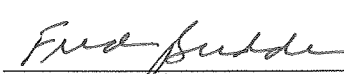
We note that the setbacks are large in the RR zone, resulting in quite a small building envelope for this property. If this is the case with other properties in the RR zone, the Town may wish to consider revising the bulk requirements.

**County Recommendation:**

**Local Determination**

**Date:** July 22, 2016

**Prepared by:** Megan Tennermann, AICP, Planner

  
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**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).