



Steven M. Neuhaus  
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## Orange County Department of Planning

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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

**Applicant:** Westport Management LLC

**Project Name:** none provided

**Proposed Action:** Area Variance for front yard setback from existing house to existing road

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

**Date of Full Statement:** August 4, 2015

**Referral ID #:** NBT 35-15M

**Tax Map #:** 47-1-70

**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.

Upon reviewing our files, County Planning does not appear to have received the subdivision application from the Planning Board at this time. When appropriate, we would appreciate the opportunity to review the subdivision.

#### County Recommendation: Local Determination

**Date:** August 14, 2015

**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).