



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

Alan J. Sorensen, AICP  
Commissioner

www.orangecountygov.com/planning  
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:** Michael Calaluca

**Project Name:** Jiffy Lube

**Proposed Action:** Area Variance for automobile oil change facility

**Reason for County Review:** Within 500 feet of State Route 300

**Date of Full Statement:** September 27, 2021

**Referral ID #:** NBT37-21M

**Tax Map #:** 96-1-3

**Local File #:**

#### Comments:

The Planning Department has reviewed the submitted materials regarding the appeal for area variances regarding the construction of a new automobile oil change facility with associated signage, lighting, utilities, landscaping, parking, drive aisles, and entrance in the IB zoning district and has determined that the proposed action has the potential to cause negative intermunicipal or countywide watershed impacts.

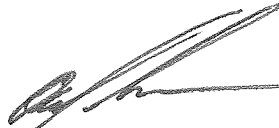
These impacts include the modification of an existing outlet within 50 feet of the top of bank of the existing unnamed ditch tributary to the Quassaick Creek. For this reason, we cannot recommend that the Board approve this action as it is currently presented.

The Project Site is within the Quassaick Creek Watershed. County Planning, through a Department of State Grant finalized a Watershed Management Plan in 2014 for the entire Quassaick Creek Watershed. Our office recommends that the Board work with the Applicant to review the plan to determine what actions the Applicant can incorporate into the site plan to further the identified recommendation, available from: [http://waterauthority.orangecountygov.com/quassaick\\_watershed.html](http://waterauthority.orangecountygov.com/quassaick_watershed.html)

**County Recommendation:** Modification

**Date:** October 14, 2021

**Prepared by:** Jessica Ridgeway, Planner

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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](http://www.orangecountygov.com/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:** Sanil Shah  
**Project Name:** Orange Lake Motel  
**Proposed Action:** Area Variance  
**Reason for County Review:** Within 500 feet of State Road  
**Date of Full Statement:** October 15, 2021

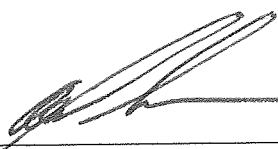
**Referral ID #:** NBT42-21M  
**Tax Map #:** 47-1-39.2  
**Local File #:**

#### 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.

#### County Recommendation: Local Determination

**Date:** October 19, 2021  
**Prepared by:** Jessica Ridgeway, Planner

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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:** Scannell Properties  
**Project Name:** Newburgh Commerce Center  
**Proposed Action:** Area Variance  
**Reason for County Review:** Within 500 feet of State Road  
**Date of Full Statement:** October 05, 2021


**Referral ID #:** NBT38-21M  
**Tax Map #:** 95-1-58  
**Local File #:**

#### Comments:

The Planning Department has reviewed the submitted materials regarding the appeal for an area variance for the proposed 127,000 sq. ft. building with the potential for a warehouse and/or storage/trucking terminal within 500 ft of State Route 17k (119-foot 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.

**County Recommendation:** Local Determination

**Date:** October 19, 2021  
**Prepared by:** Jessica Ridgeway, Planner

  
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