

mailed 8/22/18 @



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
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: Douglas and Joyce Reyes

Project Name: none provided

Proposed Action: Area Variance for increased degree of nonconformity for new construction of 12' by 20' deck in one of two front yard setbacks

Reason for County Review: Within 500 feet of County Route 23 (Forest Drive)

Date of Full Statement: July 31, 2018

Referral ID #: NBT 20-18M

Tax Map #: 49-5-1

Local File #: 2295-12

Comments:

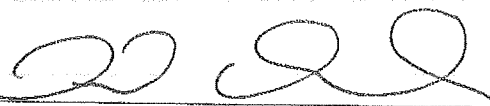
The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter.

The proposed width of the deck will put the edge approximately seven feet from the property line. We advise the Town to require an up-to-date survey ensuring that the deck maintains sufficient distance from Roma Drive and any associated easements to allow for maintenance activities and unobstructed travel.

County Recommendation: Local Determination

Date: August 16, 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 on-line at www.orangecountygov.com/planning.