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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 Chester ZBA

Applicant: Paul Guaneri

Project Name: Guaneri

Proposed Action: Area Variances for single side yard setback for existing residence and frontage on public road for proposed subdivision lot

Reason for County Review: Within 500 feet of County Route 82 (Gibson Hill Rd)

Date of Full Statement: May 26, 2015

Referral ID #: CHT 03-15M

Tax Map #: 18-1-25

Local File #: none provided

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: June 2, 2015

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.