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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: Shane and Nicole Ferraro

Project Name: Ferraro

Proposed Action: Area Variance for addition to existing residence, reducing single side yard from required 30 feet width to 24.25 feet width

Reason for County Review: Within 500 feet of property owned by New York State for recreational purposes (Goosepond Mountain State Park)

Date of Full Statement: March 24, 2015

Referral ID #: CHT 02-15M

Tax Map #: 8-1-6

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: April 6, 2015

Prepared by: Megan Tennermann, AICP, Planner


for **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.