



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 Chester ZBA

Applicant: Dr. Mark Lane

Project Name: Lane Veterinary Clinic

Proposed Action: Use Variance to determine whether vet clinic is acceptable use under category of "office building for professional use" in IP zone

Reason for County Review: Within 500 feet of County Route 13 (Kings Highway)

Date of Full Statement: July 20, 2015

Referral ID #: CHT 05-15M

Tax Map #: 17-1-101

Local File #: none provided

Comments:

The Department has received the above referenced use variance/zoning interpretation and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Definitions: It is the County's opinion that a veterinary clinic certainly qualifies as a professional use, and that many similar uses such as medical or dental offices have treatment facilities in their offices. We support unreservedly the use of "professional office" to include veterinary clinic. If the Town wishes to revise their zoning to include a definition of professional or professional use, the County would be happy to provide assistance and technical support.

County Recommendation: Local Determination

Date: July 28, 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.