



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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Commissioner

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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, & n

**Local Referring Board:** Town of Chester Planning Board

**Applicant:** Richard L. Palmer

**Project Name:** Palmer Subdivision and Lot Line Change

**Proposed Action:** Minor Subdivision to create one new single family residential lot and to adjust property lines between two existing parcels

**Reason for County Review:** Within 500 feet of County Route 45 (Laroe Road)

**Date of Full Statement:** March 29, 2023

**Referral ID #:** CHT 03-23N

**Tax Map #:** 7-1-35.1

**Local File #:** none provided

#### Comments:

The Department has received the above referenced minor subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. The dedication of the majority of the property to open space preservation in partnership with the Orange County Land Trust will add greatly to the natural beauty and ecological preservation of the area, and we commend the applicant and the Town for the measures they have taken to ensure that the proposed subdivision will have a minimal impact on the site.

**County Recommendation:** Approval

**Date:** April 3, 2023

**Prepared by:** Megan Tennermann, AICP  
Senior 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).