

What do the County's comments mean to you?

After we hear from all the relevant agencies and review the project, we make our official comments in the form of a letter from the Commissioner of Planning and Economic Development. The Broome County Planning comments may include one of the following findings:

- Finding of no significant countywide or inter-community impacts with no comments;
- Finding of no significant countywide or inter-community impacts with advisory comments and recommendations; or
- Finding of significant countywide or inter-community impacts, recommendation of denial and reasons for the recommendation of denial.

Our opinion is only advisory, but if we recommend denial or modification of the proposed action, then the local board cannot act contrary unless they have a vote of a majority plus one of all board members. This is a super-majority, which 239 law calls an 'Extraordinary Vote'.

Included with our comments may be references to required permits or other laws or regulations that need to be addressed. We also may make suggestions, comments, or other technical assistance advice that is strictly advisory.

What happens after you make a decision?

After the local board makes a decision, General Municipal Law requires that you send us a copy. If you acted contrary to our recommendation of modification or denial, you have to note the reasons for this action. You have 30 days to send us this final report.

Do you have questions?

If you have questions about the 239 Review process, please contact Senior Planner Lora Zier by e-mail:

lora.zier@broomecountyny.gov or
telephone: (607) 778-2370.