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481 Clove Road, Monroe, NY 10950
January 5, 2021 Public Comments regarding Clovewood DEIS

3.4 COMMUNITY CHARACTER

Comment 3.4-1 (Page 3.4-1): The DEIS states, "Accordingly, as the Project proposes allowable uses at densities authorized under the Zoning Code, the Project would be what the Village envisioned for the Project Site and found would not have the potential to generate any significant adverse impacts upon community character. There is no rational basis for any different conclusion for the Project."

This conclusion is inappropriate as part of the DEIS. On March 21, 2016, the Village of South Blooming Grove issued a Positive Declaration indicating that the proposed project may have a significant adverse impact on the environment. In the subsequent Final Scoping Document, dated June 2, 2016, the Village specifically identified potential impacts upon Community Character as an area of specific concern to be studied.

Comment 3.4-3 (Page 3.4-6): The DEIS states, "The Village is characterized by its suburban appearance featuring varying ages and styles of houses mostly situated on lots less than 0.5 acres in size, particularly in the area adjacent to the southwest of the Project Site."

The proposed project would contrast significantly with this existing character in that the lot sizes would be less than 0.2 acres in size, with the smallest being 0.169 acre, or about a third of the 0.5 acres noted for existing lots. In further contrast to the "varying ages and styles of houses," the proposed units would be limited to two very similar looking models, creating a very monotonous looking collection of 600 residential units on very small lots. This would be in contrast with the existing character of the Village as described.

The actual proposed lot sizes will range from 0.169 to 0.198 acres, not 1.2 acres. Three of the Clovewood homes, which are much larger than the current village homes, would fit into the average 0.58-acre lot size of the adjacent Village communities.

For this and all the reasons presented in my previous comments on Community Character, the DEIS conclusion of no adverse impact, and no need for mitigation, is plainly incorrect.