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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: Village of South Blooming Grove PB

Applicant: Yoel Blum

Project Name: 12 Old Town Road

Proposed Action: Minor Subdivision creating four lots from one existing lot; applicant proposes to retain one existing single family home and build three new duplexes, one on each of the proposed new lots

Reason for County Review: Within 500 feet of NYS Route 208

Date of Full Statement: January 20, 2023

Referral ID #: SBG 02-23N

Tax Map #: 209-3-11.1

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. We would like to offer the following advisory comments:

Water and Sewer Access: The County is aware that the Village is embarking on a project to improve and upgrade the existing water system, which may take a considerable amount of time. The Village should therefore ensure that the municipal water and sewer systems have sufficient capacity to accommodate six additional dwelling units at this time.


Driveway Encroachments: We concur with the various board and consultant recommendations to reduce the number of curb cuts to one per lot rather than two. The reduction of curb cuts will potentially reduce the number of vehicular conflicts due to both internal and passing traffic.

Stormwater Management: The applicant has not prepared an Erosion and Sediment Control Plan or provided any other stormwater management plan for the project, which will be increasing the amount of impervious surface more than three times its existing level. We advise the Village that stormwater management and erosion control measures should be put into place to protect both water quality and the structural stability of these residences and the surrounding infrastructure.

County Recommendation: Local Determination

Date: February 23, 2023

Prepared by: Megan Tennermann, AICP
Senior Planner



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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.

