

**Village of South Blooming Grove  
Community Design Review Committee**

**Recommendation:**

**Date:** January 17, 2023

**Project:** 16 Galveston Drive - Proposed Building Addition - Yard Determination

**Description:** Applicant proposes to add a dwelling with a 1,530 square feet footprint to an existing two-story dwelling in the RB Residence B District, which provides for the Planning Board to establish yards during the subdivision process, which is what is effectively occurring in this instance by the creation of a second dwelling unit.

**Recommendation:** Because this is a corner lot with two large front yards of 40 feet there is plenty of open space on the lot. There is also an existing dwelling with a building line for the attached deck and patio that extends to approximately 25 feet of the rear lot line. It is standard zoning practice to allow non-conforming structures to be extended along existing building lines. Therefore, although CDRC recommends 40 feet minimum rear yards in most instances, the unique situation in this one a 25 feet rear yard is adequate and this is recommended to the Planning Board.

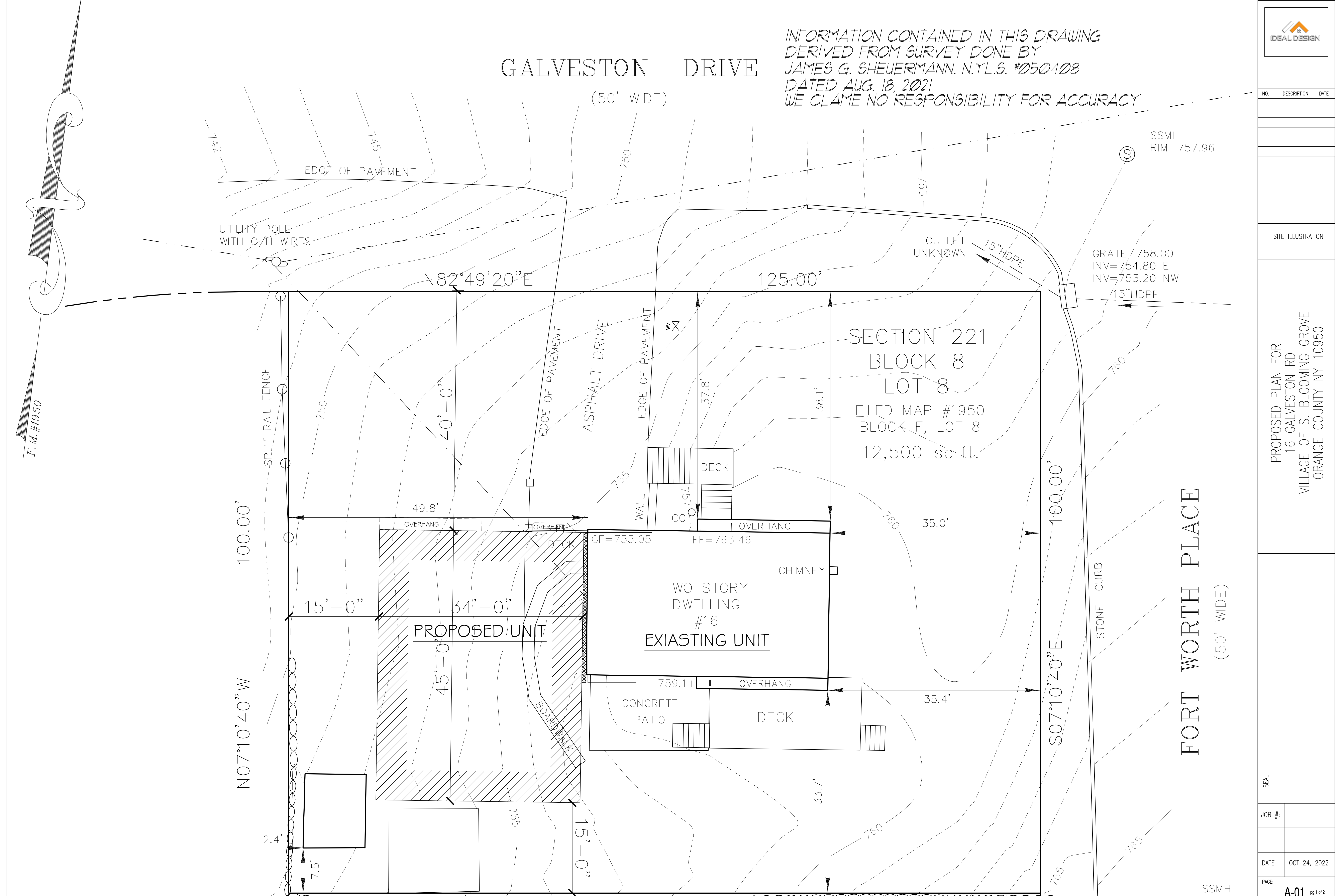


INFORMATION CONTAINED IN THIS DRAWING  
 DERIVED FROM SURVEY DONE BY  
 JAMES G. SHEUERMANN, N.Y.L.S. #050408  
 DATED AUG. 18, 2021  
 WE CLAME NO RESPONSIBILITY FOR ACCURACY

# GALVESTON DRIVE

(50' WIDE)

NO.	DESCRIPTION	DATE



SITE ILLUSTRATION

PROPOSED PLAN FOR  
 16 GALVESTON RD  
 VILLAGE OF S. BLOOMING GROVE  
 ORANGE COUNTY NY 10950

SEAL	
JOB #:	
DATE	OCT 24, 2022
PAGE:	A-01 of 2

SSMH  
RIM=757.96

GRATE=758.00  
 INV=754.80 E  
 INV=753.20 NW

FORT WORTH PLACE  
 (50' WIDE)

SSMH  
DIM=766

NO.	DESCRIPTION	DATE

PROPOSED FLOOR PLANS

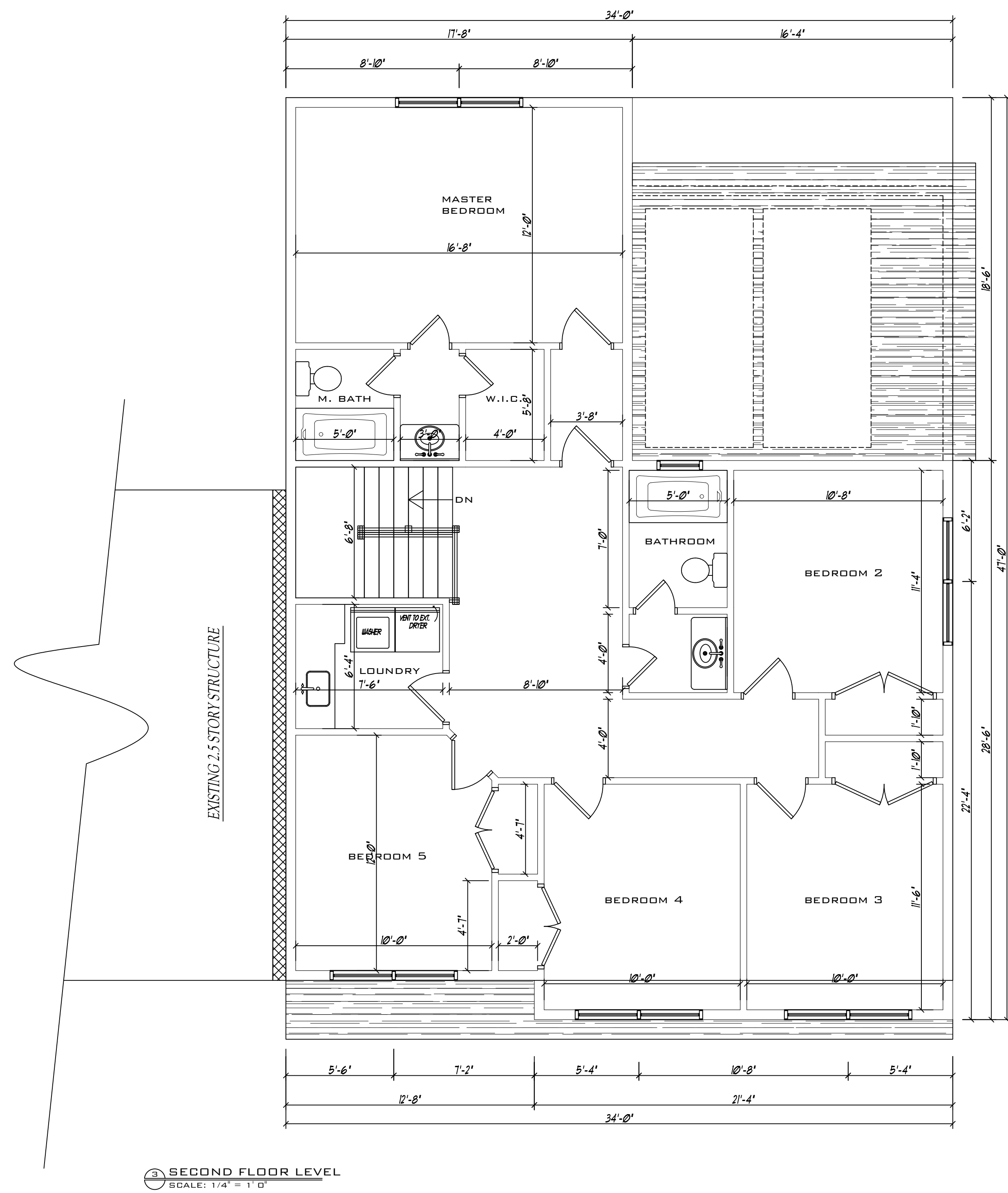
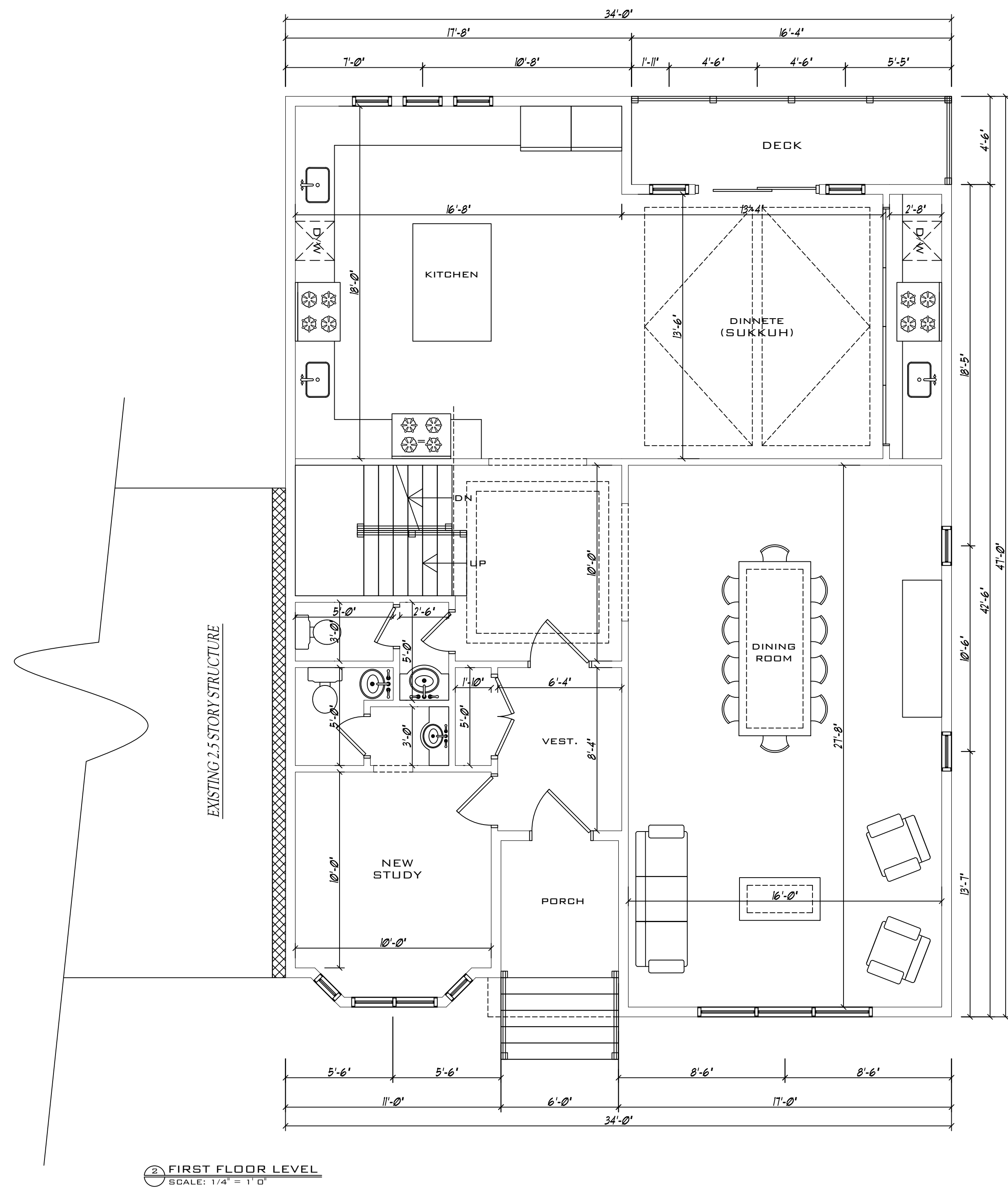
PROPOSED PLAN FOR  
16 GALVESTON RD  
VILLAGE OF S. BLOOMING GROVE  
ORANGE COUNTY NY 10950

SEAL

JOB #:

DATE OCT 24, 2022

PAGE: A-01 of 2

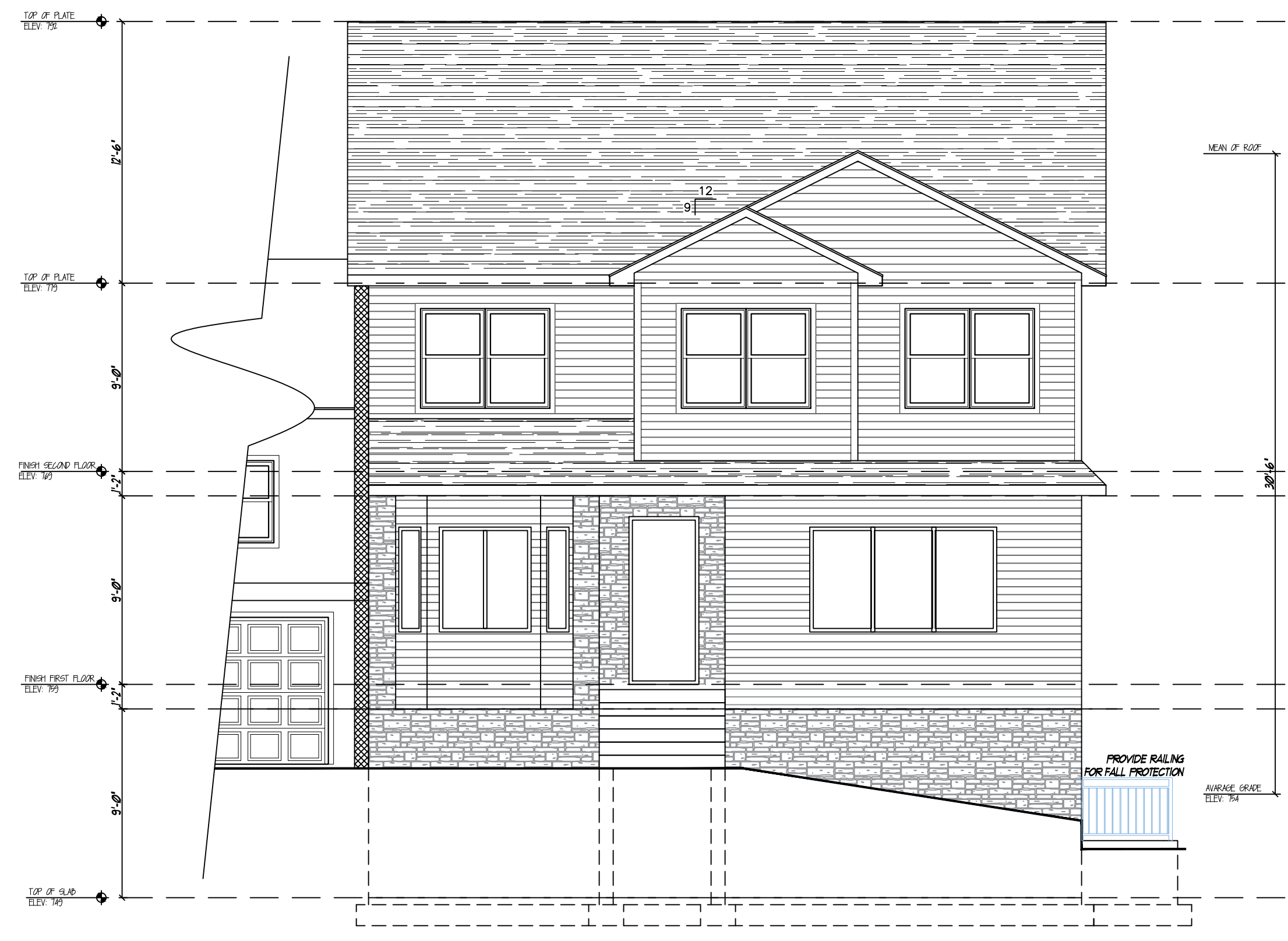




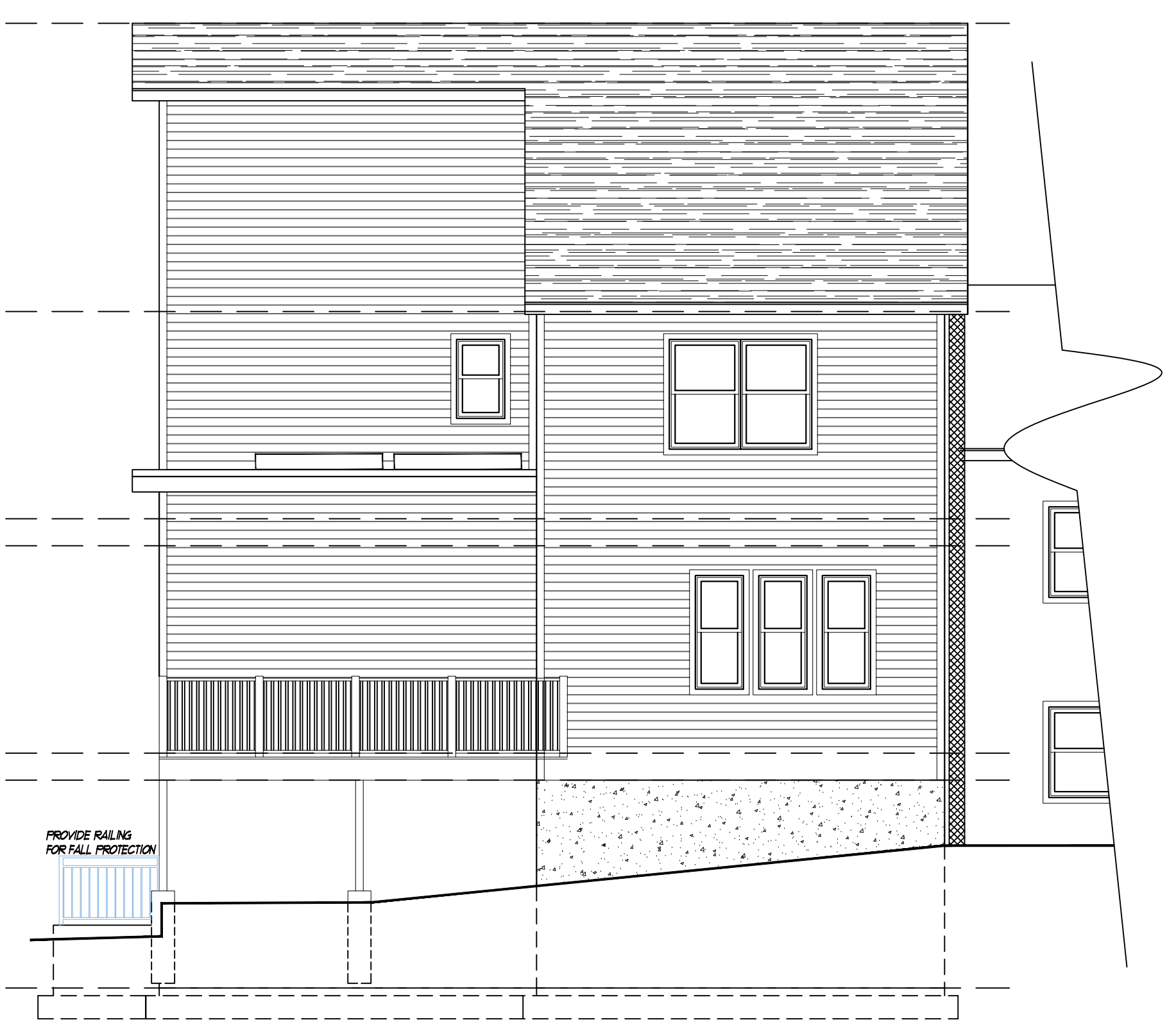
NO.	DESCRIPTION	DATE

PROPOSED EXTERIOR ELEVATION

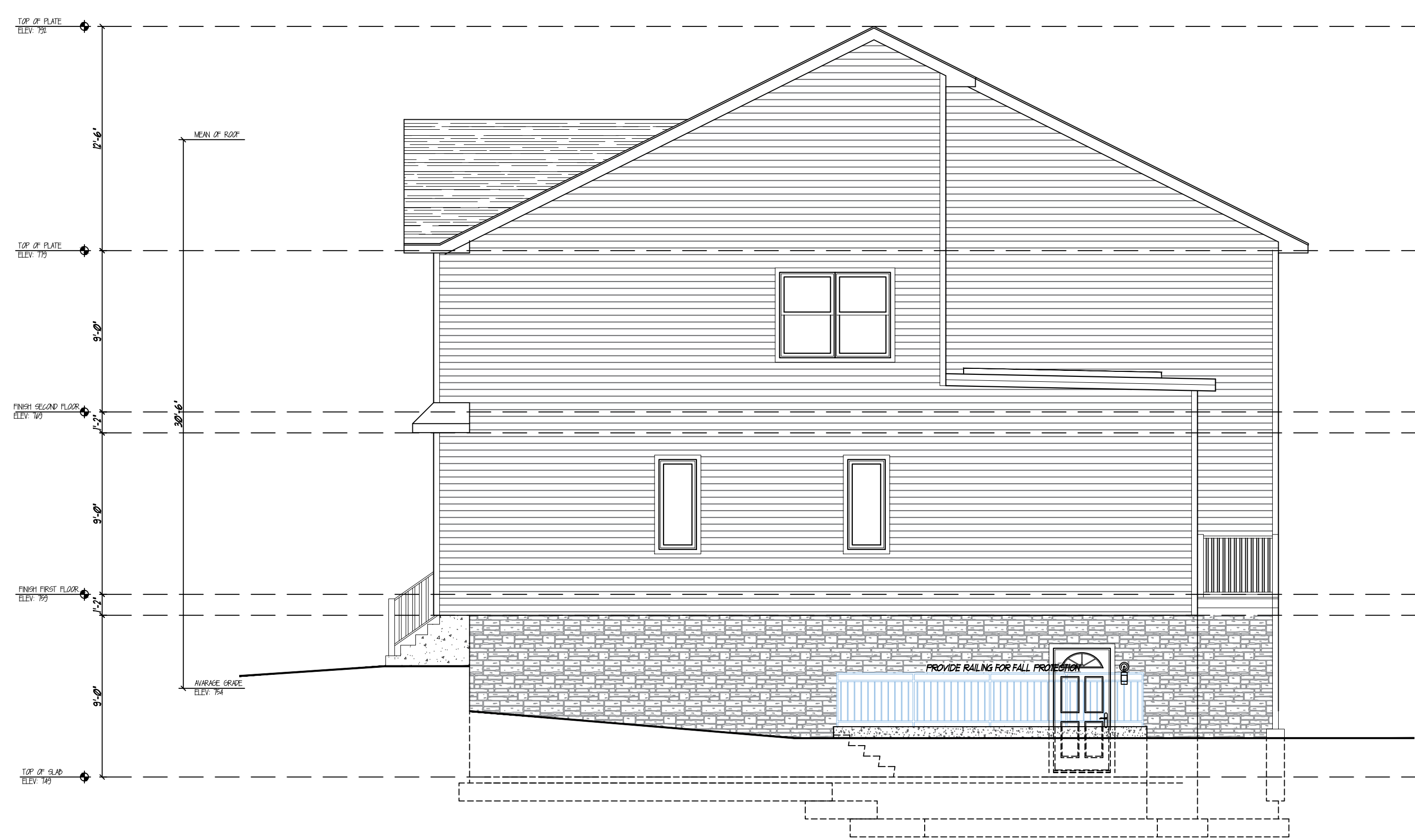
PROPOSED PLAN FOR  
16 GALVESTON RD  
VILLAGE OF S. BLOOMING GROVE  
ORANGE COUNTY NY 10950



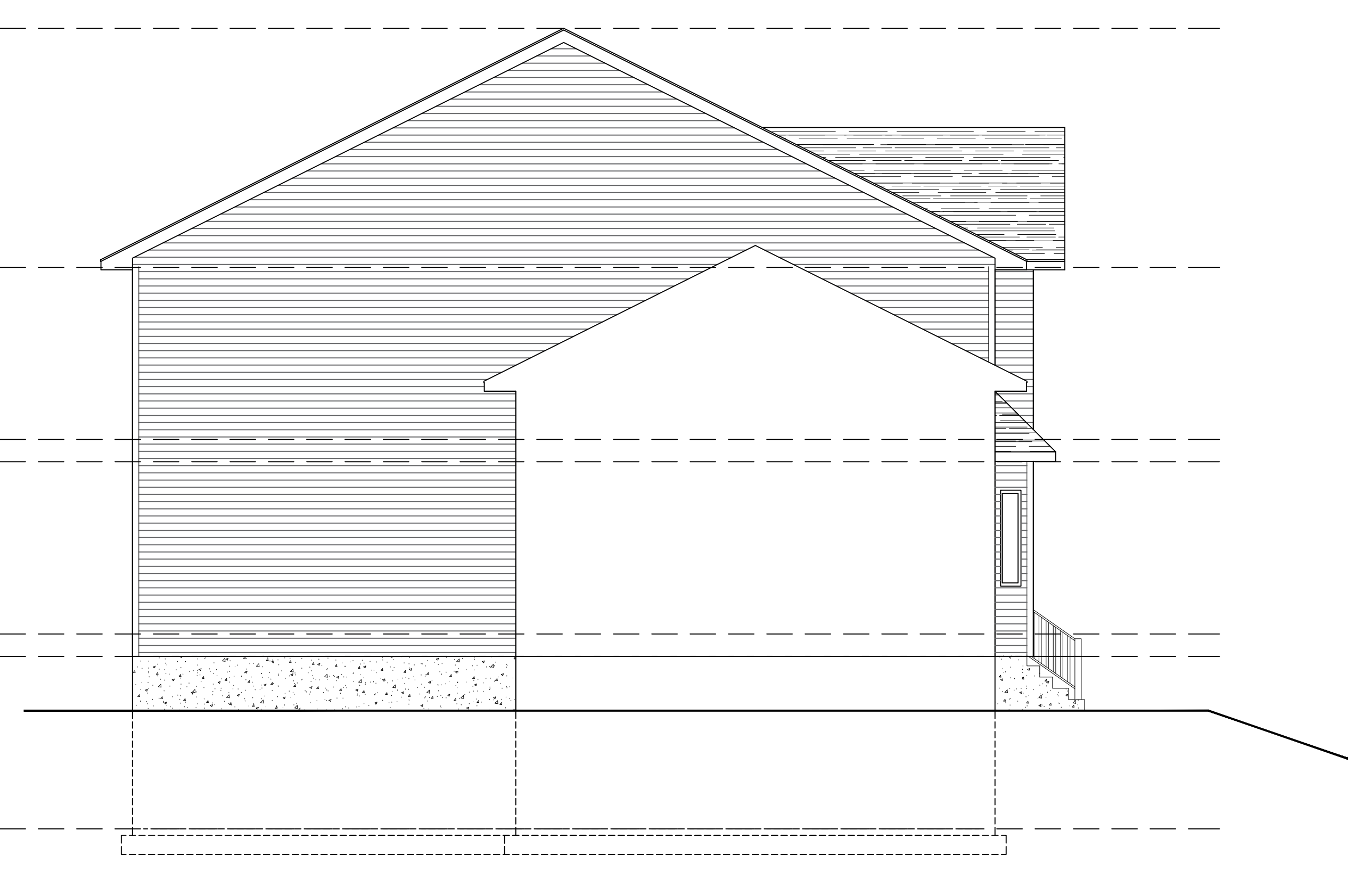
FRONT SE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

SEAL

JOB #:

DATE OCT 24, 2022

PAGE: A-02 pg 2 of 2