

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
July 20, 2023**

Members Present:

Chairman Solomon Weiss
Dov Frankel
Abraham Klepner
Simon Schwartz
Eli Hiller - Alternate Member

Members Absent:

Yoel Ungar

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Al Fusco, Village Engineer
Tom Shepstone, Village Planner

The meeting was called to order by Chairman Solomon Weiss at 8:05 PM followed by a pledge to the flag.

Approval of Previous Minutes

Tom Shepstone distributed minutes of the June 15, 2023 meeting and asked if any members had comments or requests for revisions. A motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to approve these minutes.

OLD BUSINESS

Prospect Gardens

Kirk Rother, P.E. provided an update on the project, reviewing items and noting archeological and traffic studies had been completed. It was further noted that a submission to Orange County for GML § 239 review had been made. Rother suggested and Al Fusco concurred that a meeting of Village advisers was needed to discuss upgrading of Prospect Road to accommodate increased traffic from this and other planned projects along with how the costs might be fairly shared among developers.

35-37 Virginia

A motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously

carried to close the public hearing on this project. Al Fusco indicated he needed to further review the project and, therefore, no further action was taken.

277-279 Prospect Road School

Kirk Rother, P.E. made a presentation on the project. Tom Shepstone indicated he had received a draft EAF Part 2 from Rother and added several items that he thought needed addressing. He recommended it be approved for use by the applicant in preparing a Part 3 to address all the issues. A motion was made by Eli Hiller, seconded by Dov Frankel and unanimously carried to adopt the recommended EAF Part 2 for those purposes.

Shepstone indicated no written comments had been received since the last meeting when the hearing was extended for those purposes, but a motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to continue the open public hearing for written comments until August 17, 2023. Al Fusco made various engineering observations regarding the plans submitted, The Board also entertained general comments regarding school impacts, impacts on Prospect Road, erosion problems and potential impacts on public water and sewer capacity.

2-4 Michael Court

A motion was made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to close the public hearing on this project and address SEQRA review at the next meeting.

2-4 Pennsylvania

A motion was made by Simon Schwartz, seconded by Abraham Klepner and unanimously carried to close the public hearing on this project. Al Fusco offered his engineering review and Tom Shepstone reviewed the EAF. A motion was then made by Eli Hiller, seconded by Dov Frankel and unanimously carried to approve a Negative Declaration as to significant environmental impacts. A third motion was then made by Eli Hiller, seconded by Abraham Klepner and unanimously carried to grant conditional final approval of the subdivision, subject to meeting all requirements of the Village Engineer, paying \$16,500 in recreation fees and also paying all professional due to the Village.

25 Lark Subdivision

Michael Calise, P.E. presented a plan for a 16-lot subdivision of a property accessed off Lark Drive through Lake Road and off Lake Shore Drive via Oriole Road. All lots would be served by individual on-lot water wells and Village sewer. A motion was made by Simon Schwartz, seconded by Dov Frankel and unanimously carried to open the advertised public hearing on this project.

Comments received focused on the fact much more detail was needed on the project; clear-cutting, flooding and stormwater runoff; and water supply demands. It was suggested the

property already had stormwater issues. Robert Minoguh of 55 Tanager Road submitted the following written comment:

I strongly object to the application of 25 Lark LLC for a subdivision for 16 lots from a 38.5 acre parcel. Due to already over-crowding in area, future water problems, sewer problems. When is enough?

A motion was then made by Simon Schwartz, seconded by Dov Frankel and unanimously carried to continue the public hearing on this project for written comments.

Al Fusco provided a summary of his engineering review, recommending the use of a Long-Form EAF, preparation of a utility plan, lighting plan, estimates of improvement costs and SWPPP, long with addition of a bulk table and road profiles and securing of DOH and DEC permits. Dan Kraushaar also suggested that open space might be protected with a conservation easement.

19-21-23 Mangin

A motion was made by Abraham Klepner, seconded by Eli Hiller and unanimously carried to open the advertised public hearing on this project.

Comments received included concerns regarding additional impervious surface, water demand, density and lighting.

A motion was then made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to continue the public hearing on this project until August 17, 2023 for written comments. Al Fusco briefly commented on engineering needs. It appears GML § 239 review will not be required under the county agreement pertaining to such reviews.

3-5 San Marcos

A motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to open the advertised public hearing on this project.

Comments received included concerns regarding water demand, density, traffic safety vis-a-vis neighborhood children, school bus issues and public notice of the hearing (although certified mail receipts were provided as required.) It was also asserted buses in the area were not observing safe practices in picking up school children.

Adrianna Concilio presented two written sets of comments and questions regarding the project and the Environmental Assessment Form submitted with the application. Copies of these comments are incorporated herein as appendices by reference and are attached to the file copy of these minutes.

A motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to continue the public hearing on this project until August 17, 2023. Al Fusco also offered

engineering comments noting the need for SHPO review and details regarding water and sewer connections.

NEW BUSINESS

Sleep Inn Site Plan Amendment

It was noted an amendment is proposed to the approved site plan for the Sleep Inn property so as to accommodate a proposed supermarket. Following brief discussion, a motion was made by Abraham Klepner, seconded by Eli Hiller and unanimously carried to advertise a public hearing on this site plan amendment for 8:05 PM on August 17, 2023.

4 Heights Trail Subdivision Plan Revision

This applicant proposes a revision of this previously approved subdivision plan. Following brief discussion, a motion was made by Simon Schwartz, seconded by Dov Frankel and unanimously carried to advertise a public hearing on this subdivision plan revision for 8:10 PM on August 17, 2023.

Other Business/Adjournment

There being no other business to come before the Planning Board, Eli Hiller moved to adjourn the meeting. This was seconded by Abraham Klepner and unanimously carried.

Short Environmental Assessment Form

Block 4 or Question 8a

8. a. *Will the proposed action result in a substantial increase in traffic above present levels?*

Box ticked for "No"

1. **Can you provide the public with data to support that as the area has not grown over the last 5 years along with the traffic?**
2. **If not, can you elaborate on how it was decided?**

Block 6 or Question 10

10. *Will the proposed action connect to an existing public/private water supply?*

Box ticked for "Yes"

Effective April 8, 2019 and still going to this day.

It is included as a reminder in our bills for the town as well, yet neighboring houses still run sprinklers, powerwash the sides of their house and fill kiddie pools.

3. **Why are we not fixing the main water issue before trying to build up the land with more people then it can already handle?**

4. **How are you planning on tying in with the village sewer & water?**

I didn't see a single sewer line or sewer manhole on any of the plans provided. The same for the water lines and valves, we are already on a water restriction so how are we planning on adding 6 new households onto the water in this area.

Also, in the EAF form it's proposed to tie in with the existing drainage facilities with the village road, I don't see that shown on the plans at all either. I would like to see those on the face of these plans.

5. **Are the existing drainage facilities within the village road able to handle the extra load from this?**

- Can anyone just tie into the existing village drainage?
- Planning board approval only?
- EPA?

Chapter 163: SUBDIVISION OF LAND

§ 163-12. Approval of preliminary plat.

A. Application procedure and requirements.

(1) Prior to subdividing or resubdividing land, a

(h) Be accompanied by a letter not more than 30 days old from the Building Inspector identifying any outstanding violations

6. Is it public knowledge to be told the inspection report?

Chapter 163: SUBDIVISION OF LAND

B. Public hearing on preliminary plat.

2) The Clerk shall advertise such a public hearing at least once in a newspaper of general circulation in the Village at least five days before such hearing.

7. Where was the public hearing announcement for the proposed subdivisions in a newspaper of general circulation within the Village?

Chapter 163: SUBDIVISION OF LAND

B. Public hearing on preliminary plat.

3) At the time of a public hearing, the applicant shall submit an affidavit stating that he has notified by certified mail, return receipt requested, each adjacent or opposite owner of property as indicated on the application for subdivision approval at least 10 days prior to the public hearing, and that the applicant has placed at least two posters provided to him by the Clerk of the Planning Board on the four closest public roads in visible locations surrounding the proposed subdivision property, at least 500 feet apart if possible. The notice to be mailed shall conform to the official form of notice set forth in Appendix A.

8. Can you prove that each adjacent or opposite owner of property as indicated on the application were notified within at least 10 days prior to the public hearing?

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9. Can you provide time stamped photo evidence that at least two of the provided posters were placed on the four closest public roads in visible locations surrounding the proposed subdivision property?

10. Where did you get the boundary lines that are shown on these plans?

11. Did you locate the boundary evidence and do the deed study to establish the boundaries for these lots?

12. Where is the actual boundary survey of this property?

13. Does Arden Consulting Engineers, PLLC have a licensed land surveyor on staff?

Please provide us with the information on your licensed land surveyor, you cannot subdivide land without a licensed land surveyor signing off on the plan.

14. Is there an existing survey plan of this property or for the abutting parcels?

For zone RB (Residence B) it is required that each lot be a minimum of 12,000 sq ft
--

15. Are you planning on going for variances for these lots considering none of them meet that requirement?

Lot 1 is listed as 10,355 sq ft

Lot 2 is listed as 10,487 sq ft

Lot 3 is listed as 10,931 sq ft

These are all 2,000 square feet under the required lot size.

16. Is there an updated table of Bulk requirements on your website that includes the RB zoning district?

The only one publicly available is the one that was put into effect in 2009. Can we put that on the website and provide it to the public?

There was also a proposed zoning map [amendment](#) from 2022 but nothing else set in stone. The website is not very organized and it is difficult to find information.

17. How is this a real boundary map without a surveyor?

No surveyors signature anywhere. Sheet # 4 proposed subdivision requires a surveyors stamp.

18. Why are we proposing to make the road 5' wider?

19. There is off street parking proposed for these buildings, why make San Marcos Drive wider?

20. Does the proposed sidewalk end at the neighboring parcels as well?

Can we explain the reasoning behind this?

21. Are you just widening this section of the road or all of San Marcos Drive since it cuts off at the neighboring parcels?

22. Where is this statement located on the plans?

"The owner, or his representative, hereby irrevocably offers for dedication to the Village of South Blooming Grove or other governmental entity, all the streets, municipal uses, easements, parks and required utilities shown in the within subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____, and recorded in the Orange County Clerk's office. By: _____ Owner or Representative Date"

**Comments Questions & Concerns for 3 & 5 San Marcos
Drive**

**Thursday June 20, 2023
8:15pm**

**Three lot Subdivision with semi-attached dwellings
Proposition**

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Questions submitted before the board

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Review of Short Environmental Assessment Form

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Review of Planning Board Application for Site Development Plan

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Review of "Chapter 163: SUBDIVISION OF LAND"

Page 15-20

Review of Proposition created by Arden Consulting Engineers, PLLC
& Questions

Copy of questions submitted to Village Hall for Planning Board Meeting

(these are also asked throughout this document)

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8. a. *Will the proposed action result in a substantial increase in traffic above present levels?*

Box ticked for "No"

1. **Can you provide the public with data to support that as the area has not grown over the last 5 years along with the traffic?**
2. **If not, can you elaborate on how it was decided?**

Block 6 or Question 10

10. *Will the proposed action connect to an existing public/private water supply?*

Box ticked for "Yes"

Effective April 8, 2019 and still going to this day.

It is included as a reminder in our bills for the town as well, yet neighboring houses still run sprinklers, powerwash the sides of their house and fill kiddie pools.

3. **Why are we not fixing the main water issue before trying to build up the land with more people then it can already handle?**

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Documents incorrectly filled out

Short Environmental Assessment Form

San-Marcos-EAF.pdf (villageofsouthbloomington.com)

Page 1

Block 2 & 3

Name of Action or Project:

Site Plan Prepared for 3-5 San Marco Drive

Project Location (describe, and attach a location map):

3-5 San Marco Drive

San Marco is an incorrect street name

Correct: San Marcos

Block 6

Address:

5 San Marcos Drive & 6 Daweider Blvd. Unit 101

6 Daweider Blvd. Unit 101 is an incorrect street name

Correct: 6 D A Weider Blvd Unit 101

Page 2

Block 4 or Question 8a

8. a. Will the proposed action result in a substantial increase in traffic above present levels?

Box ticked for "No"

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I would disagree. Over the last three years there has been an increase of public and private transportation. Consider an average family household to have on average 6-8 family members, hypothetically 3-5 kids.

- At least 2 separate bus trips (one for the boys school, one for the girls) per household **not including private van/taxi transport for the children as well**
- Increased taxi traffic of all hours(constant honking), public bus, water tankers, grocery deliveries

Some Yeshivas/schools in the area (not including colleges)

Yeshivah Gedolah Toras Mordechai Viznitz - 17 Sleepy Hollow Rd, Monroe

ישיבה קטנה מהרי"ט דסאטמאר - TwentyOne Cliff Ct., Monroe

Yeshiva Kol Arye - 168 Seven Springs Mountain Rd, Monroe

Yeshiva Toras Chaim - 1231 NY-208, Monroe

Yeshiva of Nitra - 1425 NY-17M, Chester

Atzei Chaim Boys School - Kiryas Joel

Cong. V'yoel Moshe D'Satmer - 23-25 Larkin Dr, Monroe

Ruach Hachayim (private park) - 49 Larkin Dr, Monroe

The two current existing houses may house between 4-7 family members per household, one typically with 2 vehicles.

The three lot subdivision proposition would mean an increase of 4 large families.

Can you provide the public with data to support that as the area has grown, neither has the traffic?

Can you elaborate on the decision of no?

An example as someone who lives at 7 San Marcos, neighboring houses have taxis of all hours.

- One day in May of this year around 11pm, there was a taxi driving and reversing up and down the road laying on the horn because no one was responding, cops were contacted for a noise complaint.
- That same week, taxis can be heard as early as 8:30am, with a frequency of 3-5 visits to two or three houses. This includes one household who had (3) taxis from the time of 8:55am and 10:45am honking for someone to come out.

Block 6 or Question 10

10. Will the proposed action connect to an existing public/private water supply?

Box ticked for "Yes"

10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

WHAT WATER?

STAGE # 2 MANDATORY WATER RESTRICTIONS

[Home](#) / [News](#)

Effective, April 8, 2019

LAWN and LANDSCAPE WATERING

Residents will not be allowed to:

Water lawns, gardens, trees or shrubs with a sprinkler or irrigation system.

Wash down outdoor surfaces such as exterior sidewalks, driveways or walkway:

Use water for filling outdoor decorative features, fountains,

Residents running remote sprinklers or irrigation will be cited.

Residents may use hand-held watering containers (watering cans, buckets, etc.)

Effective April 8, 2019 and still going to this day.

It is included as a reminder in our bills for the town as well, yet neighboring houses still run sprinklers, powerwash the sides of their house, stones, decks and fill kiddie pools.

In 2019 Mayor LoFranco issued the following statement:

July 1, 2019

Due to High Water Consumption this past weekend, it was necessary to truck in water. Please be reminded that the Village is under mandatory water restrictions. Please conserve water and be aware.

Sincerely,

James LoFranco
Mayor
Village of South Blooming Grove

"It was necessary" for that time in 2019, yet currently, there are still water tankers coming up San Marcos to fill up the tank off Galveston Drive.

Page 3

Block 2 or Question 16

16. Is the project site located in the 100-year flood plan?

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Incorrect question on application. *There is no "flood plan" but a "Flood Plain"*

Planning Board Application for Site Development Plan

[San-Marcos-Application.pdf \(villageofsouthbloomington.com\)](#)

Page 3

Incorrect Street Address

Correct: 3-5 San Marcos Drive

PROJECT DESCRIPTION

NAME OF PROJECT: Three Lot Subdivision Prepared for 3-5 San Marco Drive

STREET ADDRESS: 3-5 San Marco Drive

Page 6

Incorrect name of Project, does not match other pages.

305 San Marcos Drive does not exist

"I (we)" line not signed

CONSENT OF PROPERTY OWNER(S)

DATE: 6/9/2023

RE: NAME OF PROJECT: Three Lot Subdivision for 305 San Marcos Drive

SECTION: 221 BLOCK: 2 LOT: 19
SECTION: 221 BLOCK: 2 LOT: 20

I (we) _____
OWNER(S) of the above noted parcel(s) of land authorize _____ to act as
Arden Consulting Engineers, PLLC
my/our agent with regard to this application and all related proceedings.

Incorrect Address

6 Daweider Blvd. Unit 101 is an incorrect street name

Correct: 6 D A Weider Blvd Unit 101

ADDRESS: 6 Daweider Blvd. Unit 101, Monroe, NY 10950

Page 12

Incorrect Applicant Name: Aron Mendlowitx

Correct: Aron Mendlowitz

Incorrect Address

6 Daweider Blvd. Unit 101 is an incorrect street name

Correct: 6 D A Weider Blvd Unit 101

I, Gedalya Feldman & Aron Mendlowitz, being duly sworn, hereby depose and say
that all the following statements and the statements contained in the papers submitted in this application for site
development plan herewith are true and that the nature and extent of any interests set forth are disclosed to the
extent that they are known to the applicant.

Gedalya Feldman - 5 San Marcos Drive, Monroe, NY 10950
Aron Mendlowitz - 6 Daweider Blvd. Unit 101, Monroe, NY 10950

1. Print or type full name and post office address: _____

Chapter 163: SUBDIVISION OF LAND

163-12.

§ 163-12. Approval of preliminary plat.

A. Application procedure and requirements.

(1) Prior to subdividing or resubdividing land, a

(h) Be accompanied by a letter not more than 30 days old from the Building Inspector identifying any outstanding violations

Is it public knowledge to be told the inspection reports?

g) Be presented to the Clerk to the Planning Board at least 26 days prior to the regular meeting of the Board at which this application is to be considered. The Clerk must receive the application and all supporting material no later than 12:00 noon of the 20th day. A preliminary plat which does not fully comply with the requirements of Article VI, § 163-32, or which is accompanied by construction plans, which do not fully comply with the requirements of Article VI, § 163-33, shall not be deemed to be officially submitted for the purposes of these regulations

Incomplete/incorrect Application above?

Chapter 163: SUBDIVISION OF LAND

B. Public hearing on preliminary plat.

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Can you prove that each adjacent or opposite owner of property as indicated on the application were notified within at least 10 days prior to the public hearing?

Chapter 163: SUBDIVISION OF LAND

B. Public hearing on preliminary plat.

2) The Clerk shall advertise such a public hearing at least once in a newspaper of general circulation in the Village at least five days before such hearing.

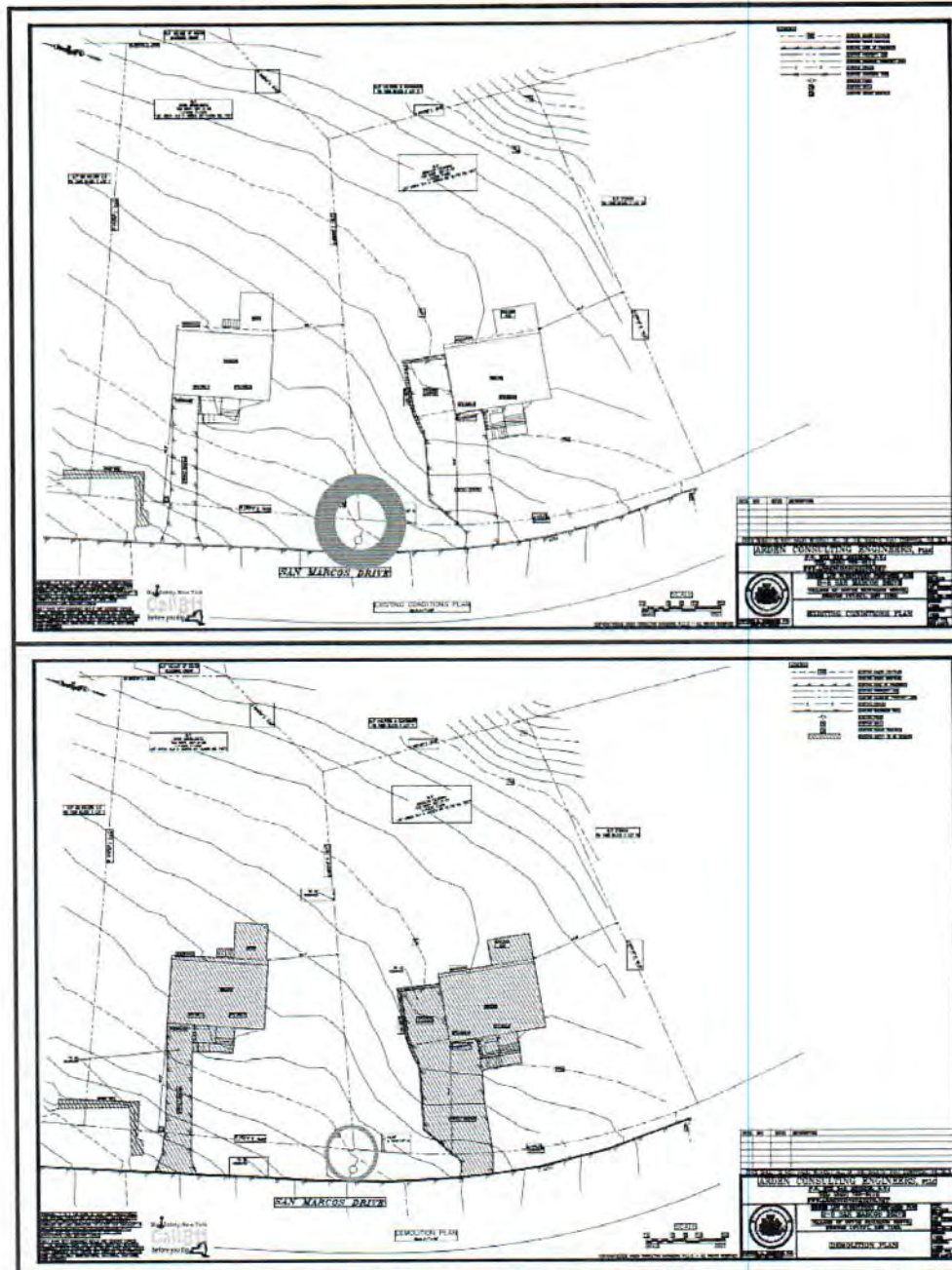
Where was the public hearing announcement for the proposed subdivisions in a newspaper of general circulation within the Village?

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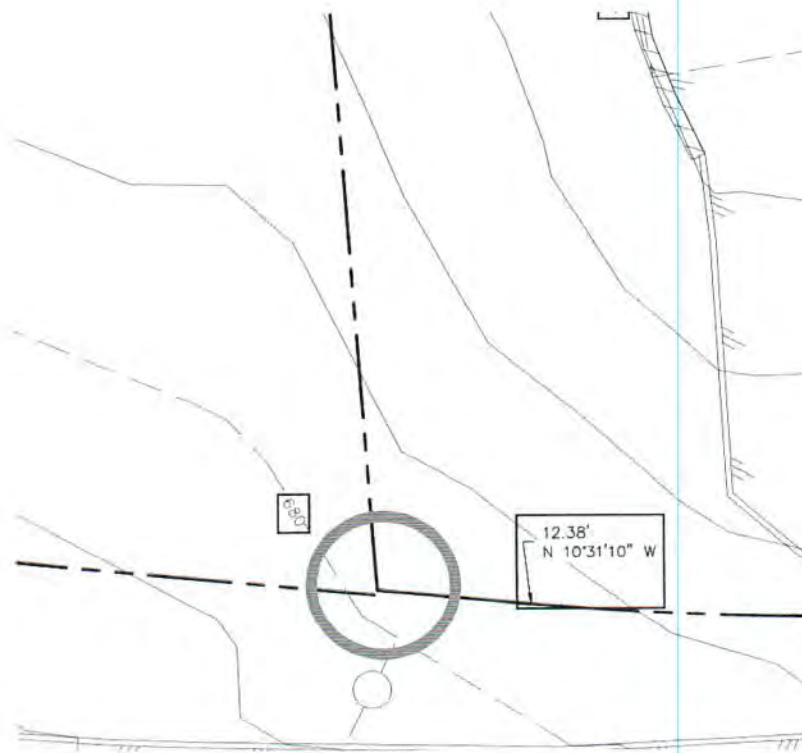
Plan Review

The lines on your plan don't appear to connect. See the shared boundary line between the two lots, then look where it intersects the existing streetline of San Marcos Drive.



LEGEND:

---	490	---	EXISTING MAJOR CONTOUR
---		---	EXISTING MINOR CONTOUR
---		---	EXISTING EDGE OF PAVEMENT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING ADJACENT PROPERTY LINE
---	X	---	EXISTING FENCE
---	CHW	---	EXISTING OVERHEAD WIRE
	○		EXISTING POLE
	W		EXISTING WELL
	S		EXISTING SEWER MANHOLE
	▨		EXISTING ENTITY TO BE REMOVE



Where did you get the boundary lines that are shown on these plans?

I am not seeing one actual piece of boundary evidence shown at any of the boundary corners on these plans. I am unsure how you are proposing retaining walls that follow along and are just inside the boundary lines without actually determining the boundary lines in real life.

These look like they were taken off from the Orange County GIS program.

Did you locate the boundary evidence and do the deed study to establish the boundaries for these lots?

Where is the actual boundary survey of this property?

I believe the property should be correctly surveyed before going forward with these plans, that's the basis of the plans.

Does Arden Consulting Engineers, PLLC have a licensed land surveyor on staff?

Please provide us with the information on your licensed land surveyor, you cannot subdivide land without a licensed land surveyor signing off on the plan.

How are you planning on tying in with the village sewer & water?

I didn't see a single sewer line or sewer manhole on any of the plans provided. The same for the water lines and valves, we are already on a water restriction so how are we planning on adding 6 new households onto the water in this area.

Also, in the EAF form I saw that they are proposing to tie in with the existing drainage facilities with the village road, I don't see that shown on the plans at all either. I would like to see those on the face of these plans.

**In the Subdivision requirements for Orange County it is stated
UNDER SECTION 334 OF THE REAL PROPERTY LAW & ORANGE COUNTY
SUBDIVISION LAW:**

9. EACH SUBDIVISION PLAT *SHALL* SHOW PROPOSED SEWAGE AND WATER FACILITIES FOR EACH LOT DESIGNED TO SERVE ANY DWELLING UNIT TO BE LOCATED THEREON, TOGETHER WITH A CERTIFICATE OF THE ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW YORK, STATING THAT SUCH SYSTEMS ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS, AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

Are the existing drainage facilities within the village road able to handle the extra load from this?

- Can anyone just tie into the existing village drainage?
- Planning board approval only?

Is there an existing survey plan of this property or for the abutting parcels?

For zone RB (Residence B) it is required that each lot be a minimum of 12,000 sq ft

Are you planning on going for variances for these lots considering none of them meet that requirement?

Lot 1 is listed as 10,355 sq ft

Lot 2 is listed as 10,487 sq ft

Lot 3 is listed as 10,931 sq ft

These are all 2,000 square feet under the required lot size. Currently as the lots sit right now they are both over the required Lot area.

BULK REQUIREMENTS ZONING DISTRICT: RB (RESIDENCE B)				
	REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA (GROSS)	12,000 SF			
MIN. LOT AREA (NET)	10,000 SF			
MINIMUM FRONTAGE		77.90 FT	81.89 FT	76.95 FT
MAXIMUM BUILDING COVERAGE		24.07%	22.08%	25.04%
MIN. FRONT YARD SETBACK		40 FT	40 FT	40 FT
MIN. REAR YARD SETBACK		40 FT	40.5 FT	51.2 FT
MIN. SIDE YARD SETBACK		15 FT	15 FT	15 FT
MAX. HEIGHT (FEET)	35 FT			
MAX. HEIGHT (STORIES)	2 STORIES			

Is there an updated table of Bulk requirements on your website that includes

the RB zoning district?

The only one publicly available is the one that was put into effect in 2009. Can we put that on the website and provide it to the public?

There was also a proposed zoning map amendment from 2022 but nothing else set in stone. *The website is not very organized and it is difficult to find information.*

How is this a real boundary map without a surveyor?

No surveyors signature

Sheet # 4 proposed subdivision, has to have a surveyors stamp

#11 notes as if it was surveyed, then who?

Existing conditions survey?

Subdivision plat has to be signed by the survey engineer

The definition of a Boundary Survey Map per the NYSAPLS (New York State Association of Professional Land Surveyors)

Website (<https://www.nysapls.org/page/23>)

Boundary Survey Map: The graphic opinion by a Land Surveyor, licensed and registered in the State of New York, which defined boundary limits and depicts in metes and bounds and physical possession of a parcel or parcels of land with relation to map lines, deeds of record, and / or pertinent reference data based on an actual field survey conducted under the supervision of the registered and licensed land surveyor preparing the map.

B. Standard Notes

In order to implement the policy previously stated above, the surveyor should place the following or comparable notes on the boundary survey map:

3. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

Why are we proposing to make the road 5' wider?

There is off street parking proposed for these buildings, why make San Marcos Drive wider?

Does the proposed sidewalk end at the neighboring parcels as well?

Can we explain the reasoning behind this? Are you just widening this section of the road or all of San Marcos Drive since it cuts off at the neighboring parcels.

This statement has to be on the plat of the property to do a successful subdivision within the village, this needs to be put on the subdivision plan before approval. Would you please point this out?

"The owner, or his representative, hereby irrevocably offers for dedication to the Village of South Blooming Grove or other governmental entity, all the streets, municipal uses, easements, parks and required utilities shown in the within subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____, and recorded in the Orange County Clerk's office. By: _____ Owner or Representative Date"