

**Comments, Still pending Questions & Concerns for 3 & 5**  
**San Marcos Drive**

~~Thursday June 20, 2023~~

**Revised for August 17, 2023**

**8:15pm**

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

**No response as of 8/16/23**

**Copy of questions submitted to Village Hall for Planning Board Meeting**

**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?**

**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.

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"

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

**Block 11 or # 4-5**

4. Check all land uses that occur on, are adjoining or near the proposed action:
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):
<input type="checkbox"/> Parkland

**Did not check off commercial - 8 San Marcos Drive**

- December 2019 was when the house was last occupied by a family

**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.

[NYS Traffic Data Viewer](#)

Looking at some data comparing 2011 to 2018, there is an increase of traffic

Where is more recent data to compare it to?



Station: 830031,2011,Combined Total	
COUNT_ID	830031_05312011
REGION	08
REGION_CODE	8
COUNTY_CODE	3
STATION	0031
RCSTA	830031
FUNCTIONAL_CLASS	16
FACTOR_GROUP	30
LATITUDE	
LONGITUDE	
SPECIFIC_RECORDER_PLACEMENT	300 ft N of Dueik Ave
CHANNEL_NOTES	
DATA_TYPE	Volume Statistics
VEHICLE_AXLE_CODE	2
YEAR	2011
MONTH	5
DAY_OF_FIRST_DATA	31
FEDERAL_DIRECTION	Combined Total
FULL_COUNT	Y
AVG_WKDAY_INTERVAL_1	140
AVG_WKDAY_INTERVAL_2	82
AVG_WKDAY_INTERVAL_3	53
AVG_WKDAY_INTERVAL_4	68
AVG_WKDAY_INTERVAL_5	186
AVG_WKDAY_INTERVAL_6	496
AVG_WKDAY_INTERVAL_7	848
AVG_WKDAY_INTERVAL_8	1158
AVG_WKDAY_INTERVAL_9	1111
AVG_WKDAY_INTERVAL_10	957
AVG_WKDAY_INTERVAL_11	828
AVG_WKDAY_INTERVAL_12	827
AVG_WKDAY_INTERVAL_13	861
AVG_WKDAY_INTERVAL_14	843
AVG_WKDAY_INTERVAL_15	958
AVG_WKDAY_INTERVAL_16	1116
AVG_WKDAY_INTERVAL_17	1309
AVG_WKDAY_INTERVAL_18	1300
AVG_WKDAY_INTERVAL_19	1211
AVG_WKDAY_INTERVAL_20	981
AVG_WKDAY_INTERVAL_21	764
AVG_WKDAY_INTERVAL_22	616
AVG_WKDAY_INTERVAL_23	404
AVG_WKDAY_INTERVAL_24	219
AVG_WKDAY_DAILY_TRAFFIC	17336
SEASONAL_FACTOR	1.082
AXLE_FACTOR	0.983
AADT	16022
HIGH_HOUR_VALUE	1309
HIGH_HOUR_INTERVAL	17
K_FACTOR	8
D_FACTOR	64
FLAG_FIELD	
BATCH_ID	59300

Station: 830031,2018,Combined Total	
COUNT_ID	830031_10302018
REGION	08
REGION_CODE	8
COUNTY_CODE	3
STATION	0031
RCSTA	830031
FUNCTIONAL_CLASS	16
FACTOR_GROUP	30
LATITUDE	41.34551
LONGITUDE	-74.19027
SPECIFIC_RECORDER_PLACEMENT	300' S OF RTE 17 WB ON RAMP
CHANNEL_NOTES	
DATA_TYPE	Volume Statistics
VEHICLE_AXLE_CODE	1
YEAR	2018
MONTH	10
DAY_OF_FIRST_DATA	30
FEDERAL_DIRECTION	Combined Total
FULL_COUNT	Y
AVG_WKDAY_INTERVAL_1	111
AVG_WKDAY_INTERVAL_2	61
AVG_WKDAY_INTERVAL_3	45
AVG_WKDAY_INTERVAL_4	70
AVG_WKDAY_INTERVAL_5	225
AVG_WKDAY_INTERVAL_6	515
AVG_WKDAY_INTERVAL_7	804
AVG_WKDAY_INTERVAL_8	1183
AVG_WKDAY_INTERVAL_9	1338
AVG_WKDAY_INTERVAL_10	1163
AVG_WKDAY_INTERVAL_11	1011
AVG_WKDAY_INTERVAL_12	1015
AVG_WKDAY_INTERVAL_13	1035
AVG_WKDAY_INTERVAL_14	1023
AVG_WKDAY_INTERVAL_15	1169
AVG_WKDAY_INTERVAL_16	1291
AVG_WKDAY_INTERVAL_17	1335
AVG_WKDAY_INTERVAL_18	1382
AVG_WKDAY_INTERVAL_19	1219
AVG_WKDAY_INTERVAL_20	879
AVG_WKDAY_INTERVAL_21	672
AVG_WKDAY_INTERVAL_22	503
AVG_WKDAY_INTERVAL_23	342
AVG_WKDAY_INTERVAL_24	210
AVG_WKDAY_DAILY_TRAFFIC	18601
SEASONAL_FACTOR	1.078
AXLE_FACTOR	1.000
AADT	17255
HIGH_HOUR_VALUE	1382
HIGH_HOUR_INTERVAL	18
K_FACTOR	7
D_FACTOR	54
FLAG_FIELD	
BATCH_ID	303726

NEW YORK STATE
Traffic Data Viewer

**Volume Statistics**

Related records:

- Station: 830031,2011,Northbound
- Station: 830031,2011,Southbound
- Station: 830031,2011,Combined Total
- Station: 830031,2018,Northbound
- Station: 830031,2018,Southbound
- Station: 830031,2018,Combined Total

AADT

**Filter by Direction**

Default view is combined total. Select from the list below to change view.

1 selected

**Filter by AADT Type (Actual vs. Estimate)**

Default view includes both Actual and Estimated AADT. Select an option to limit the view to actual or estimated only.

2 selected

blooming grove ny
X Q

Show search results for bloomi...

Average Speed (mph):

DHV:

DDHV:

Morning Peak:

Afternoon Peak:

Evening Peak:

Rated:

**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 walkways.

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 on average 4-6 water tankers a day, maybe 2-4 times a month coming up San Marcos to fill up the water tank up on Galveston Drive.

*As of 7/20/23 I requested information from Village Hall about the frequency of tanker fills  
As of 8/16/23 (emailed again 8/7/23) still no response about above and other questions*

As it stands, it looks as if a Kelim Mikvah\* is being installed on the left side of the house at 102 Duelk Ave. If so, where is that water coming from?

\*Kelim Mikvah is a mikvah specially made for dipping cooking utensils into.

\*\*mikvah (mik·vah): a ritual bath or bathing place for purification in accordance with Jewish law.

**Municipal Guide to NYS General Municipal Law §239 l, m and n:  
Required Planning, Zoning, and Subdivision Referrals**

**Page 8**

“Priority should be given to the Growth Areas, and specifically the Villages and Cities within them, for County support, incentives, and investment in water and sewer infrastructure improvements/extensions, sidewalk construction, transportation infrastructure, opportunities for transitoriented development, housing, and commercial development.”

**Notice how “investment in water and sewer infrastructure improvements” is first while  
“housing and commercial development” is last?**

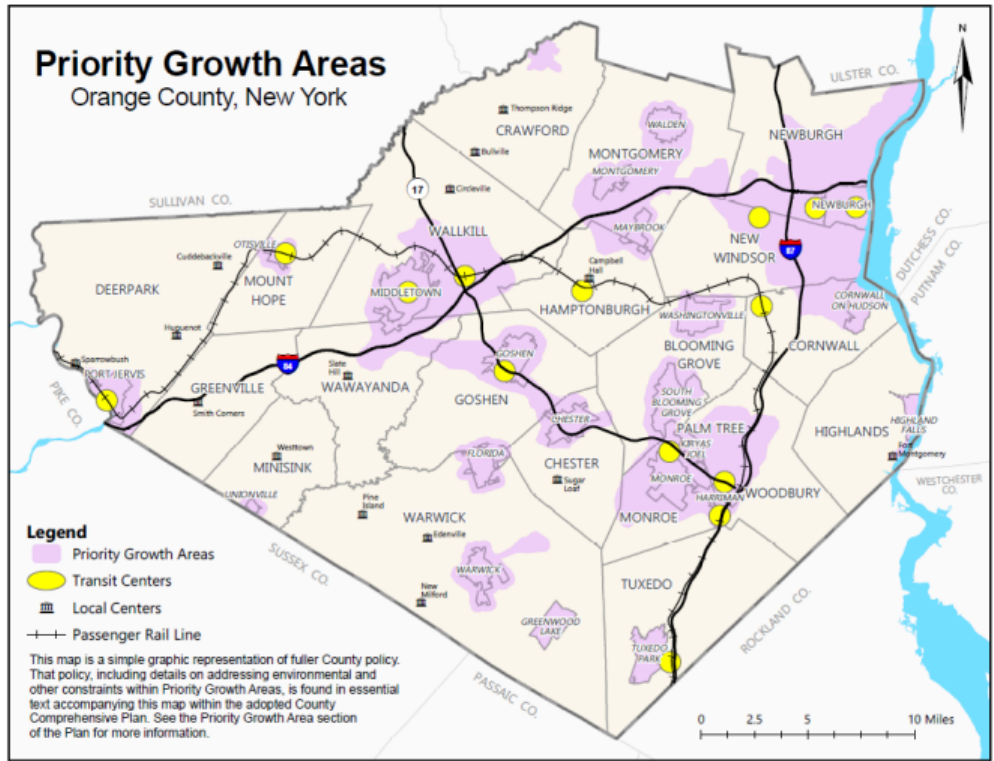


Figure II.1 “Priority Growth Areas”

- **Growth Areas:** Growth Areas include the historic cities and villages of the County where growth has historically occurred, with some outlying areas for logical projected growth. The Growth Areas identified are particularly significant in a region with a largely rural history and character because they provide a sense of place and a focus of services amid larger areas of open space, agriculture, forest lands and rural residential neighborhoods. Most include a prominent central business district, the presence of regional civic and employment sites, a mix of land use types and intensities, pedestrian oriented neighborhoods, access to major transportation systems, and a diversity of housing, community and commercial activities. It is within the boundaries of the Growth Areas that Orange County encourages additional urban/village growth, such as higher density residential, commercial and certain industrial uses, as well as other community services. The use of infill construction as a method of revitalization is especially appropriate within the Growth Areas. **Priority should be given to the Growth Areas, and specifically the Villages and Cities within them, for County support, incentives, and investment in water and sewer infrastructure improvements/extensions, sidewalk construction, transportation infrastructure, opportunities for transit-oriented development, housing, and commercial development.**
- **Transit Centers:** Additional focus for growth within the Growth Areas should be given to areas of existing and future transit service. Priority consideration should be given to increasing options for travelers seeking intermodal connections between transit, motor vehicle, and pedestrian or bicycle transportation. The

**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 \(villageofsouthbloominggrove.com\)](#)

**Page 3**

**Incorrect Street Address**

*Correct:* 3-5 San Marcos Drive

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**PROJECT DESCRIPTION**

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

STREET ADDRESS: 3-5 San Marco Drive



**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.

**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.

**7 San Marcos officially received their letter Wednesday July 12th. 8 days prior to public hearing**

**6 San Marcos noted at the July 20th Public Meeting that he was unaware at all.**



[July 20, 2023 Notes](#)

[July 20, 2023 Video](#)

“(although certified mail receipts were provided as required)”

**If receipts were provided, how many out of all of the required ones came back as delivered?**

### **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 Conalio 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 attached hereto as appendices.

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.

Tracking Number:

[Remove X](#)

## 9589071052700605925958



Copy



Add to Informed Delivery

### Latest Update

Your item was delivered to an individual at the address at 12:42 pm on July 12, 2023 in MONROE, NY 10950.

Get More Out of USPS Tracking:



USPS Tracking Plus<sup>®</sup>



### Delivered

**Delivered, Left with Individual**

MONROE, NY 10950

July 12, 2023, 12:42 pm

[See All Tracking History](#)

### 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.

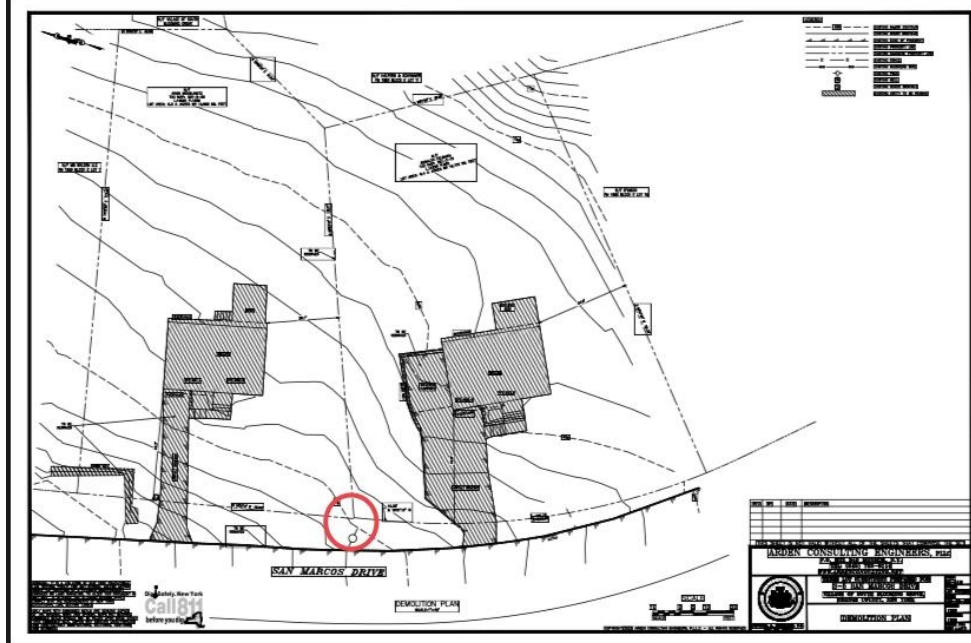
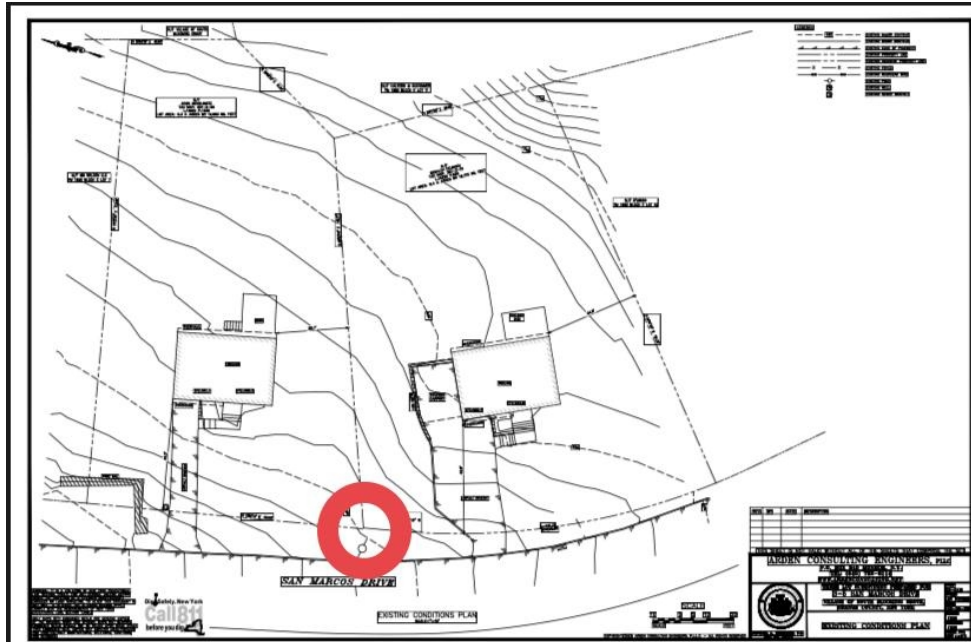
**Can't find any articles online, checked Times Herald Record, The Photo News.**

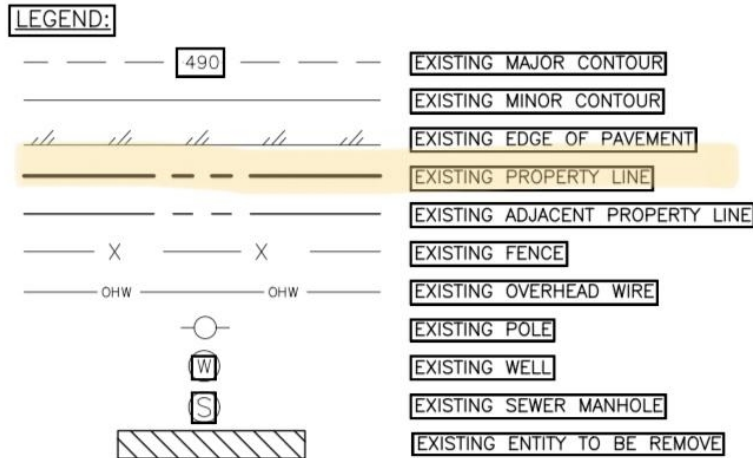
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**Where are the posters?**

# 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.





**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 properties proposed should be correctly surveyed before going forward with these plans. That's the basis of the plans, is it not?

**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?
- EPA?

**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%	23.03%
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 anywhere  
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.**

"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"