

Comments for
4 Heights Trail Three Lot Subdivision

August 17, 2023

Where is your Application for site development plan?

[APPLICATION-2.pdf \(villageofsouthbloominggrove.com\)](#)

Village of South Blooming Grove Planning Board - Standard Form Application

APPLICATION TYPE: CDRC Subdivision Site Plan Review Special Use

DEVELOPMENT STAGE: Conceptual/Sketch Preliminary Final

APPLICANT	AGENT	LANDOWNER
Name: <u>Joel Mizrahi</u>	Name: <u>Abraham Mizrahi</u>	Name: _____
Address: <u>4 Heights Trail</u> <u>Monroe NY 10950</u>	Address: <u>78 Hunschke Rd</u> <u>Harleysville NY 17247</u>	Address: _____
Phone: <u>848379521</u>	Phone: <u>8457245414</u>	Phone: _____
E-Mail: _____	E-Mail: <u>gab@idtec@gmail.com</u>	E-Mail: _____

NAME OF PROJECT: Mizrahi subdivision S/B/L: 220-1-21.1

PROPERTY ADDRESS: 4 Heights Trail Monroe NY 10950

LIBER/PAGE: _____ TOTAL ACRES: 0.858+ ZONING DISTRICT: RR

IS THE PROJECT CURRENTLY WITHIN THE VILLAGE SEWER DISTRICT? YES NO

IS THE PROJECT CURRENTLY WITHIN THE VILLAGE WATER DISTRICT? YES NO

PROJECT DESCRIPTION (Include plans for sewer and water, the number of lots and the potential number of dwelling units and/or square feet of non-residential development involved. Attach a scaled map or plat and other documentation meeting the requirements of Chapters 163 and 235 of the Village of South Blooming Grove Code for submissions, including review criteria. Attach pages as necessary and be as detailed as possible):

Village of South Blooming Grove Planning Board - Standard Form Application

CERTIFICATION OF LANDOWNER:

(Must be executed by each owner or beneficial owner with a 5% or more interest in the case of corporations, cooperatives or other entities jointly holding the properties involved.)

I, the undersigned owner of the property described in this application, consent to the filing of this application and declare that, to the best of my knowledge all information and assertions made in connection with this application are true and correct.

I also affirm I am familiar with the requirements of the Village of South Blooming Grove Code, specifically including § 240-3 of the Code. I further agree I am responsible for funding an escrow account sufficient to pay all professional fees incurred by the Village in processing my application and for paying such other fees as may be applicable, regardless of whatever arrangements I may have with the Applicant or the Agent identified herein. I guarantee all ordinary and professional fees due shall be paid and further agree to pay all per diem fees due under Chapter 120 of the Village of South Blooming Grove Code. I understand failure to do so will lead to denial of the application and levy on the property for any unpaid fees that arose prior to denial.

I consent to inspection by Village personnel, staff or consultants of the project site without prior notice, during daytime. By signing this authorization, I agree this authorization shall remain in effect as long as the application is pending, and is effective regardless of whether the landowner or agent are physically present at the time of the inspection. I also agree that, during an inspection in connection with this application, Village representatives may take measurements, soil samples and photographs and otherwise analyze physical characteristics of the site.

I affirm I am fully aware of the requirements in Section 809 of the New York State General Municipal Law ("Disclosure in Certain Applications") by stating "the name, residence and the nature and extent of the interest of the state officer or any officer or employee of the Village of South Blooming or any municipality of which the Village is part, in making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant" and have fully complied with all requirements of such Section 809.

Signature: _____
 Sworn before me this 10th day of July, 2021
 _____ Notary Public

CERTIFICATION OF APPLICANT(S):

I affirm I have read and am familiar with the requirements of the Village of South Blooming Grove Code pertaining to this application and, to the best of my knowledge this application complies with such requirements and that all information supplied herein is true and correct.

Signature: _____ Date: _____
 Signature: _____ Date: _____
 Signature: _____ Date: _____
 Signature: _____ Date: _____

Unfinished Standard Form Application?

FUSCO

ENGINEERING &
LAND SURVEYING, D.P.C.



233 East Main Street
Middletown, NY 10940

Phone: (845)344-5863
Fax: (845)956-5865

Consulting Engineers

Alfred A. Fusco, Jr.
P.E. Principal

Alfred A. Fusco, III
General Manager

July 18, 2023

Solomon Weiss, Planning Board Chairman
Village of South Blooming Grove
811 Route 208
Monroe, New York 10950

RE: 4 Heights Trail Subdivision
Section 220, Block 1, Lot 21.2
Our File #SBG-120

Dear Chairman Weiss,

We have reviewed the application and offer the following:

1. State Historic Preservation Archeological sign off required.
2. Expert report on impacts to wetlands is needed.

It's been stated in the past that these wetlands were not to be built on.

**Where did the expert report to the wetlands come from?
What did the report show?**

Short Environmental Assessment Form Part 1 - Project Information

[download-1.pdf \(villageofsouthbloomington.com\)](#)

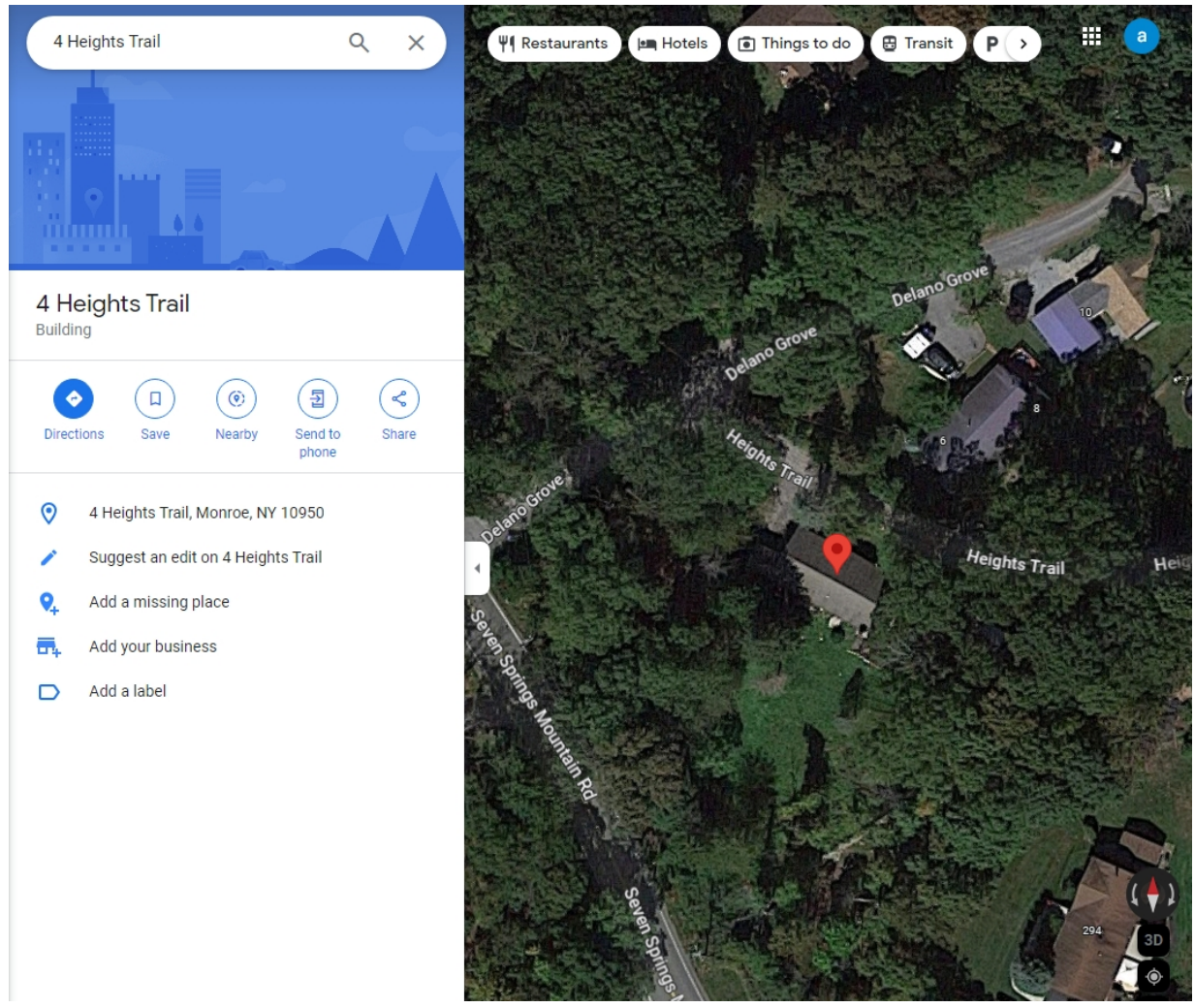
Page 1

Block 11 or # 4-5

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other(Specify):
 Parkland

Residential is checked off, why not forest?



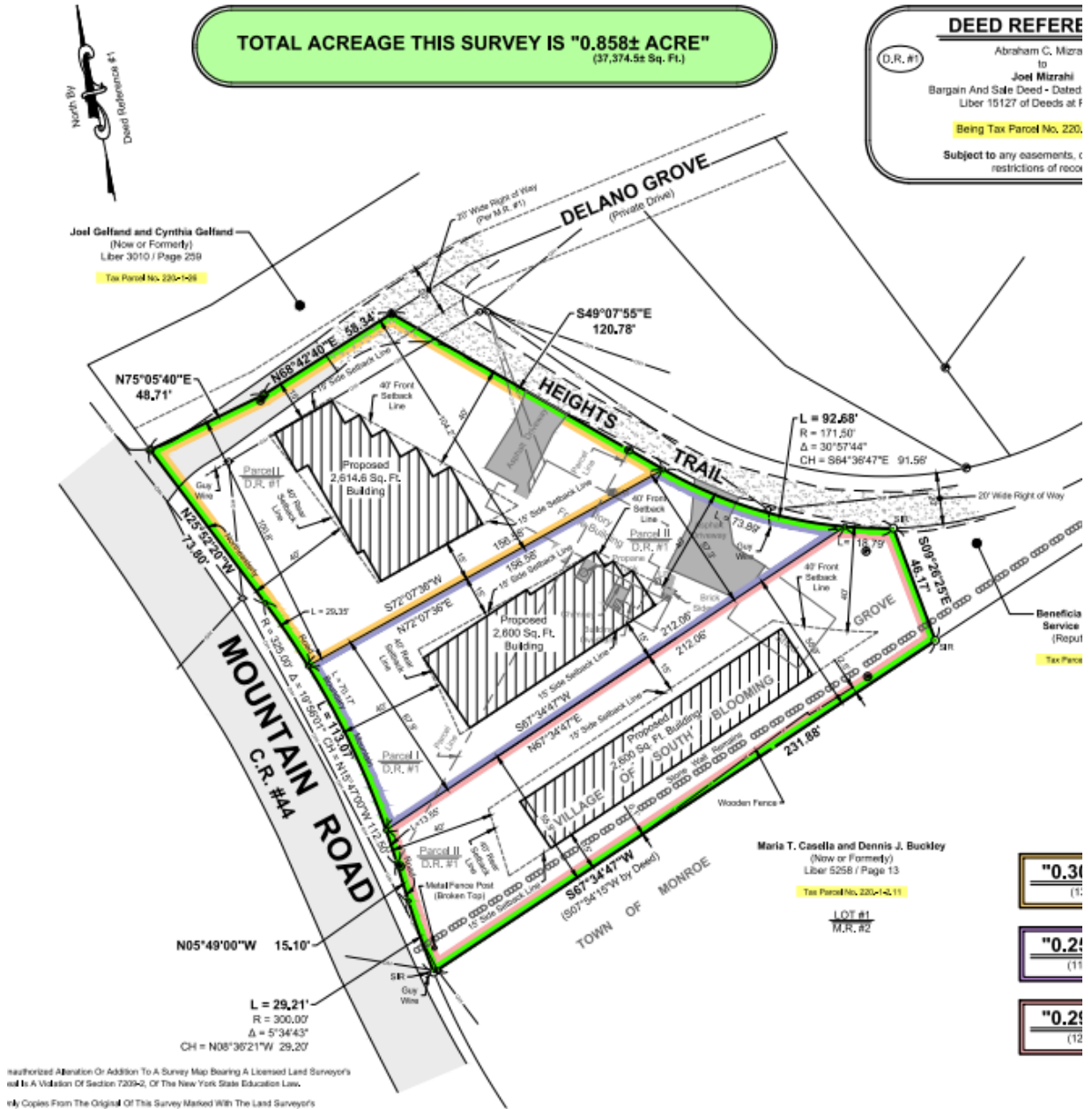
Page 2

Block 2 or # 6
Box ticked for "Yes"

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

Does this mean that you will not have to remove any trees to maintain the natural landscape? Comparing satellite images to the plan, I would have to disagree.



Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's seal Is A Violation Of Section 7209-2, Of The New York State Education Law.
 Only Copies From The Original Of This Survey Marked With The Land Surveyor's

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Block 4 or # 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)

Yeshiva 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?

[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

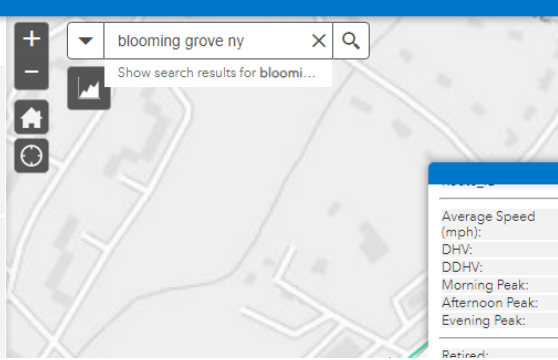
Filter by AADT Type (Actual vs. Estimate)

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

Show search results for bloomi...



Average Speed (mph):

DHV:

DDHV:

Morning Peak:

Afternoon Peak:

Evening Peak:

Retired:

Block 6 or Question 10

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

Box ticked for "Yes" "with additional approval" Approval for?

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

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"