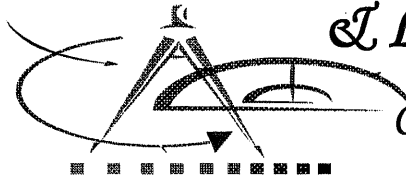


FUSCO ENGINEERING

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May 4, 2022

Chairman Yohoshua Bittman, Zoning Board of Appeals
Village of South Blooming Grove
PO Box 295
Blooming Grove, New York 10914

RE: 577 Route 208 LLC.
SBL 219-1-2.1 & 2.2
Our File #SBG-084

Dear Chairman Bittman,

We have reviewed the overlay districts for this project and have the following report:

Scenic Gateway Overlay District

The Planning Board has the ability to provide significant alterations of buildings taking the following into consideration as applicable to this project:

- Arrangement and adequacy of off-street parking and access
- Location of loading docks and bays
- Illumination plans
- Sight distance on streets and driveways
- Coordination with planned street improvements
- Urban design and aesthetic considerations
- Site landscaping
- Signage
- Utilities
- Building design considerations
- Compatibility with gateway buildings including colors to blend with the area.

Scenic Viewshed Overlay District

Visual assessment review requirements of visual assessment of the project to include:

- An aerial photograph to a scale appropriate within the viewshed
- Perspective drawings, photo simulations
- Existing site plan
- Landscaping
- Planting trees for shade and to enclose building site
- Minimal cutting if possible

- Structure to avoid adverse impact to scenic resources and building colors to enhance scenery.

Ridgeline Overlay District

- Retain major natural topographic features
- Same standards, as scenic roads, scenic viewshed, and gateway
- Restrict building height to 35 feet with two (2) stories and a basement. No structure shall have a footprint larger than 5,000 square feet
- Landscape
- Illumination
- No signs above tree canopy.

Significant Biological Overlay District\

- Protection of fauna and flora
- Viewshed as other
- Landscape.

These are just the highlights of the Overlay District.

The applicant's engineer to consider the entire sections to determine compliance with the codes.

This information was required by the applicant, but we thought the ZBA should know what the Planning Board will be considering and if the applicant wishes to have any of this included in their ZBA application for relief.

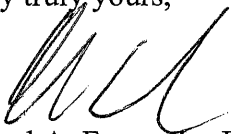
At a minimum, parking variance must be included.

We do need a long form EAF and the Planning Board will be Lead Agency for this project as an unlisted action.

When we receive more information, a GML 239 will be required to the Orange County Planning Department.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
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Cc: Melissa Foote
ZBA Board
Gardiner Barone, Esq.
Issac Ekstein
Joel Stern
Chairman Solomon Weiss
Stu Stron