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May 9, 2022

Solomon Weiss, Chairperson
Village of South Blooming Grove
Planning Board
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 Weiss,

We have reviewed the material submitted and offer the following which includes new and previous comments:

Project: Office building and warehouse
Area: 8.397 acres
SBL ~~-208-1-5-~~ **219-1-2.1 & 2.2**
Zone: ORI
Material Reviewed: Application and plan – Brooker Engineering PLLC and CPC

GENERAL COMMENTS:

1. ZBA required for variances, height, number of stories, side yard, impervious areas. **Approved. (pls see attached)**
2. Need SWPPP. **In progress. We'll submit prior to next meeting.**
3. Need site distance. **Shown on attached Survey.**
4. Need traffic study. **See Attached.**
5. Need utility plan, water, sewer, drainage. **Shown on attached Updated Submitted Site Plan.**
6. Need project hours of operation. **Sunday - Friday 9:00am - 5:00pm**
7. Need long form EAF. **See Attached, Part 1, 2 & 3.**
8. Need to discuss impacts on wet lands. **No Impacts.**
9. Show open space. **Shown on attached Updated Submitted Site Plan.**
10. Show landscape and lights downward facing. **Shown on attached Updated Submitted Site Plan.**
11. Discuss request for parking reduction. **300+/- Provided. (40+/- reserved.)**
12. Need certified survey. **See Attached.**
13. Much more detail. **Provided on attached Updated Submitted Site Plan.**
14. Board comments

All of the following were discussed and provided during the ZBA Approval process.

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

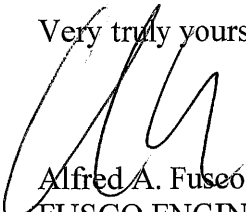
- Retain major natural topographic features
- Same standards, as scenic roads, scenic viewshed, and gateway
- Restrict building height to 35 feet with two (2) stories and a basement. No structure shall have a footprint larger than 5,000 square feet
- Landscape
- Illumination
- No signs above tree canopy.

Significant Biological Overlay District\

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

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
LAND SURVEYING, P.C.

Cc: Melissa Foote
Issac Ekstein
Joel Stern