

# ***ARDEN CONSULTING ENGINEERS, PLLC***

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August 26, 2022

Village of South Blooming Grove  
Zoning Board of Appeals  
811 Route 208  
Monroe NY 10950

**Re:** Proposed Site Plan  
585 Clove Road  
Village of South Blooming Grove  
SBL 208-1-5

Dear Chairman Bittman & Zoning Board of Appeals Members:

Arden Consulting Engineers, PLLC is providing this narrative on behalf of the Applicant, Mangin Road LLC. The paragraphs below discuss the requested variances and the associated conditions prompting them.

## **Area Variance Analysis**

### **The Applicant seeks the following variances:**

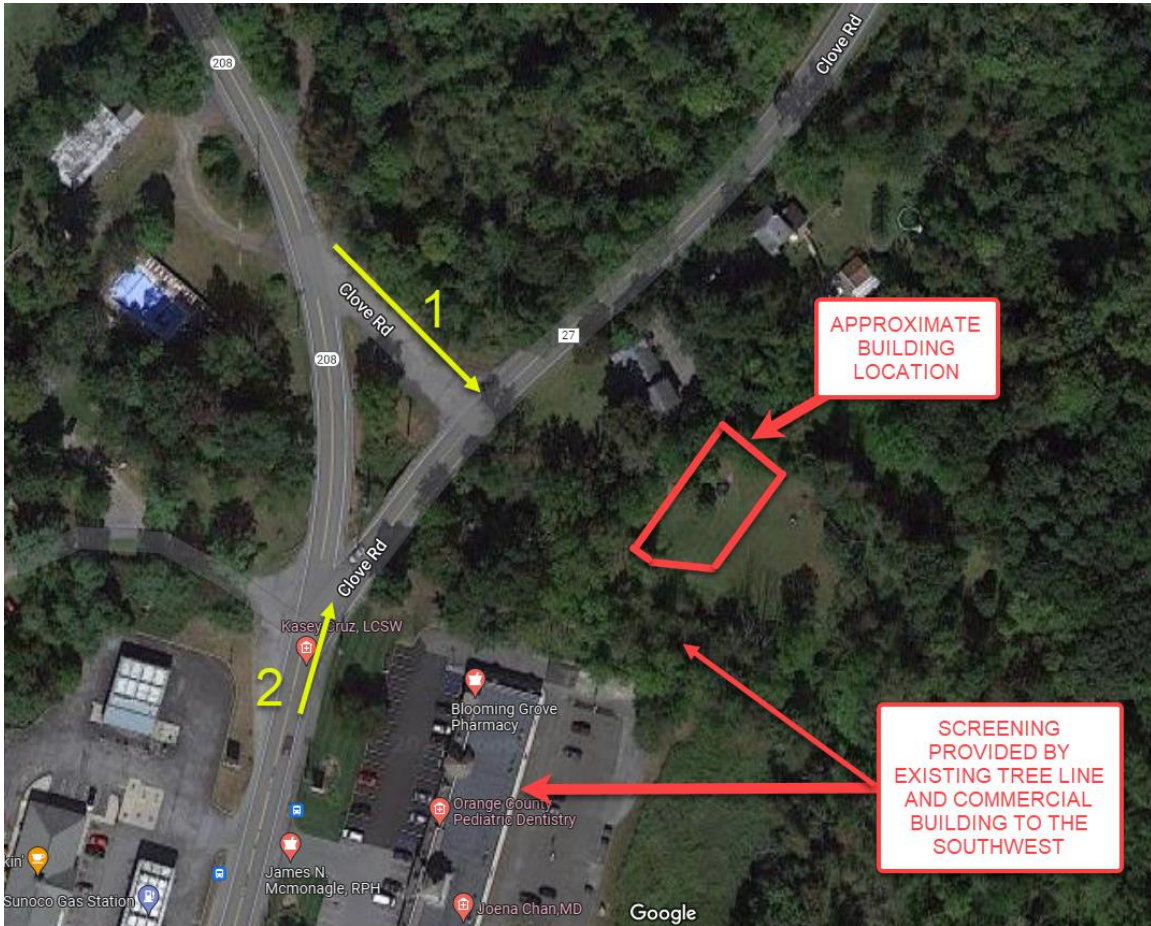
1. Building height increase from three (3) stories to four (4) stories.
2. Building height increase from 40' to 54.5'.

As to each requested variance, the following paragraphs address the criteria the ZBA needs to consider in connection with granting a variance, which are the following:

#### **(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;**

*Response: The site is located approximately 275' east of the intersection of Clove Road & NYS Route 208. Figure 1 below depicts the location of the proposed building on the subject site along with two sight lines as vehicles travel along NYS Route 208. Sight line #1 depicts existing dense vegetation that provides adequate screening for vehicles traveling south on NYS Rte. 208. Sight line #2 also depicts existing buildings and vegetation that provide adequate screening for vehicles traveling northbound on NYS Rte. 208. There is a small distance of approximately 200' when traveling southbound on NYS Route 208 where the building will be visible. The project is proposed within the RC-1 zone and is a permitted use. The immediate neighboring parcels are mostly commercial and consist of a strip mall, gas station with convenience store and car wash. The proposed building is therefore not out of character with the neighborhood.*

### **FIGURE 1**



**(2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;**

*Response: The site is constrained by steep topography on the southern portion of the site along with an existing stream that creates a low point along the frontage of Clove Road. As a result, there are no other options than to obtain a variance.*

**(3) whether the requested area variance is substantial;**

*Response: The requested variances are not substantial as described in the following sentences. There is an average grade plane of 54'-6" with a building height of 49' towards the rear of the building. The variance is not substantial as there are other parcels in this corridor with similar building heights. Furthermore, commercial buildings generally require a floor height of 13'. The applicant has reduced the floor heights to 11'-6" to reduce the requested height variance as much as possible. The Applicant anticipates there will also be other means of transportation that will be utilized such as carpooling and taxis.*

**(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and**

*Response: A building with a larger height versus a larger footprint was chosen to*

*minimize physical or environmental impacts in the neighborhood.*

**(5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.**

*Response: As noted earlier, the site is constrained by steep topography on the southern portion of the site along with an existing stream that creates a low point along the frontage of Clove Road. These existing site conditions were not self-created.*

Sincerely,

Arden Consulting Engineers, PLLC

A handwritten signature in black ink, appearing to read "Michael A. Morgante". The signature is written in a cursive style and is positioned above a horizontal line.

Michael A. Morgante, P.E.

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