

**To:** Village of South Blooming Grove  
 Planning Board  
 811 Route 208  
 Monroe, NY 10950

**Date:** June 28, 2022  
**Re:** 585 Clove Road

**Attention:**

We are sending you  Enclosed  Under separate cover via  Mail  Messenger, the following items:

shop drawings  prints  data sheets  \_\_\_\_\_

specifications  sketches  brochures  \_\_\_\_\_

Our action relative to items submitted for approval has been noted on the drawings.

COPIES	PREPARED BY	REFERENCE NO.	DESCRIPTION
12	Arden	21-049	Site Plan for 585 Clove Road consisting of 5 sheets revised 6/28/22
12	Arden	21-049	Short EAF Rev. 6/28/22
12	Arden	21-049	PB Application Rev. 6/28/22

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> As requested                    | <input type="checkbox"/> Approved              | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use         | <input type="checkbox"/> Approved as Corrected | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> For review & comment | <input type="checkbox"/> Revise and Resubmit   | <input type="checkbox"/> Return _____ corrected Prints        |
| <input type="checkbox"/> For your information            | <input type="checkbox"/> Not Approved          | <input type="checkbox"/> _____                                |

Remarks: Please schedule this project for the next Planning Board meeting.

Very truly yours,

Copies: File

Michael A. Morgante, P.E.  
 Arden Consulting Engineers  
 PO Box 340  
 Monroe, N.Y. 10950  
 Phone: 845-782-8114  
 Cell: 845-234-2510  
 Email: mam@ardenconsulting.net



Michael A. Morgante, P.E.



# Village Of South Blooming Grove

Incorporated on July 14, 2006

P.O. Box 295

Blooming Grove, New York 10914



## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

The planning board meetings are held on the 3<sup>rd</sup> Thursday of each month. Work sessions are held on the 1<sup>st</sup> Thursday of each month. All meetings commence at 7:00 PM.

Prior to submitting an application to the planning board, it is suggested that the applicant meet with the Village Community Design Review Committee (CDRC). The CDRC is composed of planning board and village board members and is designed to provide applicants with an opportunity to present their proposed development ideas with the village's representatives and professional advisors in an informal setting.

To appear on the agenda for any given month, new applications, applicable fees and all required documentation must be submitted to the Village Clerk's office no later than the 20<sup>th</sup> day of the month preceding the scheduled meeting. Subsequent to the initial filing, the planning board will establish the submittal dates.

The information in this packet is to be used as a guide; you should familiarize yourself with the appropriate sections of the Municipal Code of the Village of South Blooming Grove.

If you have any questions please contact the Village Clerk's office via: Telephone (845)

782-2600

or

Fax (845) 782-2601

**INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED**



# Village Of South Blooming Grove

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Blooming Grove, New York 10914

## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### Application Submission Checklist

- 1. Review Village Code for your own knowledge.
- 2. Meet with the Community Design Review Committee (CDRC) prior to submitting application. *OPTIONAL*
- 3. Fill in entire application. Mark "N/A" when necessary.
- 4. Make checks payable to "Village of South Blooming Grove" (escrow check and application fee should be on separate checks for processing).
- 5. Submit entire application and applicable fees to Village Clerk by the 20<sup>th</sup> of the month to be placed on the next Planning Board Agenda.
- 6. 12 Copies of entire application
- 7. 12 Copies of site plan
- 8. Certified Mailing List Request Form for public hearing (will be refunded if not required).

I                      of MANGIN RD LLC (Applicant) have read the Village Code as it pertains to the property and application. The entire application has been completed and is ready for submission to the Village Clerk along with the escrow check.

  
Applicant (s) Signature

.....  
**OFFICE USE ONLY**  
.....

Review each page of the application for completeness

Confirm that escrow check matches fee schedule requirements  
Confirm that all necessary copies of documents, maps, etc., are  
with application

Date: \_\_\_\_\_

Signature of Official Taking application:

\_\_\_\_\_ included

Title: \_\_\_\_\_



# Village Of South Blooming Grove

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P.O. Box 295  
Blooming Grove, New York 10914

## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### PROJECT DESCRIPTION

NAME OF PROJECT: Site Plan for 585 Clove Road

STREET ADDRESS: 585 Clove Road, V. South Blooming Grove, NY

SECTION: 208 BLOCK: 1 LOT: 5 Section 53-1-20 (Town of Blooming Grove)  
(For main parcel, if other SBL's are involved, please add to the project narrative.)

DEED RECORDING: Liber: 13094 Page No.: 1777

LOCATION: On the South side of Clove Road, \_\_\_\_\_ feet  
near the \_\_\_\_\_ of NYS Route 208  
intersection

ACREAGE OF PARCEL: 1.7 acres ZONING DISTRICT: RC-1

#### ZONING OVERLAY DISTRICT:

- Scenic Gateways  Scenic Roads  Surface Water  Ridgeline/Significant Biological  
 Scenic Viewshed/Significant Biological

SCHOOL DISTRICT:  Washingtonville  Monroe-Woodbury  Chester

IS THE PROJECT LOCATED WITHIN THE BOUNDARIES OF THE VILLAGE'S:

WATER DISTRICT  Y  N SEWER DISTRICT  Y  N

PROJECT DESCRIPTION: (If additional space is required, please attach a narrative summary.)

One four story building with a footprint of 13,435 SF and a total floor area of 53,740 SF.

The site is located in the RC-1 zoning district. Proposed uses include mixed office and retail.

On-site parking is proposed with on-site well & a packaged wastewater treatment plant for sewage disposal. A subsurface stormwater drainage system will attenuate & treat post development stormwater flows. The site is within a scenic road overlay. It is also proposed to relocate the on-site stream.



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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

This property is within 500 feet of:  
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE **ORANGE COUNTY COMMISSIONER OF PLANNING** UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> State Road / Highway | <input type="checkbox"/> _____ County Road _____     |
| <input type="checkbox"/> State or County Park            | <input type="checkbox"/> _____ County Stream _____   |
| <input checked="" type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> _____ County Facility _____ |
| <input type="checkbox"/> Municipal Facility              | <input type="checkbox"/> _____ State Facility _____  |

Provide details of above:.

The site is near the intersection of Clove Road and NYS Route 208.

### Applicant (s) Signature and Certification

State of New York

County of Orange

) SS.:

I, MANGIN RD LLC, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mangin Road LLC  
Mailing Address: 19 Mangin Road  
Monroe, NY 10950

SWORN before me this

28 day of June, 2014  
[Signature] [Signature]

**SHAINDY PACHMAN**  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA6426937  
Qualified in Orange County  
My Commission Expires 12-20-2026

August 17, 2014



# Village Of South Blooming Grove

Incorporated on July 14, 2006

P.O. Box 295

Blooming Grove, New York 10914

## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

Notary Public

PLEASE SELECT ONE OF THE FOLLOWING AS PRIMARY CONTACT FOR THE PROJECT. IF A PRIMARY CONTACT IS NOT SELECTED THEN THE APPLICANT WILL BE CONSIDERED THE PRIMARY CONTACT FOR THE PROJECT.

### APPLICANT PRIMARY CONTACT

NAME:	Mangin Road LLC	PHONE:	845-637-1152
ADDRESS:	19 Mangin Road	FAX:	
	Monroe, NY 10950	EMAIL:	builtbyindigo@gmail.com

### OWNER PRIMARY CONTACT SAME AS APPLICANT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

### ENGINEER PRIMARY CONTACT

NAME:	Michael Morgante, P.E.	PHONE:	845-234-2510
ADDRESS:	POB 340, Monroe, NY 10950	FAX:	
		EMAIL:	mam@ardenconsulting.net

### ARCHITECT PRIMARY CONTACT

NAME:	TBD	PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

### SURVEYOR PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

### ATTORNEY PRIMARY CONTACT

NAME:	N/A	PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

### OTHER PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	



# Village Of South Blooming Grove

Incorporated on July 14, 2006  
P.O. Box 295  
Blooming Grove, New York 10914

## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

		EMAIL:	
--	--	--------	--

### CONSENT OF PROPERTY OWNER(S)

DATE: 6/28/22

RE: NAME OF PROJECT: Site Plan for 585 Clove Road

SECTION: 208 BLOCK: 1 LOT: 5


I (we) 55 Mangin Road LLC

OWNER(S) of the above noted parcel(s) of land authorize  
Michael A. Morgante, P.E. of Arden Consulting Engineers, PLLC to act as  
my/our agent with regard to this application and all related proceedings.

OWNER 1:  Mangin Road, LLC  
SIGNATURE PRINT

ADDRESS: 19 Mangin Road  
Monroe NY 10950

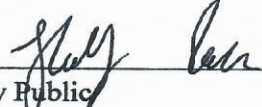
TELEPHONE: 845-637-1152

OWNER 2:  Gedalya Feldman  
SIGNATURE PRINT

ADDRESS: 21 mangin Rd Monroe NY 10950

TELEPHONE: 845-537-9582

SHAINDY PACHMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA6426937  
Qualified in Orange County  
My Commission Expires 12-20-2025

Sworn before me this 28 day of  
June, 2022  
  
Notary Public

\* If owner is a corporation, fill in the office held by deponent, name of corporation, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.



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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

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### CERTIFIED MAILING LIST REQUEST FORM

**Applicant:** Mangin Road LLC

**Tax Map: Section** 208 **Block** 1 **Lot** 5

**Date Requested:** 6/28/2022

**Fee:** \_\_\_\_\_ **Check #:** \_\_\_\_\_

**Certified Mailing List Fees:**

**SEE FEE SCHEDULE**





# Village Of South Blooming Grove

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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### SITE DEVELOPMENT CHECKLIST

§ 235-55 C. Site plan contents. Site plans shall be prepared by a qualified professional licensed in the State of New York.

A site plan shall contain the following information:

- (a) A detailed development plan showing the applicant's entire property, lot area, adjacent properties and owners thereof and streets, at a convenient scale;
- (b) Location, width and purpose of all existing and proposed easements, restrictions, covenants, reservations and setbacks;
- (c) The proposed location, use and exterior design of all buildings and structures, together with relevant floor areas and elevations;
- (d) Any proposed division of buildings or structures into units of separate occupancies;
- (e) Existing topography and proposed grade elevations, watercourses, marshes, areas subject to flooding, designated wetlands, wooded areas, large trees, rock outcrops and any other existing natural site features;
- N/A  (f) For plans containing residential units, the proposed location of land for park, playground or other recreational purposes;
- (g) Number, location and nature of all parking and truck loading areas with access and egress drives and curb cuts, together with appropriate profiles;
- (h) Location of outdoor storage areas, if any; including snow storage.
- (i) Location of all existing and proposed site improvements, including drains, culverts, retaining walls, fences and sidewalks;
- (j) Description of the method of sewage disposal and water supply, location of such facilities and impact on community sewage and water systems;
- TBD  (k) Location, size and illumination of signs;
- TBD  (l) Location and design of lighting facilities;
- TBD  (m) Location and proposed development of landscaping, screening and buffer areas;
- (n) Tree preservation plans to ensure that land stripping techniques are not used to develop the site;
- (o) Erosion control plans and storm water management plans;
- (p) If the site plan shows only a first stage of development, a supplementary plan shall indicate ultimate development; and
- TBD  (q) Any other pertinent information deemed necessary by the Planning Board to determine conformity of the site plan with the intentions of this chapter.



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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

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### PROPERTY OWNER'S GUARANTEE OF FEES

I, the undersigned owner of the property described in the foregoing application, in providing my consent to the application submitted by Mangin Road LLC (Applicant) to the Village of South Blooming Grove Planning Board, do hereby guarantee the payment of any and all Planning Board fees incurred by the applicant.

I further acknowledge my awareness of section 240-3 of the Village of South Blooming Grove Municipal Code. See the following page.



# Village Of South Blooming Grove

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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### TAXPAYER PROTECTION

#### § 240-3. Application of Law.

Any and all such specific and non-general costs or expenses incurred by the Village in reviewing any application or petition for any zone change, special permit, license, franchise agreement, site plan, subdivision, variance, amendments to any approved map or tax map or text of the Village Code, as well as any other submissions to the Village Board of Trustees, the Village Zoning Board of Appeals or Village Planning Board or CDRC or otherwise enforcing the rights of the Village regarding a specific applicant or property owner which require the use or employment of Village Counsel, Special Legal Counsel, Bond Counsel, Transactional Counsel or other legal advice or representation, planning consultants, zoning consultants, engineers, experts, accountants, appraisers or other professionals or persons that may be deemed reasonably necessary by the Village to review, act upon or otherwise provide advice on any such matter shall be charged to and paid solely by the applicant or petitioner as well as property owner involved or other person seeking relief or otherwise responsible to the Village that makes such specific and non-general action or review by the Village appropriate or necessary. Any such costs paid or incurred by the Village that are reasonable and customary in the County of Orange regarding the foregoing shall be charged to and paid by the applicant as well as property owner involved provided the applicant as well as property owner involved is seeking a benefit or other relief or approval from the Village and said costs are necessary expenditures, and not expenditures for the convenience of a Board in fulfillment of its own decision-making responsibilities. Said legal cost shall be reasonable in amount and shall not exceed five (5%) percent of the cost of the fair market value of the estimated cost of construction or the infrastructure and other site improvements involved in said application. The payment of such costs shall be deducted from an escrow account to be established for such application in amount determined by the Village in accordance with the Village's fee schedule or as determined by Village Board of Trustees Resolution. Such escrow account must be maintained in an amount sufficient to pay such fees or costs at the time they are incurred and must be replenished as directed by the Village.

  
OWNER'S SIGNATURE

Mangin Road LLC

PRINT NAME

Sworn before me this 28  
day of June, 2022

  
Notary Public

SHAINDY PACHMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA6426937  
Qualified in Orange County  
My Commission Expires 12-20-2025



# Village Of South Blooming Grove

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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### AUTHORIZATION TO INSPECT PROPERTY

The owner, by submitting an application to the Village of South Blooming Grove Planning Board and by signing this authorization, consents to inspection by Village personnel, staff or consultants of the project site or facility for which an approval is sought and, to the extent necessary, the property owned by the applicant adjacent to the project site or facility. This authorization allows Village representatives to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 8:00 p.m.

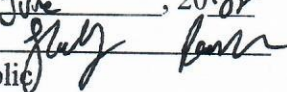
Inspections may take place as part of the application process prior to any decision to grant or deny the approvals sought. By signing this authorization, the owner agrees that this authorization shall remain in effect as long as the application is pending, and is effective regardless of whether the landowner or agent are physically present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notice, or fenced in with an unlocked gate, this permission authorizes Village Representatives to disregard such notices or unlocked gates at the time of inspection.

The owner further agrees that during an inspection in connection with this application, among other things, Village representatives may take measurements, may take soil samples and photographs, and may analyze physical characteristics of the site including, but not limited to, soils and vegetation and may make drawings and take photographs.

  
OWNER'S SIGNATURE

Mangin Road LLC

PRINT NAME

Sworn before me this 28  
day of June, 2014  
  
Notary Public

SHAINDY PACHMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA6426937  
Qualified in Orange County  
My Commission Expires 12-20-2025



# Village Of South Blooming Grove

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Blooming Grove, New York 10914

## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York ) County of  
Orange ) SS.:

I, Mangin Road LLC, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted in this application for site development plan herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address: Mangin Road LLC  
19 Mangin Road  
Monroe, NY 10950

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application as Section 208 Block 1 and Lot 5; and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application. Section 53-1-20 (Town of Blooming Grove)  
Liber 14675 Page 1628

2. There is no state officer, Orange County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.



# Village Of South Blooming Grove

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## PLANNING BOARD APPLICATION FOR SITE DEVELOPMENT PLAN

### Affidavit Pursuant to Section 809 of the General Municipal Law (continued)

3. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the persons described above:

(If none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, nature of office and name of partnership \_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership.  
\_\_\_\_\_

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached. For any officers or individuals described in Section 2 above.

I, 55 Mangin Road LLC, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address: Mangin Road LLC

19 Mangin Road

Monroe, NY 10950

SWORN before me this

28 day of June, 2022

[Signature]  
Notary Public

SHAINDY PACHMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA6426937  
Qualified in Orange County  
My Commission Expires 12-20-2026

\$250.00

Total

Feb 10, 2022  
Post date

1227  
Check #

FOR VERIFICATION, PLEASE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

**Indigo Contracting Inc**  
51 Forest Rd Suite 316-76  
Monroe NY 10950

**Chase Bank**  
Monroe NY 10950

001227

1/20/2022

PAY TO THE ORDER OF Village Of South Blooming Grove \$\*\*250.00

Two Hundred Fifty and 00/100\*\*\*\*\*

Village Of South Blooming Grove

DOLLARS

MEMO Re: 585 Clove Rd Short EAF

NEED ACTIVE PRINTED CHECK NUMBER

*V. Young*

⑈001227⑈ ⑆021000021⑆915122118⑈

\$3,000.00

Total

Feb 10, 2022  
Post date

1225  
Check #

FOR DEPOSIT ONLY. SEE REVERSE SIDE FOR DESCRIPTION OF THE \$3 SECURITY FEATURES

**Indigo Contracting Inc**  
51 Forest Rd Suite 316-76  
Monroe NY 10950

**Chase Bank**  
Monroe NY 10950

001225

1/20/2022

PAY TO THE ORDER OF Village Of South Blooming Grove \$\*\*3,000.00

Three Thousand and 00/100\*\*\*\*\*

Village Of South Blooming Grove DOLLARS

MEMO Re: 585 Clove Rd Escrow Fee

⑈001225⑈ ⑆021000021⑆925122118⑈

*V. Young*



\$500.00

Feb 10, 2022  
Post date

1226  
Check #

Total

FOR REAL AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE #3 SECURITY FEATURES

**Indigo Contracting Inc**  
51 Forest Rd Suite 316-76  
Monroe NY 10950

**Chase Bank**  
Monroe NY 10950

001226

1/20/2022

PAY TO THE ORDER OF Village Of South Blooming Grove \$\*\*500.00

Five Hundred and 00/100\*\*\*\*\*  
Village Of South Blooming Grove DOLLARS

MEMO Re: 585 Clove Rd Application Fee

⑆001226⑆ ⑆021000021⑆965122118⑆

*V. Young*