

**Village of South Blooming Grove
Community Design Review Committee**

Recommendation:

Date: January 17, 2023

Project: 12 Old Town Road Subdivision

Description: Applicant proposes to subdivide the existing parcel into a four (4) lots. It is planned to utilize the existing residence for one (1) lot while creating three (3) new lots each of which would be occupied by a duplex. The duplexes would each be served by two driveways with parking attached. All lots will be serviced by municipal sewer and water systems.

Recommendation: The creation of six new driveways is unnecessary. A single driveway connecting to both parking areas on each lot will result in half the new driveways proposed and much improved safety. Therefore, CDRC recommends this plan modification to the Planning Board. It is further recommended the plans be reviewed by the Village Engineer and a public hearing be scheduled. It also appears the project requires § GML 239 review by Orange County so the Planning Board is advised to make such referral.



Village Of South Blooming Grove

Incorporated on July 14, 2006

P.O. Box 295

Blooming Grove, New York 10914

PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

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

Yoel Blum

PRINT NAME

Sworn before me this 18
day of DEC, 2011

Notary Public

SALOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011T4795441
Qualified in Kings county
Commission Expires July 30, 2026



Village Of South Blooming Grove

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PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

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

Yoel Blum

PRINT NAME

Sworn before me this 18
day of DEC, 2022

Notary Public

SOLOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011T4795441
Qualified in Kings county
Commission Expires July 30, 2028



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PLANNING BOARD
PRELIMINARY APPLICATION FOR SUBDIVISION

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Yoel Blum, 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: Yoel Blum
205 Ross Street #1-B, Brooklyn, New York 11211

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 209 Block 3 and Lot 11.1; 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.

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.



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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 None

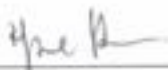
c. If stockholder, number of shares None

d. If officer or partner, nature of office and name of partnership None

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. None

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, Yoel Blum, 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.

Signature: 

Mailing Address: 205 Ross Street #1-B
Brooklyn, New York 11211

SWORN before me this

18 day of Dec, 2011

 Notary Public

SOLOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011T4795441
Qualified in Kings county
Commission Expires July 30, 2026



Village Of South Blooming Grove

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PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

CONSENT OF PROPERTY OWNER(S)

DATE: December 4, 2022

RE: NAME OF PROJECT: 12 Old Town Road Subdivision

SECTION: 209 BLOCK: 3 LOT: 11.1

I (XX) Yoel Blum

OWNER(S) of the above noted parcel(s) of land authorize Michael J. Calise, P.E.

to act as my/our agent with regard to this application and all related proceedings.

OWNER 1:  Yoel Blum
SIGNATURE PRINT

ADDRESS: 205 Ross Street #1-B, Brooklyn, New York 11211


TELEPHONE: _____

OWNER 2: _____
SIGNATURE PRINT

ADDRESS: _____

TELEPHONE: _____

SOLOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011T4795441
Qualified in Kings county
Commission Expires July 30, 2026

Sworn before me this 18
day of DEC, 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 PRELIMINARY APPLICATION FOR SUBDIVISION

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.

- State Road / Highway NYS Route 208 County Road _____
- State or County Park _____ County Stream _____
- Municipal Boundary _____ County Facility _____
- Municipal Facility _____ State Facility _____

Provide details of above:

Site is located approximately four hundred thirty (430'+/-) feet to New York State Route 208

Applicant (s) Signature and Certification

State of New York)

County of Orange) SS.:

I, Yoel Blum, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature: _____

Mailing Address: _____

205 Ross Street # 1-B

Brooklyn, New York 11211

SWORN before me this

18 day of DEC, 2007

Notary Public

SOLOMON ITZKOWITZ
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PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

PROJECT DESCRIPTION

NAME OF PROJECT/SUBDIVISION: 12 Old Town Road Subdivision

NUMBER OF LOTS: Four (4)

STREET ADDRESS: 12 Old Town Road, Monroe, New York 10950

SECTION: 209 BLOCK: 3 LOT: 11.1

(For main parcel, if other SBL's are involved, please add to the project narrative.)

DEED RECORDING: Liber: 15000 Page No.: 152

LOCATION: On the South side of Old Town Road,
285.8 feet West of Strawberry Lane.

ACREAGE OF PARCEL: 1.41 acres ZONING DISTRICT: RR

ZONING OVERLAY DISTRICT: Not Applicable

- 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.)

The proposed application is to subdivide the existing parcel into a four (4) lots. Re-utilizing
the existing residence for one (1) lot and creating three (3) new lots. All lots will conform to
the Village zoning code. All lots will be serviced by municipal sewer and water systems.



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PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

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:	Yoel Blum	PHONE:	(917) 474-8530
ADDRESS:	205 Ross Street # 1-B	FAX:	
	Brooklyn, New York 11211	EMAIL:	YB2933@gmail.com

OWNER PRIMARY CONTACT

NAME:	Yoel Blum	PHONE:	
ADDRESS:	205 Ross Street #1-B	FAX:	
	Brooklyn, New York 11211	EMAIL:	

ENGINEER PRIMARY CONTACT

NAME:	Michael J. Calise, P.E.	PHONE:	(845) 629-3743
ADDRESS:	P.O. Box 96	FAX:	
	Pearl River, New York 10965	EMAIL:	mcal294@aol.com

ARCHITECT PRIMARY CONTACT

NAME:	Shmiel Breuer	PHONE:	(845) 545-0716
ADDRESS:	5 Lee Avenue	FAX:	
	Monroe, New York 10950	EMAIL:	Shmiel@drawmedesign.com

SURVEYOR PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

ATTORNEY PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

OTHER PRIMARY CONTACT

NAME:	Abraham Blum	PHONE:	(845) 662-1558
ADDRESS:	151 Acres Road	FAX:	
	Monroe, New York 10950	EMAIL:	kashomonroe845@gmail.cpm



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PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

CERTIFIED MAILING LIST REQUEST FORM

Applicant: Yoel Blum

Tax Map: Section 209 Block 3 Lot 11.1

Date Requested: December 4, 2022

Fee: _____ Check #: _____

Certified Mailing List Fees:

SEE FEE SCHEDULE



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PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

SUBDIVISION CHECKLIST

A subdivision shall contain the following information:

N/A

- (a) A detailed development plan showing the applicant's entire property, lot area, adjacent properties and owners thereof and streets, at a convenient scale of 200 feet to one inch;
- (b) Location, width and purpose of all existing and proposed lot lines and 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;
- (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;
- (k) Location, size and illumination of signs;
- (l) Location and design of lighting facilities;
- (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 plan shows only a first stage of development, a supplementary plan shall indicate ultimate development;
- (q) Disclose any code violations; and
- (r) 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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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 Yoel Blum (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 the requirements of section 240-3 of the Village of South Blooming Grove Municipal Code. See below.



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Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, Yoel Blum, 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: Yoel Blum
205 Ross Street #1-B, Brooklyn, New York 11211

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 209 Block 3 and Lot 11.1; **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.

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.