



# 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

### PROJECT DESCRIPTION

NAME OF PROJECT/SUBDIVISION:

SUBDIVISION PLAT - 58 FOOT WORTH PLACE

NUMBER OF LOTS:

4

STREET ADDRESS:

58 FOOT WORTH PLACE

SECTION: 217 BLOCK: 1 LOT: 8

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

DEED RECORDING: Liber: 3400 Page No.: 261

LOCATION: On the EASTERN side of FOOT WORTH PLACE,  
0 feet EAST of END OF FOOT WORTH PLACE

ACREAGE OF PARCEL: 20.97 ZONING DISTRICT: RURAL RESIDENTIAL

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.)

<u>PROPOSED 4 LOT SUBDIVISION OF 20.97 ACRES OF LAND INCLUDING 1</u>
<u>RESIDENTIAL LOT AND 3 COMMERCIAL LOTS. ACCESS TO THE</u>
<u>LOTS WILL BE FROM FOOT WORTH PLACE. THE PROPERTY CONTAINS</u>
<u>AN EXISTING DWELLING AND MADONNA SCHOOL. TAX LOT 217-1-7 ALSO INCLUDED</u>



# 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

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 \_\_\_\_\_
- County Road \_\_\_\_\_
- State or County Park GONZAGA PARK  County Stream \_\_\_\_\_
- Municipal Boundary TOWN OF MONROE  County Facility \_\_\_\_\_
- Municipal Facility \_\_\_\_\_
- State Facility \_\_\_\_\_

Provide details of above:

GONZAGA PARK RUNS ALONG THE ENTIRE SOUTHEASTERN  
BOUNDARY LINE. THE TOWN OF MONROE BOUNDARY RUNS  
ALONG THE ENTIRE SOUTH WESTERN BOUNDARY LINE.

Applicant (s) Signature and Certification

State of New York )

County of Orange )

) SS.:

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

Signature:

Mailing Address: 155 Pressler Rd  
Walton, NY 12589

SWORN before me this

27th day of January, 2023

Notary Public

LOUISE ALICEA  
Notary Public, State of New York  
No. 01AL6376297  
Qualified in Orange County  
Commission Expires June 11, 2026  
3 of 14



# 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

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:	Hartman Design	PHONE:	845-781-4222
ADDRESS:	412 N Main St Monroe Ny 10950	FAX:	
		EMAIL:	meirw@hartmandesign.com

**OWNER**  **PRIMARY CONTACT**

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

**ENGINEER**  **PRIMARY CONTACT**

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

**ARCHITECT**  **PRIMARY CONTACT**

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

**SURVEYOR**  **PRIMARY CONTACT**

NAME:	DARREN STEIDINOW	PHONE:	(845) 234-2310
ADDRESS:	148 RTE 17 N	FAX:	
	HARRIS, NY 10926	EMAIL:	SURVEYINGCVA@CVASSOCIATESNY.COM

**ATTORNEY**  **PRIMARY CONTACT**

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

**OTHER**  **PRIMARY CONTACT**

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	



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

CONSENT OF PROPERTY OWNER(S)

DATE: 1/27/23

RE: NAME OF PROJECT: PROPOSED 4 LOT SUBDIVISION 58 FT WORTH PLACE

SECTION: 217 BLOCK: 1 LOT: 8

I (we) Moishe Ostreicher
OWNER(S) of the above noted parcel(s) of land authorize

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

OWNER 1: [Signature] Moishe Ostreicher
SIGNATURE PRINT

ADDRESS: 296 Schunemunk Rd Monro NY 10950

TELEPHONE: 347 678 9925

OWNER 2: [Signature] Moishe Ostreicher
SIGNATURE PRINT

ADDRESS:

TELEPHONE:

YOEL WEISS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WE6337095
Qualified in Orange County
My Commission Expires 02-16-2024
Sworn before me this 31 day of Jan, 20 23
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.

[Three sets of horizontal lines for additional information]



**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**

---

**CERTIFIED MAILING LIST  
REQUEST FORM**

**Applicant:** Hartman Design

**Tax Map:** Section 217 Block 1 Lot 8

**Date Requested:** 1/31/2023

**Fee:** 85\$ **Check #:** \_\_\_\_\_

**Certified Mailing List Fees:**

**SEE FEE SCHEDULE**



## 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

#### 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.



## 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

---

#### 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 Hartman Design (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.



# Village Of South Blooming Grove

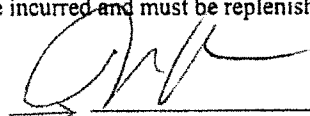
Incorporated on July 14, 2006  
P.O. Box 295  
Blooming Grove, New York 10914

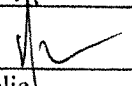
## PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

### 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  
Maighe O'Strachne  
PRINT NAME

Sworn before me this 31  
day of Jan, 2023  
  
\_\_\_\_\_  
Notary Public

YOEL WEISS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WE6337095  
Qualified in Orange County  
My Commission Expires 02-10-2024





# 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

### 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

Mo'isha Ostreich  
PRINT NAME

Sworn before me this 31  
day of Jan, 2023

  
\_\_\_\_\_  
Notary Public

YOEL WEISS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WE6337095  
Qualified in Orange County  
My Commission Expires 02-16-2024



**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**

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

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

I, Hartman Design, 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: Larry Hartman 412 N Main Street 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 217 Block 1 and Lot 8; 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.

3'



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

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, 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: Larry Hartman

Mailing Address: 412 N Main ST Monroe Ny 10950

SWORN before me this

31 day of Jan, 20 23

Notary Public

YOEL WEISS
NOTARY PUBLIC-STATE OF NEW YORK
No. 61WE6337095
Qualified in Orange County
My Commission Expires 02-16-2024