

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

Recommendation:

Date: March 13, 2023

Project: 9 Pine Hill Road

Description: Applicant proposes a proposal for a 3-lot subdivision in the RB District (this plat also mistakenly labels it a RR District) with the two new lots intended for two-family dwellings that will be accessed from Mangin Road.

Recommendation: It is recommended this project be granted Conditional Final Approval subject to the following conditions:

1. That the Applicant donate 10 feet of additional right-of-way along Route 208 to the Village for future highway widening purposes.
2. That the front stoop to the existing grandfathered home be relocated to the south side of the house.
3. That all items determined necessary by the Village Engineer be addressed to the Village Engineer's satisfaction.