

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

Recommendation:

Date: March 13, 2023

Project: Prospect Gardens

Description: Applicant proposes a 51 lot fee simple subdivision and four 18 unit multifamily structures with accessory uses including two community centers and a playground. The single-family units will be clustered and the multi-family units will be developed to R-M District standards.. Density was calculated using the total project acreage of 73.4 acres which consists of six existing tax parcels lying in the Village's RR Zoning District. The fee simple lots were computed at a rate 1.33 acres per lot and the density for the multifamily units was based on density of 3,000 SF per dwelling unit. Access to the site will be by means of new proposed roadways that will connect to Prospect Road. It is proposed that the project be served by village water and sewer via extensions of those municipal services to the project site. The applicant is in the process of securing SEQR related studies including traffic, plant and animal species and archeology.

Recommendations: The following recommendations are offered:

1. The Applicant should cooperate with the Village in developing the wastewater treatment capacity to serve this project and others by providing land for the same.
2. The project should include a network of sidewalks.
3. Multiple playgrounds should be provided.
4. Grading plans and a SWPPP will be needed.
5. Open space for preservation should be designated.
6. Bus stops and school bus turn-arounds will be necessary.

7. A landscaping plan is needed for public areas including the community center and parking areas (which should be broken up with landscaping).
8. The unlabeled gray area on the plan should be specified.
9. The middle apartment building among the group of three should be centered with respect to the other two buildings.
10. Floor plans are needed for community buildings to help identify uses and parking needs.
11. All items determined necessary by the Village Engineer should be addressed to the Village Engineer's satisfaction.