

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

Recommendation:

Date: March 13, 2023

Project: 4 Heights Trail

Description: Applicant proposes a 3-lot subdivision of a 0.85 acre parcel fronting on Mountain road, Delano Grove and Heights Trail. Two parcels will be 0.25 acre in size and the third will be 0.358 acre. Each of the lots fronts on a different street and all three comply with recommended RB District setbacks. Mountain Road is County Road No. 44 but because there are fewer than 5 lots no GML § 239 referral is required.

Recommendations: The following recommendations are offered:

1. The Applicant will need to submit a Short Form EAF and a completed full application. Recreation fees will also apply.
2. All items determined necessary by the Village Engineer should be addressed to the Village Engineer's satisfaction.
3. A public hearing should be scheduled.