

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

Recommendation:

Date: March 13, 2023

Project: 35-37 Virginia Avenue

Description: Applicant proposes a 3-lot subdivision of a parcel fronting on Virginia Avenue. Two parcels will be 12,740 square feet in size and the third will be 14,514 square feet. The location is within the RB District and meets setbacks, but the plat lacks metes and bounds as yet. 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, a completed full application and a plat with metes and bounds for each lot. Recreation fees will also apply. Lot numbers also need to be corrected.
2. Access to the center and right lots should be combined into one curb cut with perpendicular parking for both lots after entering through the curb cut.
3. All items determined necessary by the Village Engineer should be addressed to the Village Engineer's satisfaction.
4. A public hearing should be scheduled.