



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
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Alan J. Sorensen, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

126 SBG-078

RECEIVED
SEP 20 2022

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Village of South Blooming Grove Board

Referral ID #: SBG 06-22M

Applicant: Stonefield Engineering

Tax Map #: 209-8-1

Project Name: 5 Mangin Road

Local File #: none provided

Proposed Action: Site Plan and Special Use Permit for new construction of 6,000 sq. ft. supermarket and associated parking lot on previously-developed site. Revised site plan shows demolition of existing residence

Reason for County Review: Within 500 feet of NYS Route 208

Date of Full Statement: September 12, 2022

Comments:

The Department has received the above referenced site plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, including the Northern Long-Eared Bat and the Indiana Bat. We advise the Village and the applicant to ensure that best practices are followed during construction, in order to minimize any accidental takings of these species. Best practices are likely to include times for tree harvesting, among other measures.

Proposal: The original proposal for this p[roject] included the retention of the existing residence; the updated site plan, received September 12, 2022, does not propose to retain the residence, in order to include additional parking spaces. The existing residence, per County records was built in 1775, although there do not appear to be any listings for the residence on either the National or State Registers of Historic Places. We advise the Village to contact the New York State Office of Parks, Recreation and Historic Preservation to assess whether the existing residence should be retained for historic purposes and if so, how best to preserve it.

County Recommendation: Local Determination

Date: September 12, 2022

Prepared by: Megan Tennermann, AICP
Senior Planner

Alan J. Sorensen, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

VILLAGE OF SOUTH BLOOMING GROVE
5 MANGIN ROAD

WHEREAS, the Village Board of the Village of South Blooming Grove has approved a Village Board Special permit for retail over 2000 sq ft in accordance with the Village Code; and

WHEREAS, the Village Board had a Public Hearing on July 18, 2022 and referred to the Planning Board for site plan review for special use; and

WHEREAS, SEQRA has been completed as Lead Agency; and

BE IT RESOLVED, that the Planning Board of the Village of South Blooming Grove hereby issues a negative declaration of environmental impact and further issues approval of a special use permit and site plan for the project, condition on engineer comments and requirements.

On a motion by Member _____, seconded by Member _____

The foregoing resolution was adopted on a vote of _____ Ayes, _____ Nays.

Dated: August 18, 2022
Village of South Blooming Grove
Orange County, NY

From: Alfred A Fusco Jr PE <aafjr@fuscoengineering.com>
Sent: Tuesday, July 19, 2022 3:57 PM
To: Carol Monell
Subject: Fwd: 5 Mangin-Revised
Attachments: 2022-07-16_(FS)-Site Plans-South Blooming Grove, NY.pdf; Untitled attachment 00105.htm

Print

Alfred A Fusco, Jr., P.E.
FUSCO ENGINEERING
& LAND SURVEYING, PC
233 East Main Street
Middletown, New York 10940

Email: aafjr@fuscoengineering.com
Phone: (845)344-5863

Begin forwarded message:

From: Alexa Burchianti <amb@vosbg.com>
Date: July 19, 2022 at 3:48:27 PM EDT
To: Melissa Foote <MFoote@vosbg.com>, aafjr@fuscoengineering.com
Subject: FW: 5 Mangin-Revised

Attached is the revised plan for 5 Mangin showing the house gone and reconfigured parking. Melissa, save this one as the latest version and post this on the website for the meeting.

Thanks,

Alexa M. Burchianti

Building Inspector/Code Enforcement Officer
Fusco Engineering

From: Isaac Walter <isaac@brightviewm.com>
Sent: Monday, July 18, 2022 6:00 PM
To: Issac Ekstien <IEkstien@vosbg.com>; Joel Stern <JStern@vosbg.com>; Alexa Burchianti <amb@vosbg.com>
Subject: 5 Mangin

Please see the revised plan for tonight

--
Isaac Walter

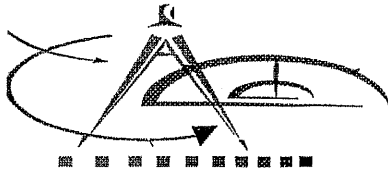
Bright View Management Inc.

P.O. Box 1116

Monroe NY 10949

P. 845.208.4501 Ext. 201

C. 845.325.0575



FUSCO ENGINEERING & LAND SURVEYING, P.C.

Consulting Engineers

Alfred A. Fusco, Jr., P.E., Principal

Alfred A. Fusco, III, General Manager

- 233 East Main Street
Middletown, NY 10940
Phone: (845) 344-5863
Fax: (845) 956-5865
- 19 Waywayup Lane
Port Jervis, NY 12771
Phone: (845) 956-5866

July 12, 2022

Orange County Planning Department
124 Main Street
Goshen, New York 10924

RE: Village of South Blooming Grove
5 Mangin Road
GML239 – Village Board
Our File #SBG-078

Gentlemen,

Enclosed please find plans and SEQR EAF for the above noted project. We request you review same as required under GML 239.

Please give us your comments within 30 days.

Thank you.

Very Truly Yours,

Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
LAND SURVEYING, P.C.

AAF/cam

Cc: OCDPW
NYSDOT
Village Board



Edward A. Diana
County Executive

Orange County Department of Planning Submittal Form for Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l,m, & n

Referral ID#
(County/Use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Village of South Blooming Grove	Tax Map #:	209-8-1
Local Referring Board:	Village Board-Planning Board Recommends	Tax Map #:	
Applicant:	Stonefield Engineering	Tax Map #:	
Project Name:	5 Mangin Road	Local File No.:	
Location of Project Site:	5 Mangin Road	Size of Parcel*:	
Reason for County Review: Change of Use		Current Zoning District (include any overlays):	RR

**If more than one parcel, please include sum of all parcels.*

Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from _____ to _____

Ordinance Modification (cite section): _____

Local Law

Site Plan Sq. feet proposed (non-residential only): 260,000

 Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

 Subdivision Number of lots proposed: _____

 Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Special Use Permit _____

Lot Line Change _____

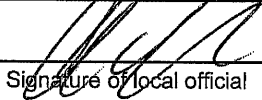
 Variance Is this an update to a previously submitted referral? YES / NO (circle one)

Other

AREA / USE (circle one)

Local board comments or elaboration:

Change of Use

 7/12/22 Village Engineer
 Signature of local official Date Title

Municipal Contact Phone Number: 845-344-5863

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
 Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com



Orange County Department of Planning
 Application for Mandatory County Review of Local Planning Action
 (Variances, Zone Changes, Special Permits, Subdivisions)

**To be completed by Local Board having jurisdiction.
 To be signed by Local Official.**

MUNICIPALITY: Village of South Blooming Grove TAX MAP ID: 209-8-1
 (Section-Block-Lot)

Local File #: _____ Project Name: 5 Mangin Road

Applicant: 5 Mangin Road Send Copy of Letter to Applicant: (check one)

 No

Address: Route 208 and Museum Village Road
 Attorney, Engineer, Architect: Stonefield Engineering

Location of Site: 5 Mangin Road
 (Street, highway, nearest intersection)

Size of Parcel: Existing Lots: 1 Proposed Lots 1

Units _____ Present Zoning District: RR Zone

_____ TYPE OF REVIEW:

Site Plan (SP): Special Use Permit*
 (SUP): _____ Village Board with Planning Board recommendations _____

Variance* USE (VU): _____

AREA (AV): _____

Zoning District Change* From: _____ To: _____

Zoning Amendment To Section: _____

Subdivision Major _____ Minor _____

Sketch Preliminary Final (Please indicate stage)

DATE: 7/12/22

Village Engineer
 Signature and Title _____

*Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID # _____