

From: Ruth Manyin ruthmanyin@hotmail.com

Subject: Proposed development :Prospect gardens

Date: May 15, 2023 at 10:25 PM

To: Mayor@vosbg.com, Trusteeweiss@vosbg.com, Trusteeguttman@vosbg.com, Trusteefeldman@vosbg.com, Trusteerosner@vosbg.com, sweiss@vosbg.com, aklepner@vosbg.com, yungar@vosbg.com, sschwartz@vosbg.com, dfrankel@vosbg.com, mail@shepstone.net

RM

I am writing to you with some requests regarding the proposed development of Prospect Gardens on Prospect Road and am asking that you follow the recommendations made by Orange County Department of Planning in their March 24, 2023 statement, including:

- that the Town of Blooming Grove act as co-Lead Agency with the Village since this development borders the Town and will certainly affect the Town residents living nearby,
- that a Full Environmental Assessment Form (Parts 1 and 2) be completed to assess the environmental impacts of this project on the land, water, plants, animals, energy, light, and community character,
- that a Traffic Impact Analysis which includes Route 208, Prospect Road, Round Hill Road, and Peddler Hill Road be completed,
- that an analysis of current water capacity in the Village drinking water supply be done and that the Village ensures that there is sufficient water for drinking without impacting the neighboring properties before allowing this project to continue,
- that an analysis of the capacity existing in the Village wastewater treatment system, including the Village's share of capacity in the Harriman Wastewater Treatment Plant, be done and that the Village ensures that capacity exists in the wastewater treatment system to treat the wastewater from this development without creating water quality issues downstream before this project is allowed to continue,
- that a full Stormwater Pollution Prevention Plan and an Erosion and Sediment Control Plan be developed which incorporate Green Infrastructure/Runoff Reduction techniques,
- that a wetlands survey conducted by a wetlands biologist be done,
- that a Habitat Assessment be done,
- that the number of proposed units are clarified,
- that, due to the clearcutting that occurred and left the property with no ground cover, the applicant and Village take immediate action to stabilize the soil at the project site to prevent significant erosion which could cause problems in the immediate neighborhood and downstream in the event of a storm,
- that there is sufficient emergency access for all buildings,
- that the plan document is complete, indicating if this is a conservation subdivision or Phase 1 of a larger development, which if that is the case, must be included in the environmental review,
- that the Town Highway Department and Fire Department be consulted regarding necessary road improvements needed on Prospect Road to accommodate the increased traffic this project would bring, and
- that the existing rural character of Prospect Road be considered when deciding whether to allow this project to continue as it has been presented.

All of these requests are necessary to make sure the proposed development is an asset to our beautiful area rather than a detriment, and to ensure the safety and well-being of

those living there and near there. Thank you for your consideration of this serious matter.

Ruth Manyin
Blooming Grove

From: Allison McBee allisonmcbree@hotmail.com

Subject: Prospect Gardens

Date: May 15, 2023 at 3:39 PM

To: Mayor@vosbg.com, Trusteeweiss@vosbg.com, Trusteeguttman@vosbg.com, Trusteefeldman@vosbg.com, Trusteerosner@vosbg.com, sweiss@vosbg.com, aklepner@vosbg.com, yungar@vosbg.com, ssschwartz@vosbg.com, dfrankel@vosbg.com, Building@vosbg.com, mail@shepstone.net

AM

To the elected officials, Planning Board, Engineer, and Planner of the Village of South Blooming Grove,

Hello,

I am writing to you with some requests regarding the proposed development of Prospect Gardens on Prospect Road and am asking that you follow the recommendations made by Orange County Department of Planning in their March 24, 2023 statement, including

- that the Town of Blooming Grove act as co-Lead Agency with the Village since this development borders the Town and will certainly affect the Town residents living nearby,
- that a Full Environmental Assessment Form (Parts 1 and 2) be completed to assess the environmental impacts of this project on the land, water, plants, animals, energy, light, and community character,
- that a Traffic Impact Analysis which includes Route 208, Prospect Road, Round Hill Road, and Peddler Hill Road be completed,
- that an analysis of current water capacity in the Village drinking water supply be done and that the Village ensures that there is sufficient water for drinking without impacting the neighboring properties before allowing this project to continue,
- that an analysis of the capacity existing in the Village wastewater treatment system, including the Village's share of capacity in the Harriman Wastewater Treatment Plant, be done and that the Village ensures that capacity exists in the wastewater treatment system to treat the wastewater from this development without creating water quality issues downstream before this project is allowed to continue,
- that a full Stormwater Pollution Prevention Plan and an Erosion and Sediment Control Plan be developed which incorporate Green Infrastructure/Runoff Reduction techniques,
- that a wetlands survey conducted by a wetlands biologist be done,
- that a Habitat Assessment be done,
- that the number of proposed units are clarified,
- that, due to the clearcutting that occurred and left the property with no ground cover, the applicant and Village take immediate action to stabilize the soil at the project site to prevent significant erosion which could cause problems in the immediate neighborhood and downstream in the event of a storm,
- that there is sufficient emergency access for all buildings,
- that the plan document is complete, indicating if this is a conservation subdivision or Phase 1 of a larger development, which if that is the case, must be included in the environmental review,
- that the Town Highway Department and Fire Department be consulted regarding necessary road improvements needed on Prospect Road to accommodate the increased traffic this project would bring and

transit this project would bring, and

- that the existing rural character of Prospect Road be considered when deciding whether to allow this project to continue as it has been presented.

All of these requests are necessary to make sure the proposed development is an asset to our beautiful area rather than a detriment and to ensure the safety and well-being of those living there and near there. Thank you for your consideration of this serious matter.

Allison McBee
Blooming Grove

From: Lynn Crevling lcrevling@gmail.com

Subject: Prospect Gardens

Date: May 15, 2023 at 11:01 AM

To: Mayor@vosbg.com, mail@shepstone.net, Trusteeweiss@vosbg.com, Building@vosbg.com, Trusteefeldman@vosbg.com, dfrankel@vosbg.com, Trusteerosner@vosbg.com, ssschwartz@vosbg.com, sweiss@vosbg.com, yungar@vosbg.com, aklepner@vosbg.com

LC

May 15, 2023

Dear Local Government Officials and Trustees,

I recently became aware of the proposed Prospect Gardens development on Prospect Road and have great concern about the details, density/actual units, and impact of this project.

I am writing to ask that Chapter 163: SUBDIVISION OF LAND be fully and thoroughly complied with to “promote orderly development by maintaining the **present character and stability of lands** in the Village consistent with the development process” and all remaining items listed in that section of regulations. At a minimum, the Planning Board is charged with

- Environmental impact
- Access
- Parking
- Screening
- Signs
- Landscaping
- Location and dimensions of buildings
- Adjacent land use and physical features meant to protect those uses

All environmental and other impact assessments must be thoroughly conducted.

A history of past behavior would suggest the need for great caution and specific detail before any Prospect Gardens approval. Looking not only here in our area, but beyond, there is documented overcrowding in communities such as New Square, Kiryas Joel, and Monsey that is taxing local infrastructure to the breaking point.

Our beautiful area has been clear cut with deleterious consequences and projects have disregarded requirements and mandates. In the case of Prospect Gardens, there is reason to believe that the actual number of residents/units and density will be well in excess of that originally stated. The *actual* density must be assessed for the impact on our water, wastewater/sewer, roads/traffic capacity and more for our existing communities.

Residents choose to live here for the beauty of our natural environment. Will you preserve the character and lifestyle of our small villages and rural areas, or will you allow overdevelopment? Will developers disregard and run roughshod over residents who have lived in and loved our communities for the small town and rural character?

The details and the impact of this development must be thoroughly investigated, understood and be a part of an informed decision-making process and be made clear to all in our communities with full transparency.

In addition, I urge the establishment of the Town of Blooming Grove to act as co-Lead Agency with the Village because this development borders the Town and will certainly affect the Town residents.

Sincerely,

Lynn Crevling
28 Spring Road
Blooming Grove, NY 10992