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March 6, 2023

Solomon Weiss, Chairman
Village of South Blooming Grove Planning Board
811 Route 208
Monroe, NY 10950

**Re: Prospect Gardens
Prospect Road, V. South Blooming Grove
Tax ID 220-1-3, 24 and 28
Our Project #22131.0**

Dear Chairman Weiss:

Enclosed please find the following submitted in support of a new application for subdivision and site plan approval for a project known as Prospect Gardens:

- 1 – Application Packet
- 1 – Check in the amount of \$11,000.00 Application Fee
- 1 – Check in the amount of \$3,000.00 Escrow
- 1 – Long EAF
- 1 – Sketch Subdivision Plan

The project proposes a 51 lot fee simple subdivision and four 18 unit multifamily structures with accessory uses including two community centers and a playground. The project is presented as a conservation type subdivision. 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. The above calculations can be found on the plan.

With the density calculation determined, the layout of the project was 'clustered' in the southwestern portion of the property. 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, RTE species and an archeology. Those documents will be provided to the Board as they become available.

We ask that the matter be placed on the March 2016 Planning Board agenda for sketch plan discussion. If the Board is so inclined, we ask that the Board consider declaring their intent to act as Lead Agency and also refer the matter to Orange County Planning for GML-239 review.

Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kirk Rother".

Kirk Rother, P.E.

Enclosures

cc: Client w/enc.
Thom Shepstone w/enc.
Al Fusco, Jr., PE w/enc.