

Short Environmental Assessment Form

Block 4 or Question 8a

8. a. Will the proposed action result in a substantial increase in traffic above present levels?

Box ticked for "No"

1. Can you provide the public with data to support that as the area has not grown over the last 5 years along with the traffic?
2. If not, can you elaborate on how it was decided?

Block 6 or Question 10

10. Will the proposed action connect to an existing public/private water supply?

Box ticked for "Yes"

Effective April 8, 2019 and still going to this day.

It is included as a reminder in our bills for the town as well, yet neighboring houses still run sprinklers, powerwash the sides of their house and fill kiddie pools.

3. Why are we not fixing the main water issue before trying to build up the land with more people then it can already handle?

4. How are you planning on tying in with the village sewer & water?

I didn't see a single sewer line or sewer manhole on any of the plans provided. The same for the water lines and valves, we are already on a water restriction so how are we planning on adding 6 new households onto the water in this area.

Also, in the EAF form it's proposed to tie in with the existing drainage facilities with the village road, I don't see that shown on the plans at all either. I would like to see those on the face of these plans.

5. Are the existing drainage facilities within the village road able to handle the extra load from this?

- Can anyone just tie into the existing village drainage?
- Planning board approval only?
- EPA?

Chapter 163: SUBDIVISION OF LAND

§ 163-12. Approval of preliminary plat.

A. Application procedure and requirements.

(1) Prior to subdividing or resubdividing land, a

(h) Be accompanied by a letter not more than 30 days old from the Building Inspector identifying any outstanding violations

6. Is it public knowledge to be told the inspection report?

Chapter 163: SUBDIVISION OF LAND

B. Public hearing on preliminary plat.

2) The Clerk shall advertise such a public hearing at least once in a newspaper of general circulation in the Village at least five days before such hearing.

7. Where was the public hearing announcement for the proposed subdivisions in a newspaper of general circulation within the Village?

Chapter 163: SUBDIVISION OF LAND

B. Public hearing on preliminary plat.

3) At the time of a public hearing, the applicant shall submit an affidavit stating that he has notified by certified mail, return receipt requested, each adjacent or opposite owner of property as indicated on the application for subdivision approval at least 10 days prior to the public hearing, and that the applicant has placed at least two posters provided to him by the Clerk of the Planning Board on the four closest public roads in visible locations surrounding the proposed subdivision property, at least 500 feet apart if possible. The notice to be mailed shall conform to the official form of notice set forth in Appendix A.

8. Can you prove that each adjacent or opposite owner of property as indicated on the application were notified within at least 10 days prior to the public hearing?

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9. Can you provide time stamped photo evidence that at least two of the provided posters were placed on the four closest public roads in visible locations surrounding the proposed subdivision property?

10. Where did you get the boundary lines that are shown on these plans?

11. Did you locate the boundary evidence and do the deed study to establish the boundaries for these lots?

12. Where is the actual boundary survey of this property?

13. Does Arden Consulting Engineers, PLLC have a licensed land surveyor on staff?

Please provide us with the information on your licensed land surveyor, you cannot subdivide land without a licensed land surveyor signing off on the plan.

14. Is there an existing survey plan of this property or for the abutting parcels?

For zone RB (Residence B) it is required that each lot be a minimum of 12,000 sq ft

15. Are you planning on going for variances for these lots considering none of them meet that requirement?

Lot 1 is listed as 10,355 sq ft

Lot 2 is listed as 10,487 sq ft

Lot 3 is listed as 10,931 sq ft

These are all 2,000 square feet under the required lot size.

16. Is there an updated table of Bulk requirements on your website that includes the RB zoning district?

The only one publicly available is the one that was put into effect in 2009. Can we put that on the website and provide it to the public?

There was also a proposed zoning map [amendment](#) from 2022 but nothing else set in stone. The website is not very organized and it is difficult to find information.

17. How is this a real boundary map without a surveyor?

No surveyors signature anywhere. Sheet # 4 proposed subdivision requires a surveyors stamp.

18. Why are we proposing to make the road 5' wider?

19. There is off street parking proposed for these buildings, why make San Marcos Drive wider?

20. Does the proposed sidewalk end at the neighboring parcels as well?

Can we explain the reasoning behind this?

21. Are you just widening this section of the road or all of San Marcos Drive since it cuts off at the neighboring parcels?

22. Where is this statement located on the plans?

"The owner, or his representative, hereby irrevocably offers for dedication to the Village of South Blooming Grove or other governmental entity, all the streets, municipal uses, easements, parks and required utilities shown in the within subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____, and recorded in the Orange County Clerk's office. By: _____ Owner or Representative Date"