

**RESOLUTION
APPROVING A CONDITIONAL FINAL SUBDIVISION
AND SITE PLAN FOR THE PROSPECT GARDENS PROJECT**

Moved by XXXXXX; seconded by XXXXXX

WHEREAS, the Village of South Blooming Grove Planning Board has received the application of BGNV Development, LLC for a subdivision and multi-family development known as “Prospect Gardens” and consisting of 51 individual lots each with the potential for a single family home and accessory apartment together with 72 multifamily units to be constructed as four buildings having 18 units each, and

WHEREAS, this Prospect Gardens project has been before the Planning Board since March 6, 2023 when application was first made, and

WHEREAS, the Village of South Blooming Grove Planning Board has, following a Notice of Intent to other involved agencies, declared itself as Lead Agency under the State Environmental Quality Review Act (SEQRA) after noting the objection of the Town of Blooming Grove and recognizing it as an interested agency, and

WHEREAS, all documents related to the Prospect Gardens project application have been made available to the general public, via the Village of South Blooming Grove website, and

WHEREAS, all of Prospect Road, the basis for the Town’s interest in the application, is located within the Village of South Blooming Grove, and the Village of South Blooming Grove Planning Board has received no other comments from the Town of Blooming Grove, and

WHEREAS, the Village of South Blooming Grove Planning Board conducted an extended public hearing on the Prospect Gardens project application from April 20, 2023 through July 20, 2023, and

WHEREAS, the Village of South Blooming Grove Planning Board has received numerous public comments in person and in writing related to the Prospect Gardens project application and has recorded the same in minutes of its meetings and posted the same on the Village website, and

WHEREAS, the Village of South Blooming Grove Planning Board has been guided in its review of the Prospect Gardens project application by the Village Engineer and Village Planner,

NOW THEREFORE, BE IT RESOLVED:

Section 1. The Planning Board hereby specifically grants final conditional approval of the aforementioned Prospect Gardens project application in sections as may be appropriate to ensure orderly development, conditioned on the following requirements:

1. Providing to the Village of a detailed estimate of the costs associated with all public improvements that are part of the subdivision plan, for purposes of Village Engineer review and acceptance; and
2. Posting of a bond or other satisfactory financial guarantee authorized by Village law in the approved amounts in a form acceptable to the Village Attorney and to be approved by the Village Trustees; and
3. Providing of funds for an escrow account for site inspections as shall be acceptable to the Village Engineer; and
4. Dedication to the Village of additional right-of-way for Prospect Road widening as may be necessary as determined by the Village Engineer and a fair share costs of otherwise improving such road; and
5. Compliance with all other recommendations of the Village Engineer.
6. Payment of all fees for Village Engineer and consultant services connected with the subdivision as well as parkland dedication fees in the amount of \$5,500 per new lot or dwelling.

**BY ORDER OF THE PLANNING BOARD FOR THE
VILLAGE OF SOUTH BLOOMING GROVE, NEW
YORK.**