



Village Of South Blooming Grove

Incorporated on July 14, 2006

P.O. Box 295

Blooming Grove, New York 10914

PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

PROJECT DESCRIPTION

NAME OF PROJECT/SUBDIVISION:

Treza Subdivision

NUMBER OF LOTS: 17

STREET ADDRESS: 1 Treza Lane, Village of South Blooming Grove, NY

SECTION: 220 BLOCK: 1 LOT: 3, 24 and 28

(For main parcel, if other SBL's are involved, please add to the project narrative.)

14844

1284 (Lots 24 & 28)

DEED RECORDING: Liber: 15324 Page No.: 777 (Lot 3)

LOCATION: On the _____ side of Between Duell Lane and Sleepy Hollow Road at the
_____ feet _____ of Intersection with Treza Lane.

ACREAGE OF PARCEL: 6.6 +/- ZONING DISTRICT: RB

ZONING OVERLAY DISTRICT:

☒ Scenic Gateways ☐ Scenic Roads ☐ Surface Water ☒ Ridgeline/Significant Biological
☐ Scenic Viewshed/Significant Biological

SCHOOL DISTRICT: ☒ Washingtonville ☒ Monroe-Woodbury ☐ Chester

IS THE PROJECT LOCATED WITHIN THE BOUNDARIES OF THE VILLAGE'S:

WATER DISTRICT ☒ Y ☐ N SEWER DISTRICT ☒ Y ☐ N

PROJECT DESCRIPTION: (If additional space is required, please attach a narrative summary.)

Proposed 17 Lot fee simple subdivision of three existing tax parcels totaling approximately

6.6 acres of land with associated improvements. Project is located in the RB Zoning

District.



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This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE **ORANGE COUNTY COMMISSIONER OF PLANNING** UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

- | | | | |
|---|----|--|----|
| <input type="checkbox"/> State Road / Highway | NA | <input type="checkbox"/> County Road | NA |
| <input type="checkbox"/> State or County Park | NA | <input type="checkbox"/> County Stream | NA |
| <input type="checkbox"/> Municipal Boundary | NA | <input type="checkbox"/> County Facility | NA |
| <input type="checkbox"/> Municipal Facility | NA | <input type="checkbox"/> State Facility | NA |

Provide details of above:

Applicant (s) Signature and Certification

State of New York)
County of Orange) SS.:

I, _____, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature: _____

Mailing Address: _____

SWORN before me this

_____ day of _____, 20__

Notary Public



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PLEASE SELECT **ONE** OF THE FOLLOWING AS PRIMARY CONTACT FOR THE PROJECT. IF A PRIMARY CONTACT IS NOT SELECTED THEN THE APPLICANT WILL BE CONSIDERED THE PRIMARY CONTACT FOR THE PROJECT.

APPLICANT ☒ PRIMARY CONTACT

NAME:	Aron Rauch	PHONE:	646-713-8779
ADDRESS:	580 Route 208	FAX:	
	Monroe, NY 10950	EMAIL:	bg@positivedevelopers.com

OWNER ☐ PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

ENGINEER ☐ PRIMARY CONTACT

NAME:	Kirk Rother PE, PLLC	PHONE:	845-988-0620
ADDRESS:	5 Saint Stephens Lane	FAX:	
	Warwick, NY 10990	EMAIL:	krother@kirkrother.com

ARCHITECT ☐ PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

SURVEYOR ☐ PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

ATTORNEY ☐ PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	

OTHER ☐ PRIMARY CONTACT

NAME:		PHONE:	
ADDRESS:		FAX:	
		EMAIL:	



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CONSENT OF PROPERTY OWNER(S)

DATE: 2/13/23

RE: NAME OF PROJECT: Treza subdivision

SECTION: 220 BLOCK: 1 LOT: 24

I (we) 7 Timothy^{LLC} SOYU 35 LLC,
OWNER(S) of the above noted parcel(s) of land authorize
Aron Rauch
to act as my/our agent with regard to this application and all related proceedings.

OWNER 1:

[Signature]

SIGNATURE

Aron Rauch

PRINT

ADDRESS:

580 RA 208 Monroe NY

TELEPHONE:

646 713 8779

OWNER 2:

SIGNATURE

PRINT

ADDRESS:

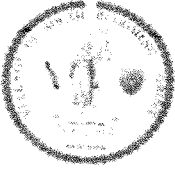
TELEPHONE:

KERRY A. DOUGHERTY
Notary Public, State of New York
Qualified in Orange County
Reg # 01DO5042691
Commission Expires April 24, 2023

Sworn before me this 14
day of February, 2023

[Signature]
Notary Public

* If owner is a corporation, fill in the office held by deponent, name of corporation, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.



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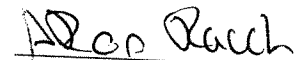
PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

TAXPAYER PROTECTION

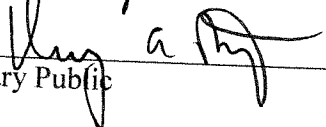
§ 240-3. Application of Law.

Any and all such specific and non-general costs or expenses incurred by the Village in reviewing any application or petition for any zone change, special permit, license, franchise agreement, site plan, subdivision, variance, amendments to any approved map or tax map or text of the Village Code, as well as any other submissions to the Village Board of Trustees, the Village Zoning Board of Appeals or Village Planning Board or CDRC or otherwise enforcing the rights of the Village regarding a specific applicant or property owner which require the use or employment of Village Counsel, Special Legal Counsel, Bond Counsel, Transactional Counsel or other legal advice or representation, planning consultants, zoning consultants, engineers, experts, accountants, appraisers or other professionals or persons that may be deemed reasonably necessary by the Village to review, act upon or otherwise provide advice on any such matter shall be charged to and paid solely by the applicant or petitioner as well as property owner involved or other person seeking relief or otherwise responsible to the Village that makes such specific and non-general action or review by the Village appropriate or necessary. Any such costs paid or incurred by the Village that are reasonable and customary in the County of Orange regarding the foregoing shall be charged to and paid by the applicant as well as property owner involved provided the applicant as well as property owner involved is seeking a benefit or other relief or approval from the Village and said costs are necessary expenditures, and not expenditures for the convenience of a Board in fulfillment of its own decision-making responsibilities. Said legal cost shall be reasonable in amount and shall not exceed five (5%) percent of the cost of the fair market value of the estimated cost of construction or the infrastructure and other site improvements involved in said application. The payment of such costs shall be deducted from an escrow account to be established for such application in amount determined by the Village in accordance with the Village's fee schedule or as determined by Village Board of Trustees Resolution. Such escrow account must be maintained in an amount sufficient to pay such fees or costs at the time they are incurred and must be replenished as directed by the Village.

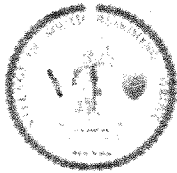

OWNER'S SIGNATURE


PRINT NAME

Sworn before me this 14th
day of February, 2023


Notary Public

KERRY A. DOUGHERTY
Notary Public, State of New York
Qualified in Orange County
Reg # 01DO5042691
Commission Expires April 24, 2023



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AUTHORIZATION TO INSPECT PROPERTY

The owner, by submitting an application to the Village of South Blooming Grove Planning Board and by signing this authorization, consents to inspection by Village personnel, staff or consultants of the project site or facility for which an approval is sought and, to the extent necessary, the property owned by the applicant adjacent to the project site or facility. This authorization allows Village representatives to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 8:00 a.m. and 8:00 p.m.

Inspections may take place as part of the application process prior to any decision to grant or deny the approvals sought. By signing this authorization, the owner agrees that this authorization shall remain in effect as long as the application is pending, and is effective regardless of whether the landowner or agent are physically present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notice, or fenced in with an unlocked gate, this permission authorizes Village Representatives to disregard such notices or unlocked gates at the time of inspection.

The owner further agrees that during an inspection in connection with this application, among other things, Village representatives may take measurements, may take soil samples and photographs, and may analyze physical characteristics of the site including, but not limited to, soils and vegetation and may make drawings and take photographs.

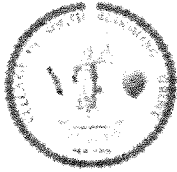
OWNER'S SIGNATURE

PRINT NAME

Sworn before me this 14th
day of February, 2023

Notary Public

KERRY A. DOUGHERTY
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Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York

)

County of Orange

) SS.:

I, ARON RAUCH, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted in this application for site development plan herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address: S80 Rt 208 Monroe NY

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application as Section 220 Block 1 and Lot 24; and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

2. There is no state officer, Orange County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.



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3. That to the extent that the same is known to your applicant and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the persons described above:

(If none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, nature of office and name of partnership _____

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership.

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached. For any officers or individuals described in Section 2 above.

I, _____, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: _____

Mailing Address: _____

SWORN before me this

_____ day of _____, 20__

_____ Notary Public