

**Comments, Questions & Concerns for
~~3 & 5 San Marcos Drive~~
1-3-5 San Marcos Drive**

Still pending answers over a year

~~Thursday June 20, 2023~~
~~Thursday August 17, 2023~~
Revised for August 15, 2024

**Three lot Subdivision with semi-attached dwellings
Proposition**

No email response and blocked from Village Facebook Page
2024

1. Who's compensating for the overspending of the water budget?

Trucked Water Total (not including Aug) is currently \$103,500

Water

Budget for the year: \$50,000

VILLAGE OF SOUTH BLOOMING GROVE FX WATER FUND ADOPTED BUDGET NOVEMBER 27, 2023 YEAR ENDING DECEMBER 31, 2024				
<div style="border: 2px solid red; padding: 5px; color: blue; font-weight: bold;"> Per Spindler Water & The Board, fill up cost is \$500/Tanker </div>				
	12/31/23	12/31/24	12/31/24	12/31/24
	ADOPTED	MAYOR'S	TENTATIVE	ADOPTED
	BUDGET	BUDGET	BUDGET	BUDGET
.4421 Repairs & maintenance	20,000	20,000	20,000	20,000
.4464 Snow Removal	4,250	4,250	4,250	4,250
.4469 Stone	1,500	1,500	1,500	1,500
.4470 Supplies - other	8,000	8,000	8,000	8,000
.421.138 Tank repair-Straubs	1,000	1,000	1,000	1,000
.4466 Trucked Water	50,000	50,000	50,000	50,000
.412 Utility survey	900	900	900	900
.4473 Water testing	4,500	4,500	4,500	4,500
.4424 Palomar Well lease expense	36,000	36,000	36,000	36,000

Estimated Trucks logged per Month

Each truck costs \$500

<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr*</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>
38+	5+	25+	45+	X	41+	53+	25+
~\$19,000	~\$2,500	~\$12,500	~\$22,500		~\$20,500	~\$26,500	~\$

**April reached/exceeded the \$50,000 budget*

Trucked Water Total (not including May & Aug)

\$103,500

2. Why did the village lie about ending the trucked water July 26, 2023?

Steven M. Neuhaus
County Executive

Environmental Health
Phone: (845) 291-2331
Fax: (845) 291-4078
www.orangecountygov.com

September 5, 2023

Mayor & Village Board
Village of South Blooming Grove
P.O. Box 295
Blooming Grove, NY 10914

From:
Steven Gagnon, M.P.H., P.E.
Principal Public Health Engineer

Re:
Village of South Blooming Grove Consolidated W.D. #1
CWS – ID#3510641
Village of South Blooming Grove

Dear Mayor and Members of the Village Board:

On June 27, 2023, Mr. Paul Bellotto, a representative of the Orange County Department of Health, inspected the above referenced water supply in the company of Mr. Scott Johnsen, Assistant Operator. A follow-up inspection was conducted on July 27, 2023, to inspect Worley Well #7 and the Pennsylvania Ave storage tank, which were not inspected on June 27th due to heavy rainfall that day.

Based on the inspection and a review of our files, the following comments are made. Please provide a response to these comments within 30 days of the date of this letter:

1. This system is currently in violation for failure to exercise due care and diligence in the maintenance and supervision of all sources of the public water system to prevent, so far as possible, their pollution and depletion (Part 5, § 5-1.71(a)); and for failure to meet maximum day demand with the largest producing well out of service (Part 5 Appendix 5-A 3.2.1). Please be aware that fines of up to \$2000.00 per day, per violation, may be assessed if these violations continue to go unaddressed.

Page -2-

It was reported that the Village is opting to stop hauling in water as of July 26, 2023. Please be aware that if the system is incapable of keeping up with demand, resulting in a loss of pressure, or any other emergency situation, this office must be notified immediately. If the Village plans to rehabilitate any of the existing wells with low yield, via hydrofracking or drilling deeper, this office must be notified prior to any work conducted.

It is our understanding that the Village actively continues to implement Stage 2 Mandatory Water Restrictions. Any changes to the status of water restrictions must be immediately reported to our office.

2. We have received notification that the Village has been awarded a Water Infrastructure Improvement (WIIA) Grant. These funds will undoubtedly help the Village develop new water sources and improve infrastructure. We have also received notification that the NYSDOH has endorsed an Engineering Report for proposed improvements on August 10, 2023.
3. The Timetable of Compliance prepared by Fusco Engineering & Land Surveying D.P.C., dated December 22, 2022, set a date of August 2023 for the completion of the design work and January 2024 for NYSDOH and OCDOH approval. Being that the NYSDOH has only just recently endorsed the Engineering Report for proposed improvements and as this department has not yet approved any proposed well locations, it is unlikely that the dates of the December 22, 2022, timetable are capable of being upheld due to the length of the review processes. As such, a revised Timetable of Compliance must be drafted and submitted to our department. This department will review the proposed deadlines and provide feedback as necessary. **The revised Timetable of Compliance must be received by this office within 30 days of the date of this letter. Failure to adhere to any and all deadlines will immediately result in enforcement action through a Stipulated Agreement with monetary fines attached.**

July 2023 Meeting

The following are just a few errors from below, brought to the boards attention and ignored:

Wrong name on E-Signed Doc & Wrong Address

I, Gedalya Feldman & Aron Mendlowitz, 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.

Gedalya Feldman - 5 San Marcos Drive, Monroe, NY 10950
Aron Mendlowitz - 6 Daweider Blvd. Unit 101, Monroe, NY 10950

1. Print or type full name and post office address: _____

Improper Street name

PROJECT DESCRIPTION

NAME OF PROJECT: Three Lot Subdivision Prepared for 3-5 San Marco Drive

STREET ADDRESS: 3-5 San Marco Drive

Improper Address

CONSENT OF PROPERTY OWNER(S)

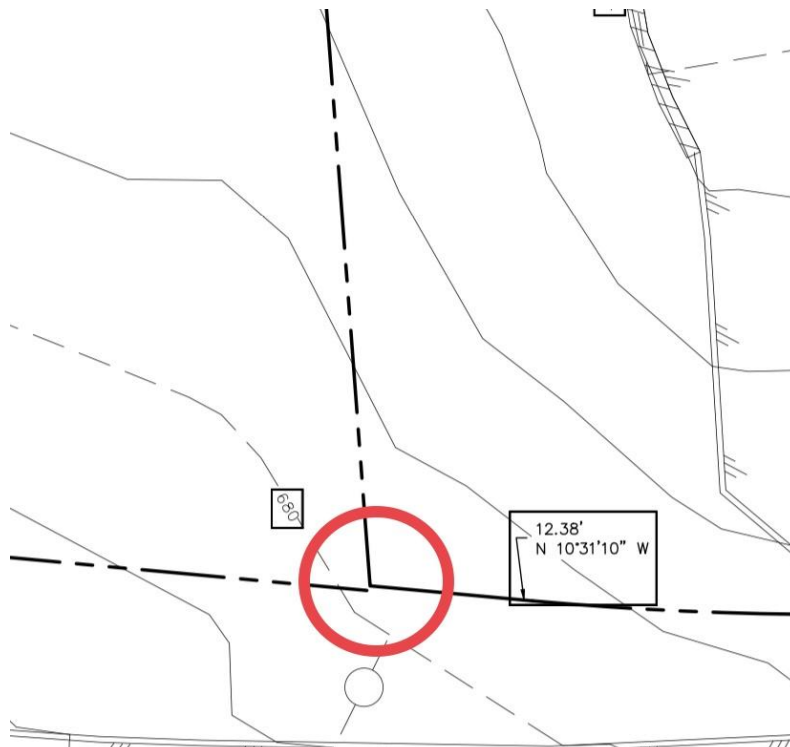
DATE: 6/9/2023

RE: NAME OF PROJECT: Three Lot Subdivision for 305 San Marcos Drive
221 2 19
SECTION: 221 BLOCK: 2 LOT: 20

I (we) _____
OWNER(S) of the above noted parcel(s) of land authorize
Arden Consulting Engineers, PLLC to act as
my/our agent with regard to this application and all related proceedings.

No

official survey stamp on original Application of 3-5 San Marcos Subdivision



3. Why was 3-5 San Marcos Subdivision before the board with an incomplete and incorrect application?

Tom Shepstone has made it a point to say other applicants have had to resubmit incorrect/incomplete applications. Below there are examples of the original 3-5 San Marcos application presented before the Village Attorney.

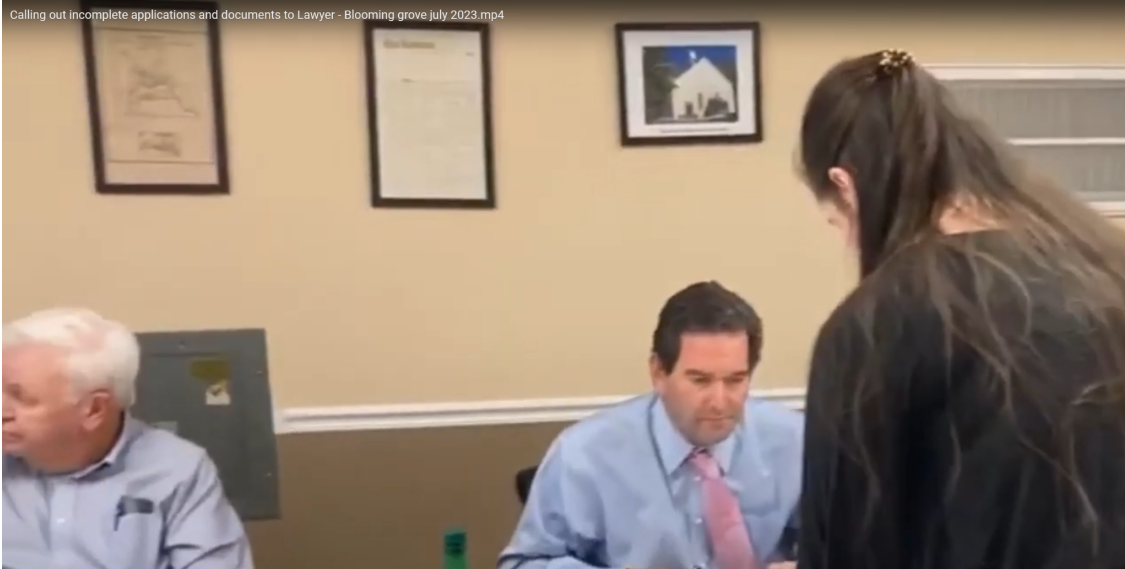


Image above is from the July 2023 meeting

“Make sure that everybody understands, um. She submitted three pages of questions which I have treated as a written comment. You can access them on the website and I’ve already, prior to tonight, have sent them on to the engineer and asked him to specifically address them, unfortunately he’s ill tonight”

Same meeting Tom Shepstone makes it a point to tell the owner of 6 San Marcos he would check why he did not receive his notice.

- 4. Where are your newspaper ads from the last public notices of 3-5 San Marcos as well as the new one for 1-3-5 San Marcos?**

None have displayed any advertisements.

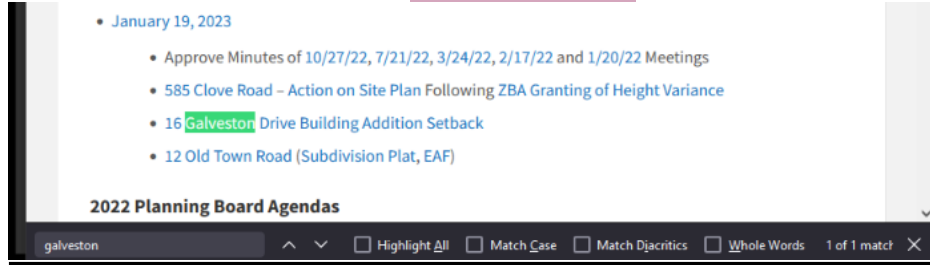
After Tom Shepstone slams his gavel he blares out

“First of all, the state law has NO REQUIREMENTS, I just want you all to understand, it’s common practice with every municipality, to give some kind of notice. Okay that’s number one, but it’s NOT a requirement of state law. You can check it yourself if you don’t believe me but there is NO requirement in the state law to give ANY kind of notice whatsoever other than to put a notice in the newspaper. That’s it. ... MY position has always been, if you’re here YOU got notice”

So where’s your newspaper articles?

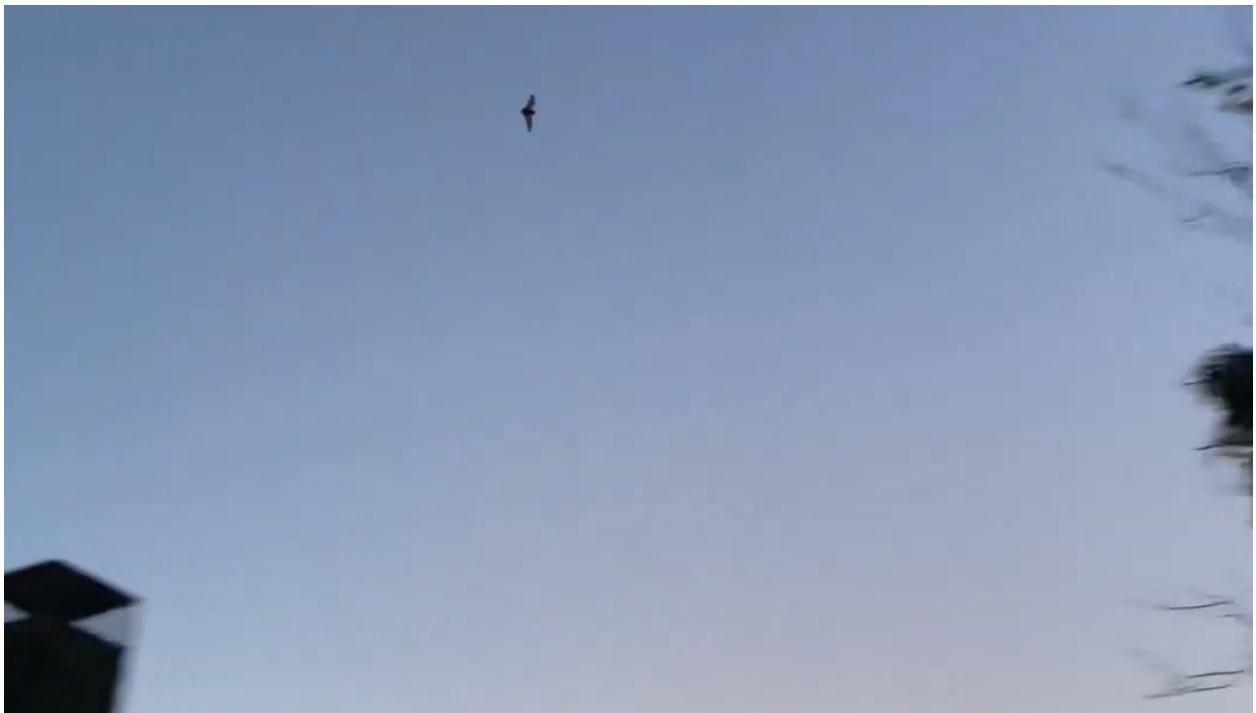
13 Galveston

5. Why did 13 Galveston not have to go before CRDC nor the Board?



6. Is the board really going to ignore the Endangered Long Eared bats in the area again?

Was it not mentioned that 13 Galveston was clear cut of all its trees because it was under a certain acreage per the Village Attorney? Where is this written?



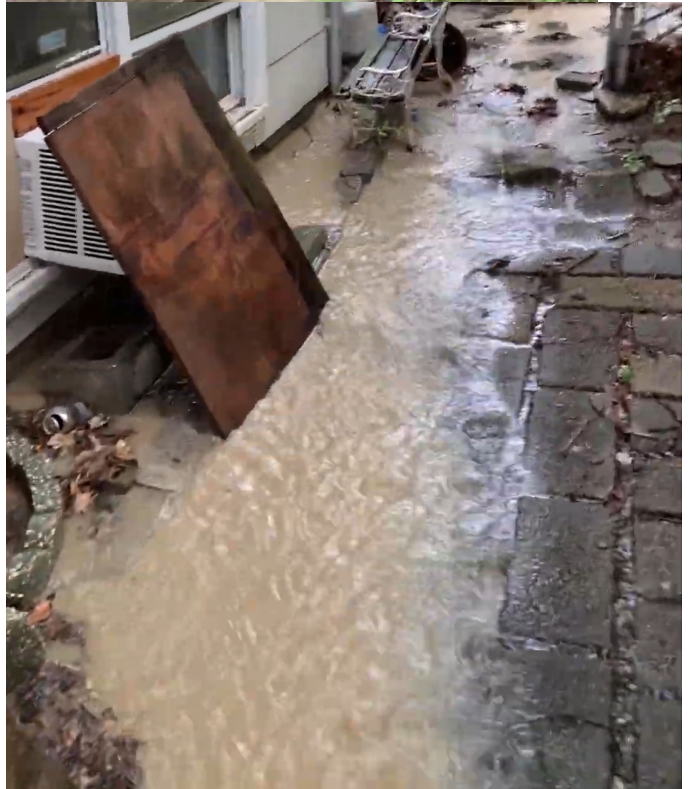
7. Does this apply to the 1-3-5 San Marcos 1.064 acre plan as well? Is there a different application?

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Northern Long-eared Bat

8. How do you respond to the excessive runoff now

produced into 7 San Marcos from 13 Galveston? Where is the drainage system within the retaining wall?

Images from attached video:



16 Galveston Drive

9. Where is the “Approved Plan”?

“But the allure doesn't end there. Included in this offering is an approved plan for an additional house, presenting a unique opportunity for buyers looking to expand or invest.”

*Appeared before the board as **Project: 16 Galveston Drive - Proposed Building Addition - Yard Determination** January 17, 2023, went on the market March 14, 2024, sold July 18, 2024 at -28.9% listed.*

10. Why is the property listed for an “Additional House” When it appeared before the board as a “Proposed Building Addition”?

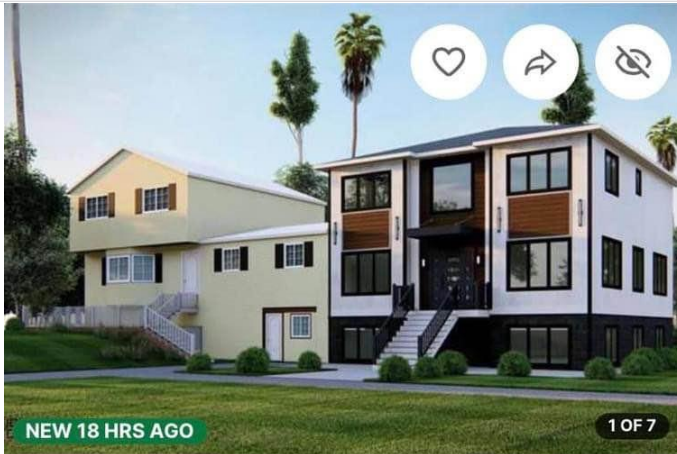
11. Why does the Village refuse to answer FOILs?

12. Who runs the Government

Date	Event	Price
7/18/2024	Sold	\$640,000 -28.9% \$297/sqft
3/14/2024	Listed for sale	\$900,000 +127% \$418/sqft

Source: Public Record Report

Source: OneKey OneKey® MLS #H6295092 Report



NEW 18 HRS AGO

1 OF 7



● For sale

16 Galveston Dr
Monroe, NY 10950

\$900,000

5 beds • 2.5 baths • 2,152 sq ft

Est. \$6,163/mo — **Get pre-approved**



Zillow

Edit Save

5 bd | 3 ba | 2,152 sqft

16 Galveston Dr, Monroe, NY 10950

● Sold

: **\$640,000** | Sold on 07/18/24 | Zestimate®: **\$912,700**

Est. refi payment: \$4,430/mo **Refinance your loan**

redfin.com

Done

Search

BUZZ, welcome to the newly renovated gem at 16 Galveston Drive, Monroe, NY 10950, nestled in the heart of the Village of Blooming Grove. This stunning single-family home, showcases a perfect blend of classic charm and modern elegance. Fresh off a comprehensive renovation in 2022, the property boasts a spacious 2,152 sqft layout with 5 bedrooms and 3 bathrooms (2 full, 1 half), offering ample space for comfort and creativity. The home is a showcase of fine craftsmanship and design, featuring hardwood floors, marble countertops, and a host of desirable amenities. The property sits on a generous 0.2870-acre lot, complemented by a driveway for convenient parking. But the allure doesn't end there. Included in this offering is an approved plan for an additional house, presenting a unique opportunity for buyers looking to expand or invest. This is a rare chance to own a beautifully renovated home with the potential for growth, all within the Village. Utilities include municipal water and sewer, natural gas heating, and a gas stand-alone hot water system, ensuring all the comforts of modern living.

Official Village Facebook Page?

13. Why is the Government Official Facebook page

silencing its community?

Below images from resident Adrianna Concilio displaying her comments being deleted (as well as other members on the posts) as well as her being blocked from the page.

6:45


Village of South Blooming Grove

8h · 🌐


 #WaterUpdate - Oct 31: There is a water main burst in Worley Heights area. Residents may experience an interruption in water service for a few hours. We'll keep you informed on any developments. Thank you for your understanding. 🙏 #SBG

Like Comment Share




Most relevant ▾

 **Adrianna Concilio**
 How many more trucks to refill our beloved, soon to be upgraded water tank on Galveston Drive?
 You know where the road next to that new two family house is being framed?
 Right behind where a six family house is about to be built?
 Just curious of how much water we're going to get trucked since my FOIL about the water trucks was never answered 😞

Just now Like Reply

 **Yvonne Hewlett**
 No water what so ever ridiculous! Here's an update stop knocking houses down to build 3 stories homes! The limits have been pushed.


25m Like Reply

Comment as Adrianna Concilio   

Village of South Blooming Grove's Post

Village of South Blooming Grove


October 31, 2023 · 🌐

 #WaterUpdate - Oct 31: There is a water main burst in Worley Heights area. Residents may experience an interruption in water service for a few hours. We'll keep you informed on any developments. Thank you for your understanding. 🙏 #SBG


👍 1 3 comments

Like Comment Share






All comments ▾

 **Yvonne Hewlett**
 No water what so ever ridiculous! Here's an update stop knocking houses down to build 3 stories homes! The limits have been pushed.

12w Like Reply

 **Judy Bernard**
 Nothing has changed just gotten worse

12w Like Reply

 Write a comment...    

3:49

Village of South Blooming Grove

Grove Engineers for their dedication and hard work.
#SBC #Infrastructure #Route208 🚧 🚚



Like Comment Share

3

Adrianna Concilio

Cool. What's up with a repair team at the intersection of San Marcos and Duell? What about the upgrade for the water? Last 4 days there's been water tankers going up Galveston once again. Where's this water coming from, who's paying and why is it being refilled so much? Why can't village hall fulfill the foil for this information?

Just now Like Reply


Comment as Adrianna Concilio

Village of South Blooming Grove's Post

Village of South Blooming Grove

November 30, 2023 · 🌐

🚧 Exciting Completion: Round Hill Bridge Overhaul Project Round Hill Road, stretching between Routes 208 & Prospect Road, is now reopened after comprehensive storm damage repairs, including those from Hurricane Ida. The new bridge offers wider shoulders and is superior safety design. We extend our sincere thanks to Orange County Public Works and Town of Blooming Grove Engineers for their dedication and hard work. #SBC #Infrastructure #Route208 🚧 🚚



👍❤️🔥 15 8 comments

Like Comment Share

All comments

Rosencranz N Gildenstem

Tax, religion, legalize the marriages, end the welfare state.

👍 Like Reply

Rosencranz N Gildenstem

Exciting news! Ready for the influx to the clear cut Prospect Road area, that ridiculous building built near the lake, the schools soon to arrive (I'm sure the girls will be well educated) people driving down the center of the road in their big SUV's, more traffic on Prospect Road that can't handle the current traffic and has no line down the center, etc, etc.

👍 Like Reply

Rick Beams Jr

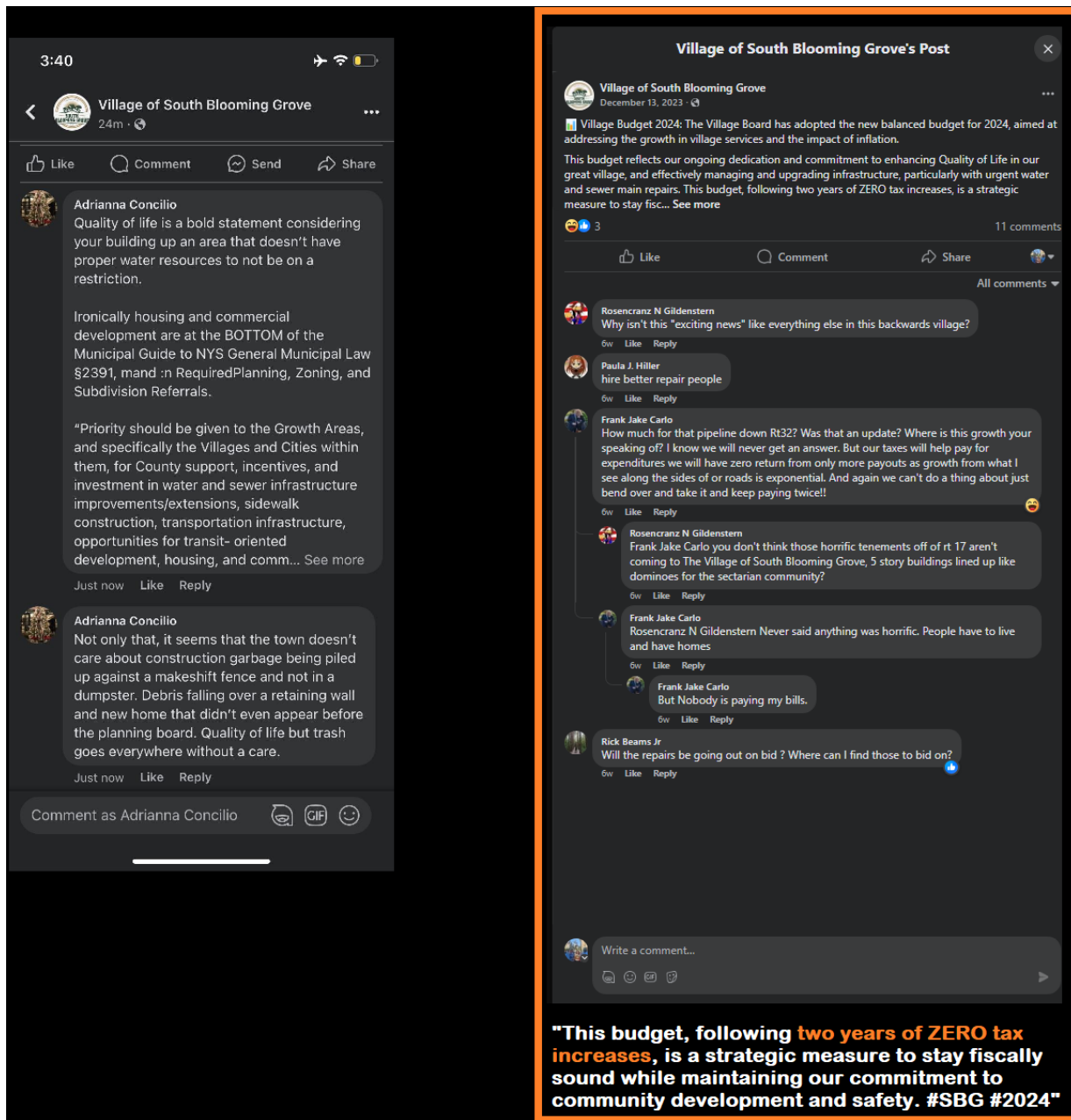
Wow I could have had that job wrapped up in a month! Cant imagine what that cost us!

👍 Like Reply

Rosencranz N Gildenstem

South Blooming Grove has become such a laughable joke of sectarian bull crap.

👍 Like Reply



UNITED STATES COURT OF APPEALS

FOR THE FOURTH CIRCUIT Court Decision in Davison v. Randall

The lawsuit was brought by Brian Davison, a Virginia resident who was temporarily blocked from the official Facebook page of Phyllis J. Randall, the chair of the Loudoun County Board of Supervisors. The lawsuit maintained that Randall's Facebook page is a "public forum" under the First Amendment, and that Randall may not exclude people from it based on their views.

Case Information: *Davison v. Randall, No. 17-2002 (4th Cir.).*

UNANSWERED Original set of questions submitted to Village Hall for Planning Board Meeting from June 2023

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?

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.

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"

Documents incorrectly filled out

Short Environmental Assessment Form
[San-Marcos-EAF.pdf \(villageofsouthbloominggrove.com\)](#)

Page 1

Block 2 & 3

Name of Action or Project: Site Plan Prepared for 3-5 San Marco Drive
Project Location (describe, and attach a location map): 3-5 San Marco Drive

San Marco is an incorrect street name

Correct: San Marcos

Block 6

Address: 5 San Marcos Drive & 6 Daweider Blvd. Unit 101
--

6 Daweider Blvd. Unit 101 is an incorrect street name

Correct: 6 D A Weider Blvd Unit 101

Block 11 or # 4-5

4. Check all land uses that occur on, are adjoining or near the proposed action:
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):
<input type="checkbox"/> Parkland

Did not check off commercial - 8 San Marcos Drive

- December 2019 was when the house was last occupied by a family

Page 2

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"

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I would disagree. Over the last three years there has been an increase of public and private transportation. Consider an average family household to have on average 6-8 family members, hypothetically 3-5 kids.

- *At least* 2 separate bus trips (one for the boys school, one for the girls) per household **not including private van/taxi transport for the children as well**
- Increased taxi traffic of all hours(constant honking), public bus, water tankers, grocery deliveries

Some Yeshivas/schools in the area (not including colleges)

Yeshivah Gedolah Toras Mordechai Viznitz - 17 Sleepy Hollow Rd, Monroe

ישיבה קטנה מהרי"ט דסאטמאר - *TwentyOne* Cliff Ct., Monroe

Yeshiva Kol Arye - 168 Seven Springs Mountain Rd, Monroe

Yeshiva Toras Chaim - 1231 NY-208, Monroe

Yeshiva of Nitra - 1425 NY-17M, Chester

Atzei Chaim Boys School - Kiryas Joel

Cong. V'yoel Moshe D'Satmer - 23-25 Larkin Dr, Monroe

Ruach Hachayim (private park) - 49 Larkin Dr, Monroe

The two current existing houses may house between 4-7 family members per household, one typically with 2 vehicles.

The three lot subdivision proposition would mean an increase of 4 large families.

Can you provide the public with data to support that as the area has grown, neither has the traffic?

Can you elaborate on the decision of no?

An example as someone who lives at 7 San Marcos, neighboring houses have taxis of all hours.

- One day in May of this year around 11pm, there was a taxi driving and reversing up and down the road laying on the horn because no one was responding, cops were contacted for a noise complaint.

- That same week, taxis can be heard as early as 8:30am, with a frequency of 3-5 visits to two or three houses. This includes one household who had (3) taxis from the time of 8:55am and 10:45am honking for someone to come out.

[NYS Traffic Data Viewer](#)

Looking at some data comparing 2011 to 2018, there is an increase of traffic

Where is more recent data to compare it to?

Station: 830031,2011,Combined Total	
COUNT_ID	830031_05312011
REGION	08
REGION_CODE	8
COUNTY_CODE	3
STATION	0031
RCSTA	830031
FUNCTIONAL_CLASS	16
FACTOR_GROUP	30
LATITUDE	
LONGITUDE	
SPECIFIC_RECORDER_PLACEMENT	300 ft N of Duell Ave
CHANNEL_NOTES	
DATA_TYPE	Volume Statistics
VEHICLE_AXLE_CODE	2
YEAR	2011
MONTH	5
DAY_OF_FIRST_DATA	31
FEDERAL_DIRECTION	Combined Total
FULL_COUNT	Y
AVG_WKDAY_INTERVAL_1	140
AVG_WKDAY_INTERVAL_2	82
AVG_WKDAY_INTERVAL_3	53
AVG_WKDAY_INTERVAL_4	68
AVG_WKDAY_INTERVAL_5	186
AVG_WKDAY_INTERVAL_6	496
AVG_WKDAY_INTERVAL_7	848
AVG_WKDAY_INTERVAL_8	1158
AVG_WKDAY_INTERVAL_9	1111
AVG_WKDAY_INTERVAL_10	957
AVG_WKDAY_INTERVAL_11	828
AVG_WKDAY_INTERVAL_12	827
AVG_WKDAY_INTERVAL_13	861
AVG_WKDAY_INTERVAL_14	843
AVG_WKDAY_INTERVAL_15	958
AVG_WKDAY_INTERVAL_16	1116
AVG_WKDAY_INTERVAL_17	1309
AVG_WKDAY_INTERVAL_18	1300
AVG_WKDAY_INTERVAL_19	1211
AVG_WKDAY_INTERVAL_20	981
AVG_WKDAY_INTERVAL_21	764
AVG_WKDAY_INTERVAL_22	616
AVG_WKDAY_INTERVAL_23	404
AVG_WKDAY_INTERVAL_24	219
AVG_WKDAY_DAILY_TRAFFIC	17336
SEASONAL_FACTOR	1.082
AXLE_FACTOR	0.983
AADT	16022
HIGH_HOUR_VALUE	1309
HIGH_HOUR_INTERVAL	17
K_FACTOR	8
D_FACTOR	64
FLAG_FIELD	
BATCH_ID	59300

Station: 830031,2018,Combined Total	
COUNT_ID	830031_10302018
REGION	08
REGION_CODE	8
COUNTY_CODE	3
STATION	0031
RCSTA	830031
FUNCTIONAL_CLASS	16
FACTOR_GROUP	30
LATITUDE	41.34551
LONGITUDE	-74.19027
SPECIFIC_RECORDER_PLACEMENT	300' S OF RTE 17 WB ON RAMP
CHANNEL_NOTES	
DATA_TYPE	Volume Statistics
VEHICLE_AXLE_CODE	1
YEAR	2018
MONTH	10
DAY_OF_FIRST_DATA	30
FEDERAL_DIRECTION	Combined Total
FULL_COUNT	Y
AVG_WKDAY_INTERVAL_1	111
AVG_WKDAY_INTERVAL_2	61
AVG_WKDAY_INTERVAL_3	45
AVG_WKDAY_INTERVAL_4	70
AVG_WKDAY_INTERVAL_5	225
AVG_WKDAY_INTERVAL_6	515
AVG_WKDAY_INTERVAL_7	804
AVG_WKDAY_INTERVAL_8	1183
AVG_WKDAY_INTERVAL_9	1338
AVG_WKDAY_INTERVAL_10	1163
AVG_WKDAY_INTERVAL_11	1011
AVG_WKDAY_INTERVAL_12	1015
AVG_WKDAY_INTERVAL_13	1035
AVG_WKDAY_INTERVAL_14	1023
AVG_WKDAY_INTERVAL_15	1169
AVG_WKDAY_INTERVAL_16	1291
AVG_WKDAY_INTERVAL_17	1335
AVG_WKDAY_INTERVAL_18	1382
AVG_WKDAY_INTERVAL_19	1219
AVG_WKDAY_INTERVAL_20	879
AVG_WKDAY_INTERVAL_21	672
AVG_WKDAY_INTERVAL_22	503
AVG_WKDAY_INTERVAL_23	342
AVG_WKDAY_INTERVAL_24	210
AVG_WKDAY_DAILY_TRAFFIC	18601
SEASONAL_FACTOR	1.078
AXLE_FACTOR	1.000
AADT	17255
HIGH_HOUR_VALUE	1382
HIGH_HOUR_INTERVAL	18
K_FACTOR	7
D_FACTOR	54
FLAG_FIELD	
BATCH_ID	303726

← Volume Statistics
NEW YORK STATE Traffic Data Viewer

Related records:

- Station: 830031,2011,Northbound
- Station: 830031,2011,Southbound
- Station: 830031,2011,Combined Total
- Station: 830031,2018,Northbound
- Station: 830031,2018,Southbound
- Station: 830031,2018,Combined Total

AADT

Filter by Direction ON

Default view is combined total. Select from the list below to change view.

1 selected

Filter by AADT Type (Actual vs. Estimate) ON

Default view includes both Actual and Estimated AADT. Select an option to limit the view to actual or estimated only.

2 selected

Show search results for bloomi...

Average Speed (mph):

DHV:

DDHV:

Morning Peak:

Afternoon Peak:

Evening Peak:

Retired:

Retired Year:

Retired Notes:

Block 6 or Question 10

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

Box ticked for "Yes"

10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

[WHAT WATER?](#)

STAGE # 2 MANDATORY WATER RESTRICTIONS

[Home](#) / [News](#)

Effective, April 8, 2019

LAWN and LANDSCAPE WATERING

Residents will not be allowed to:

Water lawns, gardens, trees or shrubs with a sprinkler or irrigation system.

Wash down outdoor surfaces such as exterior sidewalks, driveways or walkways.

Use water for filling outdoor decorative features, fountains,

Residents running remote sprinklers or irrigation will be cited.

Residents may use hand-held watering containers (watering cans, buckets, etc.)

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, stones, decks and fill kiddie pools.

In 2019 Mayor LoFranco issued the following statement:

July 1, 2019

Due to High Water Consumption this past weekend, it was necessary to truck in water. Please be reminded that the Village is under mandatory water restrictions. Please conserve water and be aware.

Sincerely,

James LoFranco
Mayor
Village of South Blooming Grove

“It was necessary” for that time in 2019, yet currently, there are on average 4-6 water tankers a day, maybe 2-4 times a month coming up San Marcos to fill up the water tank up on Galveston Drive.

*As of 7/20/23 I requested information from Village Hall about the frequency of tanker fills
As of 8/16/23 (emailed again 8/7/23) still no response about above and other questions*

As it stands, it looks as if a Kelim Mikvah* is being installed on the left side of the house at 102 Duell Ave. If so, where is that water coming from?

*Kelim Mikvah is a mikvah specially made for dipping cooking utensils into.

**mikvah (mik-vah): a ritual bath or bathing place for purification in accordance with Jewish law.

Page 3

Block 2 or Question 16

16. Is the project site located in the 100-year flood plan?

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Incorrect question on application. *There is no "flood plan" but a "Flood Plain"*

Planning Board Application for Site Development Plan

[San-Marcos-Application.pdf \(villageofsouthbloomington.com\)](#)

Page 3

Incorrect Street Address

Correct: 3-5 San Marcos Drive

PROJECT DESCRIPTION

NAME OF PROJECT: Three Lot Subdivision Prepared for 3-5 San Marco Drive

STREET ADDRESS: 3-5 San Marco Drive

Chapter 163: SUBDIVISION OF LAND

163-12.

§ 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

Is it public knowledge to be told the inspection reports?

g) Be presented to the Clerk to the Planning Board at least 26 days prior to the regular meeting of the Board at which this application is to be considered. The Clerk must receive the application and all supporting material no later than 12:00 noon of the 20th day. A preliminary plat which does not fully comply with the requirements of Article VI, § 163-32, or which is accompanied by construction plans, which do not fully comply with the requirements of Article VI, § 163-33, shall not be deemed to be officially submitted for the purposes of these regulations

Incomplete/incorrect Application above?

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.

7 San Marcos officially received their letter Wednesday July 12th. 8 days prior to public hearing

6 San Marcos noted at the July 20th Public Meeting that he was unaware at all.

[July 20, 2023 Notes](#)

[July 20, 2023 Video](#)

“(although certified mail receipts were provided as required)”

If receipts were provided, how many out of all of the required ones came back as delivered?

3-5 San Marcos

A motion was made by Simon Schwartz, seconded by Eli Hiller and unanimously carried to open the advertised public hearing on this project.

Comments received included concerns regarding water demand, density, traffic safety vis-a-vis neighborhood children, school bus issues and public notice of the hearing (although certified mail receipts were provided as required.) It was also asserted buses in the area were not observing safe practices in picking up school children.

Adrianna Conalio presented two written sets of comments and questions regarding the project and the Environmental Assessment Form submitted with the application. Copies of these comments are attached hereto as appendices.

A motion was then made by Eli Hiller, seconded by Simon Schwartz and unanimously carried to continue the public hearing on this project until August 17, 2023. Al Fusco also offered engineering comments noting the need for SHPO review and details regarding water and sewer connections.

Tracking Number:

Remove X

9589071052700605925958



Copy



Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 12:42 pm on July 12, 2023 in MONROE, NY 10950.

Get More Out of USPS Tracking:



USPS Tracking Plus[®]



Delivered

Delivered, Left with Individual

MONROE, NY 10950

July 12, 2023, 12:42 pm

[See All Tracking History](#)

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.

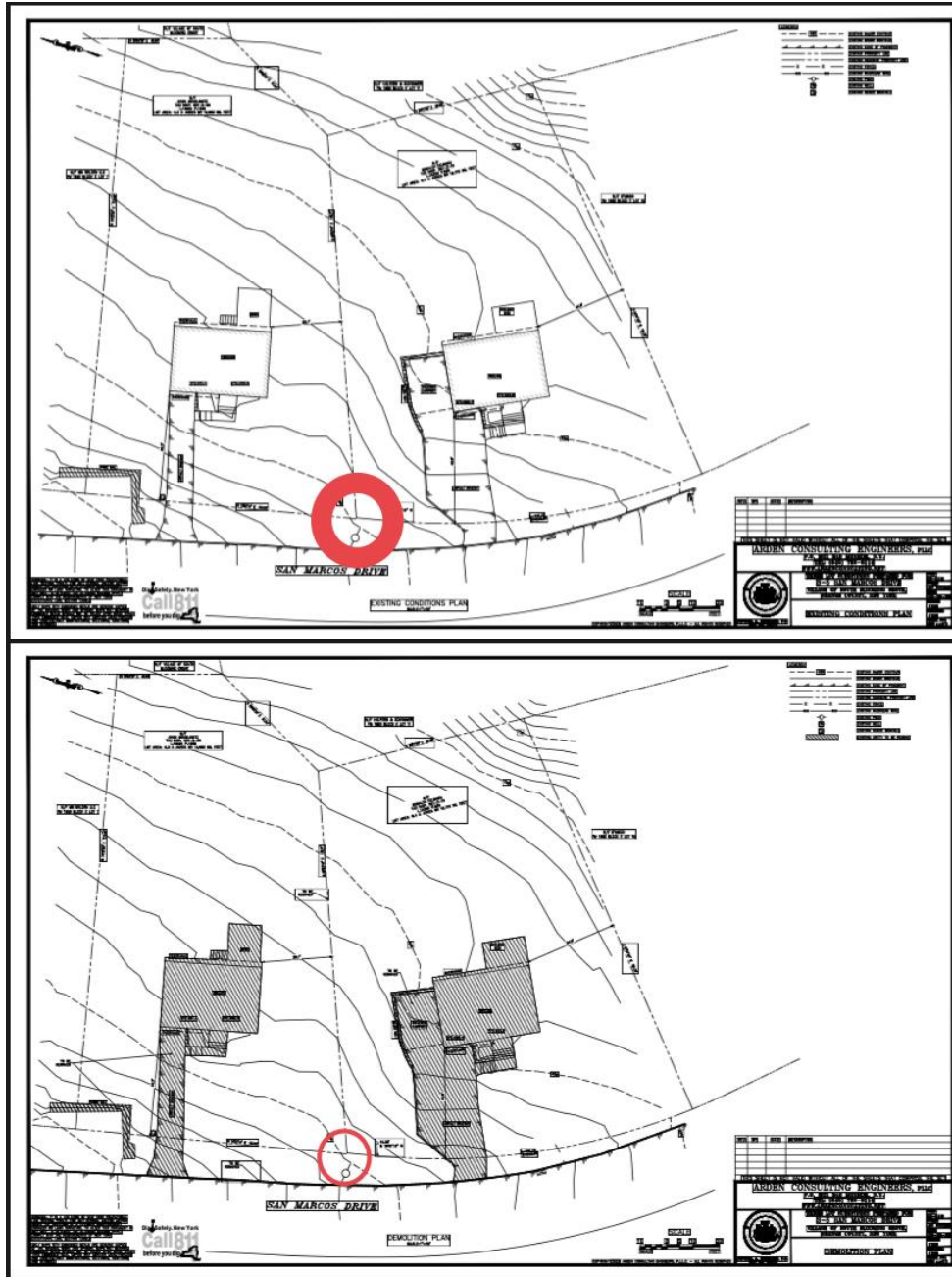
Can't find any articles online, checked Times Herald Record, The Photo News.

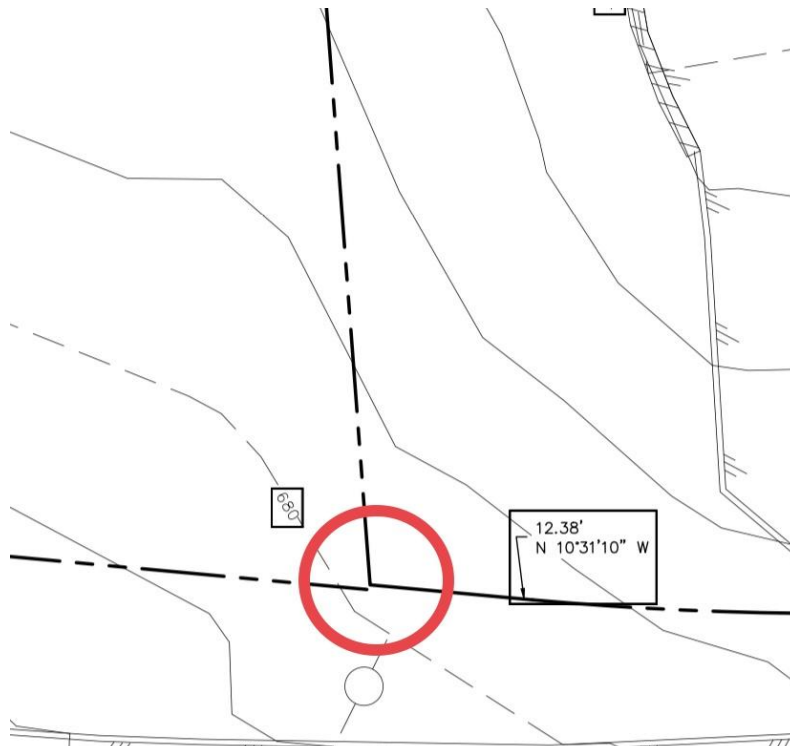
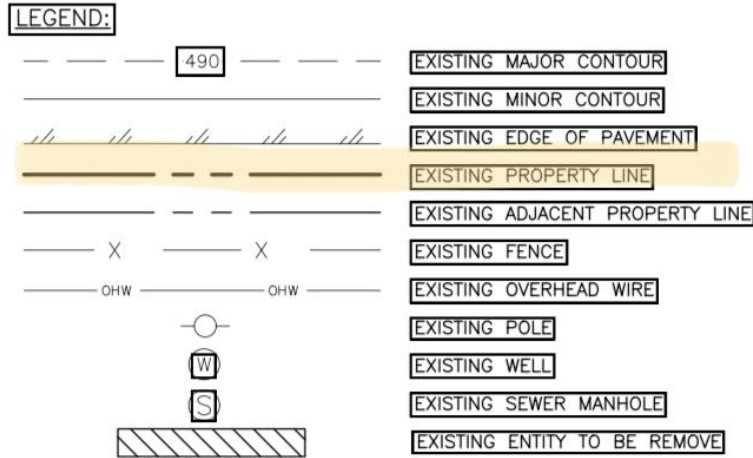
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Where are the posters?

Plan Review

The lines on your plan don't appear to connect. See the shared boundary line between the two lots, then look where it intersects the existing streetline of San Marcos Drive.





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

I am not seeing one actual piece of boundary evidence shown at any of the boundary corners on these plans. I am unsure how you are proposing retaining walls that follow along and are just inside the boundary lines without actually determining the boundary lines in real life. *These look like they were taken off from the Orange County GIS program.*

Did you locate the boundary evidence and do the deed study to establish the

boundaries for these lots?

Where is the actual boundary survey of this property?

I believe the properties proposed should be correctly surveyed before going forward with these plans. That's the basis of the plans, is it not?

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.

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 I saw that they are proposing 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.

**In the Subdivision [requirements](#) for Orange County it is stated
UNDER SECTION 334 OF THE REAL PROPERTY LAW & ORANGE COUNTY
SUBDIVISION LAW:**

9. EACH SUBDIVISION PLAT **SHALL** SHOW PROPOSED SEWAGE AND WATER FACILITIES FOR EACH LOT DESIGNED TO SERVE ANY DWELLING UNIT TO BE LOCATED THEREON, TOGETHER WITH A CERTIFICATE OF THE ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW YORK, STATING THAT SUCH SYSTEMS ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS, AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

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?

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, 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. Currently as the lots sit right now they are both over the required Lot area.

BULK REQUIREMENTS ZONING DISTRICT: RB (RESIDENCE B)				
	REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA (GROSS)	12,000 SF			
MIN. LOT AREA (NET)	10,000 SF			
MINIMUM FRONTAGE		77.90 FT	81.89 FT	76.95 FT
MAXIMUM BUILDING COVERAGE		24.07%	22.08%	23.03%
MIN. FRONT YARD SETBACK		40 FT	40 FT	40 FT
MIN. REAR YARD SETBACK		40 FT	40.5 FT	51.2 FT
MIN. SIDE YARD SETBACK		15 FT	15 FT	15 FT
MAX. HEIGHT (FEET)	35 FT			
MAX. HEIGHT (STORIES)	2 STORIES			

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.*

How is this a real boundary map without a surveyor?

No surveyors signature anywhere
Sheet # 4 proposed subdivision, has to have a surveyors stamp.
#11 notes as if it was surveyed, then who?
Existing conditions survey?
Subdivision plat has to be signed by the survey engineer.

The definition of a Boundary Survey Map per the NYSAPLS (New York State Association of Professional Land Surveyors) Website (<https://www.nysapls.org/page/23>)

Boundary Survey Map: The graphic opinion by a Land Surveyor, licensed and registered in the State of New York, which defined boundary limits and depicts in metes and bounds and physical possession of a parcel or parcels of land with relation to map lines, deeds of record, and / or pertinent reference data based on an actual field survey conducted under the supervision of the registered and licensed land surveyor preparing the map.

B. Standard Notes

In order to implement the policy previously stated above, the surveyor should place the following or comparable notes on the boundary survey map:

3. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

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

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

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

Can we explain the reasoning behind this? Are you just widening this section of the road or all of San Marcos Drive since it cuts off at the neighboring parcels.

This statement has to be on the plat of the property to do a successful

subdivision within the village, this needs to be put on the subdivision plan before approval.

"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"