

ROCKLAND ENVIRONMENTAL GROUP, LLC

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November 21, 2024

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

RE: Route 208/Chestnut Site Plan

Dear Members of the Planning Board:

I am writing on behalf of my clients the Gilroy family who own and reside at the property located at 8 Mangin Road which is within 500' of the Old Town and Chestnut, LLC application.

The application, EAF and initial plans appears to have been submitted in August 2024 are for a site plan for 3 separate buildings with 6 dwelling units, the revised plan of November 2024 now shows 6 two-family dwellings containing 12 separate dwellings units, as defined by the Village code.

Apparently construction on the first three buildings has already commenced, however the Village Clerk was unable to provide any information on when and how these were approved. Apparently at the last Planning Board meeting question of proper certifications was raised, but not further documentation has been provided.

The current plan now doubles the density on the site, and appears to have been segmented from the prior review. The current application and EAF needs to be corrected to include identification of the 3 buildings with 6 units already being built on the site, prior to any environmental determination pursuant to SEQRA is made, as the project description in both the application and EAF are misleading and incorrect.

The Village Code does not contain a definition of townhouse style unit, this description needs to be corrected to comply with the Village code.

Placing 12 dwelling units on 3 acres is a significant change to the community character, in a primarily single family neighborhood.

It is unclear from the application and the plans whether these units will be held in common ownership or sold separately. The plans do not show any lot lines and only identify building envelopes of each proposed two-family dwelling.

If the applicant requests subdivision after site plan approval that would be illegal segmentation of SEQRA review. At this time no review pursuant to General Municipal Law §239 from County Planning appears in the file.

Change in Traffic Pattern

Also, the November plan significantly changes the traffic patterns by changing Chestnut Road from being a through street to a dead end cul-du sac. This will result in an increase in traffic on Captain Carpenter/Burr Drive. Has a traffic study been done to see how this will impact traffic congestion?

Water Shortage

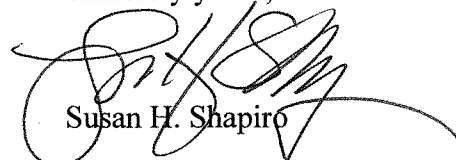
Given the Village's Stage 2 mandatory water restriction which has been ongoing since April 8, 2019 it is irresponsible for the Village to approve 12 new housing units, which will require the planting of new sod, lawn seeding, new shrubs, trees and flowers, which are strongly discouraged and this project will only exacerbate the water shortage. The region has been in a drought for the past months and it is irresponsible of the Village to approve 12 more housing units when it does not have adequate water supply for its existing residents.

Conclusion

We are requesting that the application and EAF be corrected and that a traffic study be conducted to identify, consider and mitigate impacts, as well as a GML. Additionally, until adequate water supply can be provided and maintained for other residents in the Village, approving even more housing units the Village is irresponsible, arbitrary and capricious.

For all the reasons set forth above, we object to the Village approving the site plan submitted in November for which the application and EAF contain erroneous and misleading information, will result in a significant change to community character and traffic pattern, as well as further endangering the Village's already limited water supply,

Sincerely yours,



Susan H. Shapiro