

To the Planning Board,

I israel goldstein a resident of 51 Mangin Road in Monroe, NY, am reaching out to address my concerns regarding the proposed subdivision of 47 Mangin Road into four lots and the potential construction of a house at the rear of one of these lots the current proposal show two lots in front and two lots in the back. Currently, zoning regulations dictate that only houses with frontage to the road are permitted. However, these proposed rear houses lack such frontage.

- If the developers plan to utilize the private road as road frontage, it should be mandated that they adhere to the current code, which requires a minimum distance of 30 feet both in the front and back of the property so in case of 47 mangin road the back houses should have a minimum distance of 30 feet from my property 51 mangin road same as they propose for the back house near the 41 mangin road lot over there they have 30 feet . While I do not oppose the idea of adding more houses, it is crucial to ensure that the development does not lead to overcrowding. I firmly believe it is fair to request adherence to these regulations.

Thank you for considering my concerns.

Sincerely,

israel goldstein

MAY 21 2024

1.11.11.11

**NOTICE OF PUBLIC HEARING
VILLAGE OF SOUTH BLOOMING GROVE
STATE OF NEW YORK**

47 MANGIN ROAD SUBDIVISION

Date: Thursday, May 16, 2024

Time: 8:15 PM

NOTICE IS HEREBY GIVEN, that a public hearing will be held by the Planning Board of the Village of South Blooming Grove on Thursday, May 16, 2023, at 8:15 PM. at the Village Hall located at 811 State Route 208 Monroe, New York 10950.

The Planning Board of the Village of South Blooming Grove on March 28, 2024 set a public hearing to allow the public to comment on the application for a subdivision at 47 Mangin Road, according to the Village of South Blooming Grove Code.

All persons Interested in being heard on this matter are Invited to attend and provide comments. Anyone wishing to supply written comments can do so by submitting the same at the time of the public hearing, or by mailing comments to Village Hall, P.O. Box 295, Blooming Grove, New York 10914, to be received by Noon on the date of the Public Hearing.

Copies of the site plan and other related documents are available for review at the Village Clerk's office, located at 811 State Route 208 Monroe, New York 10950 and at:

<https://www.villageofsouthbloominggrove.com/planning-board/planning-board-meeting-agendas/>

BY ORDER OF THE PLANNING BOARD
VILLAGE OF SOUTH BLOOMING GROVE
MARCH 28, 2024