

## Village of South Blooming Grove Zoning Board of Appeals Variance Application

APPLICANT	AGENT	LANDOWNER
<b>Name:</b> Hartman Design Address:	<b>Name:</b> Arden Consulting Engineers, PLLC	<b>Name:</b> 572 Route 208 LLC
<b>Address:</b> 412 North Main ST Monroe NY 10950	<b>Address:</b> P.O.B. 340 Monroe, N.Y. 10949	<b>Address:</b> 412 North Main St Monroe NY 10950
<b>Phone:</b> 845-781-4222 Ext 220	<b>Phone:</b> 845-782-8114	<b>Phone:</b> 845-781-4222
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**NAME OF PROJECT:** Site Plan for 572 Rt 208 NYS Rt 208      **S/B/L:** 224-1-2

**PROPERTY ADDRESS:** 572 Rt 208 Monroe NY 10950

**LIBER/PAGE:** 15419/942      **TOTAL ACRES:** 1.272      **ZONING DISTRICT:** ORI

**PROJECT DESCRIPTION (Sketch below or attach a scaled map or plat and other documentation describing the project and general plan for development, illustrating the variances requested.):**

Proposing a small office building with a footprint of 4,852 SF for Hartman Design with individual drilled well, septic system and driveway access to NYS Route 208

Variations required:

One side yard variance from 50' to 28'

Height variance from 2 stories to 3 stories

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**COMPLETE ONE COPY OF THIS PAGE FOR EACH VARIANCE REQUESTED**

**Code Requirement from Which Variance Is Requested:**

- **Code Section:** Bulk Table
- **Type of Variance Requested:** Side Yard & Building Height [# Stories]

**Address Variance Standards Below:**

- **Indicate how/why the variance is not substantial in relation to the Code requirement.**

A majority of the zoning bulk requirements are met. A 3-story office building is not substantial for an office building in this type of zone.

The site is well screened on 3-sides and set back as much as possible from the road to reduce any visual impacts.

- **Indicate why the effect of any increased population density produced upon available services and facilities is not significant.**

The building will be served by an onsite well and septic, so it will have no impact on the village's services and facilities.

- **Indicate why no substantial change in the character of the neighborhood or substantial detriment to adjoining properties will be created.**

The property is located in the ORI zoning district, where commercial development is permitted.

There are no residential dwellings surrounding the entire property, and the development will not adversely affect the adjoining properties

- **Indicate why the difficulty cannot be alleviated by other than a variance and why a lesser variance cannot alleviate the difficulty.**

The entrance from Route 208 needs to be positioned as it is due to sight distance requirements. Additionally, the building must be located in the proposed area because of the existing well and the required separation distance from the septic system. All parking must also be situated in the proposed location due to the topography.

- **Indicate why, in view of the manner in which the difficulty arose and considering all of the above factors, the interests of justice will be served by allowing the variance.**

Since there will be no impact on the environmental and surrounding areas, and the building will be used by people of the community and will pay taxes for the village, it is justified.

- **Indicate why the variance would not cause adverse aesthetic, environmental or ecological impacts on the property or on surrounding areas and would not harm the general health, safety or welfare**

The building will be served by an on-site well and septic system. It is proposed to be located far away from the road and is surrounded by woods on all sides; therefore, it would not have any environmental impact on the surrounding areas.

- **Indicate why the alleged difficulty was not self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of a bulk variance.**

Unfortunately, there is no sewer and water available at the moment for the site, so we need to keep the existing well in the location where it's now.

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CERTIFICATION OF LANDOWNER:

(Must be executed by each owner or beneficial owner with a 5% or more interest in the case of corporations, cooperatives or other entities jointly holding the properties involved.)

I, the undersigned owner of the property described in this application, consent to the filing of this application and declare that, to the best of my knowledge all information and assertions made in connection with this application are true and correct.

I also affirm I am familiar with the requirements of the Village of South Blooming Grove Code. I further agree I am responsible for funding an escrow account sufficient to pay all professional fees incurred by the Village in processing my application and for paying such other fees as may be applicable, regardless of whatever arrangements I may have with the Applicant or the Agent identified herein. I guarantee all ordinary and professional fees due shall be paid. I understand failure to do so will lead to denial of the application and levy on the property for any unpaid fees that arose prior to denial.

I consent to inspection by Village personnel, staff or consultants of the project site without prior notice, during daytime. By signing this authorization, I agree 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. I also agree that, during an inspection in connection with this application, Village representatives may take measurements, soil samples and photographs and otherwise analyze physical characteristics of the site.

I affirm I am fully aware of the requirements in Section 809 of the New York State General Municipal Law ("Disclosure in Certain Applications") for stating "the name, residence and the nature and extent of the interest of any state officer or any officer or employee of" the Village of South Blooming or any municipality of which the Village is part, in "making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant" and have fully complied with all requirements of such Section 809.

Signature: [Signature]

Sworn before me this 5th day of November, 2024

[Signature] Notary Public

ZALMAN ZWIEBEL  
Notary Public, State of New York  
Reg. No. 01ZW6384885  
Qualified in Orange County  
My Commission Expires Dec, 17 2026

CERTIFICATION OF APPLICANT(S):

I affirm I have read and am familiar with the requirements of the Village of South Blooming Grove Code pertaining to this application and, to the best of my knowledge this application complies with such requirements and that all information supplied herein is true and correct.

Signature: [Signature] Date: 11/5/2024

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_