

From: Chris Maderia cmaderia@hhcds.net
Subject: Public Comment 26 Hawthorne Drive - Public Hearing (Notice Defective)
Date: June 3, 2024 at 12:56 PM
To: tshepstone@vosbg.com, kraushaarlaw@kraushaarlaw.com, sweiss@vosbg.com

CM

Village of South Blooming Grove Planning Board,

The subject property is up for public hearing on June 6, 2024. VSBG Zoning Code 235-55(D)(3) states; No decision by the Planning Board to approve or deny a site plan application shall be made until a public hearing. Written notice of said hearing shall be published in the official newspaper and posted at Village Hall, and **sent by the applicant, at his expense, by certified mail, return receipt requested, to all known owners of property located within 500 feet of each boundary of the subject property at least 10 days prior to the date of the hearing.**

On Saturday, June 1, 2024, I received a certified letter postmarked May 29, 2024. This clearly does not meet the 10 day notice requirement and as such the applicant request for public hearing for June 6, 2024 should be removed from the agenda. the applicant re-apply for a future public hearing and provide notice as described in Zoning Code 235-55(D)(3).

After review of the record at Village Hall, there is no Building Permit included in the file and this house is currently under construction. Who issued a permit and under what authority? The notice offers the public the opportunity to comment on the application for a Subdivision of property at 26 Hawthorne Drive but the application states the applicant is looking for a zero lot line Subdivision. Lastly, the plans are defective as they do not show the lot boundaries as required and should be updated prior to any future hearings.

Thank you,
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