

May 30, 2024

Members, Village of South Blooming Grove Planning Board
811 Route 208
Monroe New York 10950

Re: 201 and 203 Prospect Road
SBL 202-1-11 and 12

Response to Engineering & Public Hearing Comments

Arden Consulting Engineers, PLLC is providing this letter on behalf of the Applicant, BG Holdings NY 3 LLC, in response to the comment letters received from Fusco Engineering & Land Surveying, D.P.C. (Planning Board Engineer) dated May 15, 2024. The information below contains responses to the comments in bold. There is a response to Public Hearing comments that follows the response to technical comments as well.

FUSCO ENGINEERING & LAND SURVEYING, D.P.C.

Response to Comments:

1. Show site distance on road – entrance and exit.
Response: The sight distance has been shown on sheet 3.
2. Get easement for drainage for 36” crossing of road.
Response: An easement has been provided with this submittal.
3. Show ADA sidewalks.
Response: ADA sidewalks are now shown.
4. Show details of curbs, sidewalks, lighting, water, sewer, ADA parking, garbage enclosures , etc.
Response: Construction details have been provided on the plan set.
5. Wetland jurisdictional determination required.
Response: An ecological study with wetland delineation and report has previously been submitted. There is no disturbance to wetlands proposed.
6. Provide geo study.
Response: A geotechnical study will be provided with the submittal of architectural plans prior to issuance of a building permit.
7. SWPPP required.
Response: A SWPPP has been provided.
8. Provide well yield and quality.
Response: Well yield for Phase I has been previously provided and there is adequate water for phase I construction. Water quality will be sampled and included once the final well development has been completed and with the water treatment design that is submitted to the OCHD.
9. Sewage treatment system details needed.
Response: A sewage treatment plant is no longer proposed. There are gravity sewer mains that will connect to a proposed pump station near the Prospect Gardens project entrance.
10. Provide water treatment system details.
Response: This will be provided once the water quality tests are received. This approval will be through the OCHD, which is an outside agency. We will submit to the OCHD after conditional final approval is obtained, it is typical to provide this design information at that time.
11. Provide future connection for Phase II.

Response: The plans show the phase I & II development. Phase II will be based on final well development results.

12. Certified survey required.

Response: A certified survey has been previously provided.

13. The plan needs more detail.

Response: A full plan set has been provided for review.

RESPONSE TO PUBLIC HEARING COMMENTS

The public hearing comments are summarized as shown below, with responses in bold beneath. These comments were also verbally responded to during the Public Hearing(s).

- Habitat of endangered species including Indiana Bat and Northern Long-eared Bat
Response: The Applicant has adhered to the NYSDEC requirements for tree cutting restrictions for the Indiana & Northern Long Eared Bat. Furthermore, 22.32 acres of conservation area has been proposed in the western portion of the site.
- Listed as a “Significant BioDiversity Area” by the DEC’s Hudson Valley Natural Resource Mapper.
Response: The NYSDEC website is only a potential indicator of significant biodiversity. A detailed ecological study of the subject parcel was prepared which did not find evidence of any significant biodiverse areas on the site. Furthermore, the Full EAF provided using the EAF mapper does not indicate any of these issues.
- Listed by the DEC as having “Probable and Possible Wetland Areas
Response: The site was flagged for wetlands by a professional wetland consultant, please see the project plans and ecological study submitted. The project is not disturbing flagged wetland areas.
- Listed by the DEC as a forest patch that is within the top 5% land landform diversity and regional connectivity.
Response: See the responses above and the project ecological study. The localized study does not appear to indicate this is the classification of this forest. Furthermore, the Full EAF provided using the EAF mapper does not indicate any of these issues.
- Listed by the DEC as a “Core Forrest”
Response: See the above responses. Furthermore, the Full EAF provided using the EAF mapper does not indicate any of these issues.
- Listed as a “Priority Parcel” for Moodna Creek & Tributaries in the 2020 Town of Blooming Grove Preservation Plan
Response: See the above responses. Furthermore, the Full EAF provided using the EAF mapper does not indicate any of these issues.
- Listed as a “Priority Parcel” for Agriculture in the 2020 Town of Blooming Grove Preservation Plan.
Response: This is not accurate, the site is predominantly wooded and contains many steep slopes which are not conducive to agricultural use. There is also limited access to the parcel for farming purposes.

- **Habitat Fragmentation.**
Response: There is a large conservation area in the western and southern portions of the site that connect to undeveloped lands on each respective parcel. The portion of the land that connects to the Prospect Gardens project is also in a conservation area which precludes habitat fragmentation.
- **Groundwater & Water Supply.**
Response: The project is only using water for the portion of the development that there is sufficient quantity for. Pump tests have been conducted and this information will be provided to the Village & OCHD for review. Wells on neighboring properties have been monitored during the pump tests with no significant impacts.
- **Sewage Disposal.**
Response: The project is proposing a sewer connection to the proposed pump station near the Prospect Gardens entrance. This sewage will be conveyed to the Village's pump station. There is no discharge of sewage to Satterly Creek with this proposal.
- **Zoning and Development Density.**
Response: The project is in conformance with the Zoning Regulations of the Village of South Blooming Grove and the evolving development within this area. There are similar areas of existing dense residential development within the limits of the Village. Villages are intended to have denser development patterns. This project will not differ much from other developments located within the NYS Route 208 corridor that contain single family and multifamily units. The project also proposes housing that is much needed in this community and the southern tier of New York State as a whole.
- **Traffic**
Response: A Traffic Impact Study (TIS) has been completed for the Project and can be found on the Village's Planning Board Website. The paragraphs below paraphrase the results of the TIS.

The TIS included Prospect Road, Round Hill Road, Peddler Hill Road, and New York State Route 208. Traffic counts were conducted at the intersections of Prospect Road and Peddler Hill Road, Prospect Road and Round Hill Road, Route 208 and Peddler Hill Road, and Route 208 and Round Hill Road. Historical accident data was also obtained from the New York State Department of Transportation.

An analysis was then conducted to determine the level of service to be expected if the project was not constructed and what the level of service (LOS) will be after construction. It was determined that the intersection of Prospect Road and Peddler Hill Road currently operates at LOS A and will continue to operate this way after construction. The intersection of Prospect Road and Round Hill Road currently operates at LOS B and will operate at LOS B after construction. The intersection of NYS Route 208 and Peddler Hill Road has left turn movements that currently operate at LOS F. The study recommends that a dedicated left turn lane on New York State Route 208 be developed at this time, regardless of whether the Prospect Acres is constructed. NYS Route 208 and Round Hill Road currently operates at LOS C and will decrease to a LOS D or E whether the project is constructed or not. The proposed project is not the sole source of a decrease in the LOS.

There are also other recommendations such as improving sight distance at all the above intersections with minor improvements which include painted road centerlines

and fog lines along Prospect Road to improve visual traffic safety. The Applicant is also committed to entering into a Developer's Agreement with the Village to help undertake some of these off-site improvements.

It does not appear that the proposed project will cause a decrease in the LOS of the existing road network.

Sincerely,

Arden Consulting Engineers, PLLC

Handwritten signature of Michael A. Morgante in black ink.

Michael A. Morgante, P.E.

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