

February 16, 2022

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

**Re:** Application for Site Plan Approval – South Blooming Grove Business Park (SBGBP)  
V. South Blooming Grove - Museum Village Road & NYS Rte. 208 (SBL: 223-1-2 & 4)  
T. Blooming Grove - Museum Village Road (SBL: 53-1-20)

## **Response to Public Hearing Comments**

The responses provided below address the comments received both in writing and in person at the January public hearing for the referenced project. Responses are provided in bold italics.

Regarding Intended use of the ORI district

- According to village code 235-14.3, “the purpose of the ORI District is to allow areas of well buffered light industrial. with **minimal visual impacts.**”

***Response: The code also states in § 235-14.3. Office Research/Light Industrial District regulations. The ORI District provides locations where larger-scale commercial and other nonresidential uses are permitted, as provided in the Use Table. The Applicant is providing a mixed-use project that includes retail and office space which is consistent with the allowable uses. The Applicant has received a variance for a fourth floor and a height of 57’ to undertake the significant improvements at the intersection of Museum Village Road & NYS Route 208 which will benefit the entire area. The buildings are situated at an elevation that is much lower than NYS Route 208 and parking has been situated in front of the buildings in this case in order to take advantage of the height difference in order to screen the parking. The project also provides for the requirements of this section under A. & B. A landscaping plan with screening has been provided around the perimeter and interior of the project site.***

This development will cause excessive visual impacts unlike any current development along route 208. This development is two, 260 foot long buildings that are over 59 feet high. This will be positioned so that you can see them from the road.

- It is designed to allow tax revenue, “**while protecting the Village's scenic and rural qualities and residential uses using open space buffers.**”

***Response: This is not accurate. There is the Monroe Professional Square Building located immediately to the south of this project that fronts on NYS Route 208. There is also the Orange & Rockland Utilities property in the same vicinity. To the northwest there is the Mediacom building. This project is in line with these existing properties and structures. The building have been positioned to minimize the view from the road as***

*much as possible which is why they are located along the western property line. Total site acreage is 42.6 acres with approximately 10 acres of proposed development.*

The scale of this project is unlike anything currently in or around route 208. It directly harms the Village's scenic and rural quality.

- **“(footprints greater than 10,000 square feet) should be designed with visually separate but physically connected smaller volumes using building proportions found in the region's traditional architecture...”**

**Response: See the response noted above. The region's architecture for buildings of this size are the Monroe Professional Square, O&R and Mediacom. The proposed buildings are similar to this aforementioned architecture. Smaller dispersed building footprints would not have allowed for the development to be constrained to the current 10 acres of development and would have resulted in larger impacts to natural resources.**

There are several problems with the current proposal in respect to this code. (1) the scale and layout of this design does not match volumes found in the regions traditional architecture (2) the build site does not have an adequate buffer for surrounding homes (3) the parking lot does not have an adequate buffer from public roads and view

**Response: As previously noted, it is evident that the region's architecture for commercial buildings does not incorporate traditional designs. The surrounding homes on Museum Village Road are all located within the ORI zoning district and are subject to the same zoning regulations. It has been the intent of the Village to encourage this type of development for many years along this portion of Museum Village Road within the ORI zone.**

The code also says that for building placement:

- **“Buildings should be placed in front of their parking lots to screen the parking from the road.”**

In the current design, the parking lot is in front of the building, not behind it.

*Response: As previously noted, the buildings are situated at an elevation that is much lower than NYS Route 208 and parking has been situated in front of the buildings in this case in order to take advantage of the height difference in order to screen the parking.*

In terms of Architecture and Design the code says

- **“Trademarked architecture that identifies a specific company by building design features shall be prohibited, unless the applicant can demonstrate that the design is compatible with the historic architecture of the region or development of**

**the area.”**

The current design of the building makes no attempt to match the historic architecture and development in the region. Other recent developments in the region, such as OC Banges, and Depot Street in Washingtonville, are attempts to make larger buildings architecturally consistent with the area. This SBG business park looks like a mall. In the renderings, stores even use logos that mirror mall stores such as Bed Bath and Beyond.

***Response: This project is much closer to the aforementioned buildings in southern Orange County than those noted in the Village of Washingtonville and appropriately designed in accordance with this more local architecture. OC Banges and Depot Street are not an appropriate comparison to the size of this parcel or project. You have commercial sites such as the Woodbury Commons, Home Depot, Walmart, Target and BJ's which is more reflective of this local area.***

In the second half of my comments, I contend that the proposed development is not an appropriate use for the site and will cause irreparable harm to residents in both immediate and regional proximity to the site.

- (1) I have significant concerns with the impact on traffic, both from cars and trucks which may be entering the site. This will cause additional congestion and, likely traffic accidents on what is already a dangerous stretch of road.

***Response: This project is under the review of the NYS DOT. The Traffic Impact Study has been reviewed by this agency and the exact opposite has been determined. Traffic congestion & accidents will be reduced as a result of the traffic improvement associated with the project.***

- (2) The development will create a substantial amount of impervious surfaces, between the buildings and the parking lots, which will endanger a community that already has substantial problems with flooding. This building will be very close to Satterly Creek. I personally live downstream on Satterly and see this proposed development as a direct threat to my property and family's welfare through the increased risk of flooding.

***Response: Development has been limited to approximately 10 acres of development on a 42.6-acre site which provides for 76.5% open space thereby protecting wetlands & floodplains. Stormwater infiltration systems have been designed to treat and recharge stormwater runoff back into the groundwater. The closest portion of the building is over 600 feet away from Satterly Creek. Stormwater management has been prepared in accordance with New York State Department of Environmental Conservation Stormwater Pollution Plan Requirements (NYSDEC SWPPP).***

#### **Response to General Public Hearing Comments Regarding Sewage Disposal**

The proposed project will collect sewage within a pump station that will convey flows to

the exiting sewage force main located along Museum Village Road. There is plenty of capacity for this force main to accept sewage flows from the project as noted by the Village Engineer.

**Response to General Public Comments Regarding Water Supply**

The proposed project has recently drilled a water supply well that is adequate to serve this project. The project will not require any water to be supplied by the Village of South Blooming Grove.

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC

Handwritten signature of Michael A. Morgante in black ink, consisting of a stylized 'M' and 'A' followed by a cursive 'Morgante'.

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Michael A. Morgante, P.E.

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