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## Orange County Department of Planning

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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

**Local Referring Board:** Village of South Blooming Grove Planning Bd. **Referral ID #:** SBG 04-24N  
**Applicant:** SBG Business Holdings LLC **Tax Map #:** 223-1-2 & 4;  
BGT 53-1-20

**Project Name:** Site Plan and Subdivision for Museum Village Gardens **Local File #:** none provided  
**Proposed Action:** Major Subdivision for creating sixteen residential lots and one commercial lot from three existing parcels; Site Plan for development of 32 residential units on proposed sixteen residential lots and development of four-story 130,000 sq. ft. mixed use commercial building on remaining lot  
**Reason for County Review:** Within 500 feet of the Village of South Blooming Grove/Town of Blooming Grove boundary; within 500 feet of NYS Route 208  
**Date of Full Statement:** May 29, 2024

#### **Comments:**

The Department has received the above referenced major subdivision and site plan. Additional information is necessary to determine whether significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments at this time:

**Traffic Impacts:** Our prior review of this project noted that the applicant was working with the New York State Department of Transportation (NYSDOT) regarding impacts to NYS Route 208. We advise the Village that a Traffic Impact Analysis should be prepared for this project, incorporating any recommendations made by NYSDOT into the proposed improvement plan. While this iteration is likely to have a lesser traffic impact than the previous proposal, a Traffic Impact Analysis is necessary to determine the best solutions for these intersections.

**Sewer Capacity:** The Harriman Wastewater Treatment Plant, serving the Village of South Blooming Grove as well as the other communities located in Orange County Sewer District No. 1, operates continually at or near capacity due to development pressures in these communities. The Village must ensure that capacity exists in the wastewater treatment system to adequately treat the proposed wastewater resulting from this development without exacerbating water quality issues downstream. We advise the Village to have the applicant obtain a capacity audit, a statement from the Orange County Department of Public Works, or other similar assurances before this project is allowed to proceed.

**Stormwater Management:** The proposed project will disturb more than one acre of land through construction. We advise the Village that the applicant will need to prepare a Stormwater Pollution Prevention Plan. The applicant has stated that accumulated runoff will be directed to Satterly Creek, a tributary of the Moodna Creek Watershed; increasing water volume in Satterly Creek and generally removing stormwater from the location where it falls is not considered to be best practice. Any efforts that can be made to retain stormwater on the project site should be incorporated into the project design.

**Water Capacity:** The Village of South Blooming Grove, as well as much of Southeastern Orange County, is known to have problems providing sufficient potable water to their residents, particularly in times of drought. The Village notes that this is an issue; a Notice of Intent has been issued to make substantive improvements to

the Village's drinking water supply and water delivery infrastructure. The Village must ensure that water supply is sufficient to serve the proposed number of units. This should be determined by conducting an audit of the drinking water system, as well as any other measures showing that the existing system will be able to serve the project without significant negative impact to surrounding properties. Alternatively, the applicant could provide a pump test showing that the applicant is able to provide sufficient water to the proposed residences and commercial development through the proposed onsite wells.


Additional County Review: This application must also be referred to the Orange County Health Department Division of Environmental Health for well permits.

Water Supply Access Road: The proposed gravel road for water supply access at the north end of the project site is not shown to connect to the site but rather to dead-end at the western boundary of the project parcel. We advise the Village that the access road should have a clear point of connection to the onsite easement road.

**County Recommendation: None at this time; awaiting Traffic Impact Analysis, Stormwater Pollution Prevention Plan, Water System Capacity Analysis, Sewer System Capacity Verification**

**Date:** June 26, 2024

**Prepared by:** Megan Tennermann, AICP, Planner



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**Commissioner of Planning**

**As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).**