

**Village of South Blooming Grove  
Orange County, New York**

**Findings Statement Regarding the  
Acquisition of Property at 8 Mangin Road**

The Village Board of Trustees of the Village of South Blooming Grove, Orange County, New York hereby makes the following findings, under Section 204 of the New York State Eminent Domain Procedure Law, regarding the acquisition of a 0.26 acre portion of property located at 8 Mangin Road, which is identified as Parcel No. 209-3-4 in the assessment records of Orange County:

**Public Use, Benefit, and Purpose**

The Village of South Blooming Grove is growing rapidly, both commercially and residentially, which has resulted in significant increases in the volume of traffic traveling on New York State Route 208 and the secondary roads, such as Mangin Road, that intersect NYS Route 208. This growth is driven by many factors, one of which is the relationship of the Village of South Blooming Grove to the Village of Kiryas Joel, where many needed services for South Blooming Grove residents such as schools, shopping, and employment opportunities are located, and residents of the Village of South Blooming Grove travel between the two villages on a frequent basis.

Since 2018, traffic volumes on Mangin Road have significantly increased due to the commercial development along NYS Rt 208, as well as the increase in persons living on or off of Mangin Road who want to travel between the Village of South Blooming Grove and the Village of Kiryas Joel by passing through the intersection of NYS Route 208 and Mangin Road. Mangin Road has no outlet, and the intersection between it and NYS Rt 208 is the most convenient method to access Route 208 other than detours onto side streets.

During peak periods in 2018, the left turn exit volume at the intersection was between 10 and 17 vehicles per hour. However, over the past several years with the recent growth in traffic, the intersection with Route 208 now appears to have a low Level of Service.

New York State Route 208 traffic has also increased substantially in general over the same timeframe, with over 1,400 vehicles per hour traveling during the PM Peak Hour within the Village. A general widening of Route 208 is therefore, planned and this will require the improvement of numerous within the Village, including the one with Mangin Road. The property being acquired is necessary for the construction of planned improvements that would resolve the safety issues at the intersection between Route 208 and Mangin Road that the increase in traffic has caused.

Mangin Road currently has a lane width of 11 feet and NYS-DOT regulations require it to be at 12 feet in order to handle the present flow of traffic approaching Route 208 as

well as further uphill. The project will widen Mangin Road to a 50-foot right-of-way, particularly at the intersection with Route 208. It will also eliminate an unnecessary curve at this location, which will be straightened to improve safety and enhance traffic flow.

Mangin Road is also a potential future connection to Mountain Road, which is a primary connection between the Village of South Blooming Grove and the Village of Kiryas Joel and which intersects with Route 208 at more southerly point in South Blooming Grove, which causes significant amounts of traffic to pass through Route 208 between the intersections with Mountain Road and Mangin Road. An extension of Mangin Road to connect with Mountain Road following the widening of Mangin Road will relieve much of this pressure in the commercial center of the Village by allowing traffic to divert onto Mangin Road directly to connect to its side streets, as well as to bypass the center of South Blooming Grove.

### **Location and Reasons for Selection**

This location of this project is at the intersection of Mangin Road and Route 208, this being the most dangerous such intersection in the Village due to the sharp and unnecessary turn immediately uphill from the point of intersection, reducing visibility and creating additional safety issues that need to be addressed by straightening of the road, which can only be accomplished with the additional right-of-way being acquired.

The property that is being acquired is a 0.26 acre portion of the real property known as 8 Mangin Road, Monroe, New York 10950, also known as Tax ID 209-3-4. Said property is owned by Ruth Gilroy via a life estate, with fee title held by Anthony J. Gilroy, John M. Gilroy, and Daniel C. Gilroy.

The specific property to be acquired is more specifically described in that conceptual plan dated May 23, 2024 created by FUSCO ENGINEERING & LAND SURVEYING, PC, as engineers for the Village which provided for the proposed widening and strengthening of Mangin Road at its intersection with Route 208. A copy of the map showing the property to be acquired is attached hereto.

### **General Effect of the Project on the Environment and Residents**

The potential environmental impacts were already considered by the Village Board in connection with its adoption of Resolution No. 007 of 2025, which included the adoption of a SEQRA EAF Parts 2 &3.

This project will serve to improve the level of service of the Mangin Road/Route 208 intersection and correct certain factors identified above that implicate public safety. It will have little effect on the environment, as the proposed improvements to Mangin Road will not, in and of themselves, generate additional traffic.

Only 0.26 acres of land will be added to the right-of-way and disturbed during construction, and the 0.26 acres of land is not environmentally significant.

The effect on residents will be somewhat more traffic with associated impacts, but these are mitigated by the safety improvements and a raised level of capacity for the intersection, such that the level of service is improved.

**Other Relevant Factors**

This project, by creating a future possible alternative route to Kiryas Joel, will help relieve pressure on the Mountain Road intersection, which is the only current connection. Therefore, this project will alleviate safety concerns at two intersections.

*Approved this 19th day of May 19, 2025, by the Village Board of the Village of South Blooming Grove.*

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*Kerry Dougherty  
Village Clerk*