

## Village of South Blooming Grove Planning Board - Standard Form Application

APPLICATION TYPE: ☐ CDRC ☐ Subdivision ☒ Site Plan Review ☐ Special Use

DEVELOPMENT STAGE: ☐ Conceptual/Sketch ☐ Preliminary ☐ Final

APPLICANT	AGENT	LANDOWNER
Name: The Evolve Group	Name:	Name: Joel Sternfeld
Address: 2 Stonegate Dr. #309	Address:	Address: 4 Dallas Dr.
Monroe, NY 10950		Monroe, NY 10950
Phone: 845-666-3729	Phone:	Phone:
E-Mail: efroim@evolvegroupny.com	E-Mail:	E-Mail: nysternfeld@gmail.com

NAME OF PROJECT: 4 Dallas Site Plan Review S/B/L: 221-2-5/ 221-2-6

PROPERTY ADDRESS: 4 Dallas Drive, Monroe, NY 10950

LIBER/PAGE: 14340/900 TOTAL ACRES: .55 ZONING DISTRICT: RB

IS THE PROJECT CURRENTLY WITHIN THE VILLAGE SEWER DISTRICT? ☒ YES ☐ NO

IS THE PROJECT CURRENTLY WITHIN THE VILLAGE WATER DISTRICT? ☒ YES ☐ NO

**PROJECT DESCRIPTION** (Include plans for sewer and water, the number of lots and the potential number of dwelling units and/or square feet of non-residential development involved. Attach a scaled map or plat and other documentation meeting the requirements of Chapters 163 and 235 of the Village of South Blooming Code for submissions, including review criteria. Attach pages as necessary and be as detailed as possible.):

Site Plan Review to build two (2) structures on one (1) lot as per the Village Code.



# Village Of South Blooming Grove

Incorporated on July 14, 2006

P.O. Box 295

Blooming Grove, New York 10914

## PLANNING BOARD PRELIMINARY APPLICATION FOR SUBDIVISION

### TAXPAYER PROTECTION

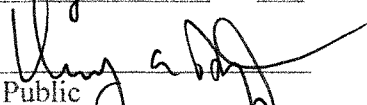
#### § 240-3. Application of Law.

Any and all such specific and non-general costs or expenses incurred by the Village in reviewing any application or petition for any zone change, special permit, license, franchise agreement, site plan, subdivision, variance, amendments to any approved map or tax map or text of the Village Code, as well as any other submissions to the Village Board of Trustees, the Village Zoning Board of Appeals or Village Planning Board or CDRC or otherwise enforcing the rights of the Village regarding a specific applicant or property owner which require the use or employment of Village Counsel, Special Legal Counsel, Bond Counsel, Transactional Counsel or other legal advice or representation, planning consultants, zoning consultants, engineers, experts, accountants, appraisers or other professionals or persons that may be deemed reasonably necessary by the Village to review, act upon or otherwise provide advice on any such matter shall be charged to and paid solely by the applicant or petitioner as well as property owner involved or other person seeking relief or otherwise responsible to the Village that makes such specific and non-general action or review by the Village appropriate or necessary. Any such costs paid or incurred by the Village that are reasonable and customary in the County of Orange regarding the foregoing shall be charged to and paid by the applicant as well as property owner involved provided the applicant as well as property owner involved is seeking a benefit or other relief or approval from the Village and said costs are necessary expenditures, and not expenditures for the convenience of a Board in fulfillment of its own decision-making responsibilities. Said legal cost shall be reasonable in amount and shall not exceed five (5%) percent of the cost of the fair market value of the estimated cost of construction or the infrastructure and other site improvements involved in said application. The payment of such costs shall be deducted from an escrow account to be established for such application in amount determined by the Village in accordance with the Village's fee schedule or as determined by Village Board of Trustees Resolution. Such escrow account must be maintained in an amount sufficient to pay such fees or costs at the time they are incurred and must be replenished as directed by the Village.

  
OWNER'S SIGNATURE

Joel Sternfeld  
PRINT NAME

Sworn before me this 11<sup>th</sup>  
day of July, 2025

  
Notary Public

**KERRY A. DOUGHERTY**  
Notary Public, State of New York  
Qualified in Orange County  
Reg # 01DO5042691  
Commission Expires April 24, 2027