

# ARDEN CONSULTING ENGINEERS, PLLC

---

June 19, 2025

Village of South Blooming Grove Planning Board  
Hon. Solomon Weiss  
811 Route 208  
Monroe, NY 10950

**Re:** 40 Mangin Road Site Plan  
SBL: 210-4-1.1

## **Response to Comments**

Dear Chairman Weiss & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this letter for the referenced in response to comments received from the Planning Board's Engineering & Planning Consultant, Fusco Engineering & Land Surveying, P.C. ("FELS"). The paragraphs below summarize the Applicant's responses to FELS's Engineering & Planning comment letter dated May 29, 2025.

1. Site plan Planning Board application to be signed by the owner and notarized.  
**Response: This has been provided with this submittal.**
2. Plans to be signed and stamped by a NYS designed Professional.  
**Response: Comment noted.**
3. Survey to be submitted by a NYS Licensed Surveyor.  
**Response: This has been provided with this submittal.**
4. Demo plans to include note all structures to be tested for asbestos and demo permit required by the Building Department.  
**Response: Note has been added to the Demolition Plan on sheet 3.**
5. Parking spaces to be 10' x 20'.  
**Response: Parking spaces are now shown to be 10' x 20'.**
6. Buildings have fire walls or fire separation between floors for occupancies.  
**Response: Notes have been added to the Title Sheet.**
7. Sprinkler required for all buildings as multiple dwellings.  
**Response: Notes have been added to the Title Sheet.**
8. OCDOH required water main extension and recommend a minimum 8" DIP.  
**Response: Comment noted, an 8" DIP has been utilized in the water main.**
9. The sewer line in Mangin Road was upgraded for future use. Applicant to pay their share for this project.  
**Response: Comment noted, Applicant will address.**
10. Garbage containers are required for each building.  
**Response: Garbage containers locations are shown on the plans.**
11. Show details connection to water, sewer, and storm drainage.  
**Response: See sheets 19-22.**
12. Show lighting and landscaping.  
**Response: See sheets 13, 14, 17 & 19.**
13. Provide SWPPP, SWPPP reports to the Village Engineer weekly.

**Response: The SWPPP will be provided shortly.**

14. Bond may be required for public improvements, provide estimate.

**Response: Comment noted, this will be provided in the future it is deemed necessary.**

15. Escrow required for site and plan inspections at \$40,000.00

**Response: Comment noted, Applicant will address.**

16. Construction details.

**Response: Construction Details have been provided on sheet 23.**

17. Pre Construction meeting before any work.

**Response: Comment noted.**

18. Planning Board comments.

**Response: Comment noted.**

19. All firewalls to be free standing and all buildings to be sprinklered completely.

**Response: Notes have been added to the Title Sheet.**

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 two distinct cursive initials.

---

Michael A. Morgante, P.E.

C:\Users\Michael\Dropbox\JOBS\25-012 40 Mangin Aba\Response Letter 2025-06-19.docx