


**From:** Manny G mannyg@heartfeltbuilders.com   
**Subject:** Valley Heights Submission and Request for Approval – Lot Line Change – 201 & 203 Prospect Road  
**Date:** December 24, 2025 at 10:25 AM  
**To:** AAFJR fuscoengineering.com aafjr@fuscoengineering.com, tom shepstone.net tom@shepstone.net, moodnasewer@yahoo.com  
**Cc:** Joel Stern JStern@vosbg.com, Issac Ekstien IEkstein@vosbg.com, Michael A. Morgante, P.E. mam@ardenconsulting.net



Hi all,

Village of South Blooming Grove Planning Department,

Enclosed is the Boundary Line Agreement / Lot Line Change Survey Plan for the properties located at **201 & 203 Prospect Road**, prepared by **Edward T. Gannon, P.L.S.**, dated December 18, 2025.

The plan shows the removal of the existing interior lot line and the creation of **Proposed Lot 1 (13.52 acres)** and **Proposed Lot 2 (35.12 acres)**. In addition, the plan includes the **recorded access easement (2.26 acres)** providing legal and permanent access to Proposed Lot 2, as shown and labeled on the survey.

This submission is limited strictly to a boundary line adjustment. All required survey information, easements, area calculations, and certifications have been provided in accordance with Village and New York State standards.

As this is a straightforward submission with all required information provided, we respectfully request **prompt review and approval**. Please let us know immediately if any additional information is needed so we can address them immediately and avoid unnecessary delays.

Thank you for your assistance and we look forward to receiving the Village's approval.

Kindly confirm receipt of this email.

Manny,

