

**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
<b>Name:</b> Mr. Joel Witriol	<b>Name:</b> Arden Consulting Engineers, PLLC	<b>Name:</b> Peddler Hill 1 LLC
<b>Address:</b> 3 Hudson Pointe Monroe, NY 10950	<b>Address:</b> PO Box 340 Monroe, NY 10949	<b>Address:</b> 9 Dallas Drive Monroe, NY 10950
<b>Phone:</b> 845-239-8548	<b>Phone:</b> 845-782-8114	<b>Phone:</b> 845-388-1920
<b>E-Mail:</b> joel@darkeiyosher.com	<b>E-Mail:</b> mam@ardenconsulting.net	<b>E-Mail:</b>

**NAME OF PROJECT:** Site Plan Prepared for 88 Peddler Hill Road **S/B/L:** 206-1-16

**PROPERTY ADDRESS:** 88 Peddler Hill Road, Monroe, NY 10950

**LIBER/PAGE:** 15378/1876 **TOTAL ACRES:** 1.92 **ZONING DISTRICT:** RR

**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.):**

A school bus parking lot is proposed to the rear of the subject property. No municipal water or sewer services are required.

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## CERTIFICATION OF LANDOWNER:

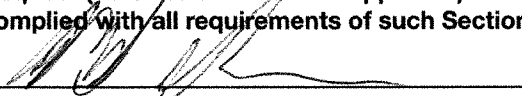
(Must be executed by each owner or beneficial owner with a 5% or more interest in the case of corporations, cooperatives or other entities jointly holding the properties involved.)

I, the undersigned owner of the property described in this application, consent to the filing of this application and declare that, to the best of my knowledge all information and assertions made in connection with this application are true and correct.

I also affirm I am familiar with the requirements of the Village of South Blooming Grove Code, specifically including § 240-3 of the Code. I further agree I am responsible for funding an escrow account sufficient to pay all professional fees incurred by the Village in processing my application and for paying such other fees as may be applicable, regardless of whatever arrangements I may have with the Applicant or the Agent identified herein. I guarantee all ordinary and professional fees due shall be paid and further agree to pay all parkland fees due under Chapter 120 of the Village of South Blooming Grove Code. I understand failure to do so will lead to denial of the application and levy on the property for any unpaid fees that arose prior to denial.

I consent to inspection by Village personnel, staff or consultants of the project site without prior notice, during daytime. By signing this authorization, I agree this authorization shall remain in effect as long as the application is pending, and is effective regardless of whether the landowner or agent are physically present at the time of the inspection. I also agree that, during an inspection in connection with this application, Village representatives may take measurements, soil samples and photographs and otherwise analyze physical characteristics of the site.

I affirm I am fully aware of the requirements in Section 809 of the New York State General Municipal Law ("Disclosure in Certain Applications") for stating "the name, residence and the nature and extent of the interest of any state officer or any officer or employee of" the Village of South Blooming or any municipality of which the Village is part, in "making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant" and have fully complied with all requirements of such Section 809.

Signature: 


Sworn before me this JUL day of 14, 2025

  Notary Public 12/4/2025

YEHUDAH FALKOVITS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01FA6428542  
Qualified in Rockland County  
My Commission Expires 01-24-2026

## CERTIFICATION OF APPLICANT(S):

I affirm I have read and am familiar with the requirements of the Village of South Blooming Grove Code pertaining to this application and, to the best of my knowledge this application complies with such requirements and that all information supplied herein is true and correct.

Signature:  Date: 7/11/25

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_