



# 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.

*Joel Rosenfeld*  
OWNER'S SIGNATURE

Joel Rosenfeld  
PRINT NAME

Sworn before me this 29  
day of Apr, 2025

*[Signature]*  
Notary Public

ISSAC GREENWALD  
Notary Public - State of New York  
Registration No. 01GR6403360  
Qualified in Orange County  
Commission Expires January 21, 2028

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: Shmiel Breuer	Name:	Name: 17 Green LLC
Address: 2 Stonegate Dr. #309 Monroe, NY 10950	Address:	Address: 14 Prag Blvd. #403 Monroe, NY 10950
Phone: 845-666-3729	Phone:	Phone:
E-Mail: shmiel@drawmedesign.com	E-Mail:	E-Mail:

NAME OF PROJECT: 17 Green Rd. Site Plan Review S/B/L: 209-7-10

PROPERTY ADDRESS: 17 Green Road, Monroe, NY 10950

LIBER/PAGE: 15027/1523 TOTAL ACRES: .53 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.

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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: [Handwritten Signature]

Sworn before me this 29 day of Apr, 2005

[Handwritten Signature] Notary Public  
ISSAC GREENWALD  
Notary Public - State of New York  
Registration No. 01GR6403360  
Qualified in Orange County  
Commission Expires January 21, 2028

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: \_\_\_\_\_

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

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

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

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