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January 19, 2021

Chris Gerver, Chairman
Village of Woodbury Planning Board
P.O. Box 546
Central Valley, NY 10917

Re: Schlesinger subdivision application
SBL 204-1-2 and 3

Dear Chairman Gerver:

I represent the above-named application. The last appearance on the application was on March 4, 2020. The public hearing was held and closed a few months prior. At the March 4th meeting, the applicant waived the 62 day time period for a default approval. Submitted herewith are the following:

1. Fifteen (15) copies of plans entitled, "Subdivision Plan Prepared for Victor Schlesinger", dated July 27, 2018 and last revised January 8, 2021
2. Fifteen (15) copies of a plan entitled, "Conceptual Road Layout Prepared for Victor Schlesinger", dated January 30, 2020 and revised January 8, 2021
3. Fifteen (15) copies of a sketch showing the line of sight from Ridge Road to the nearest house proposed

With respect to the proposed septic systems, I have confirmed that the property is not within a Village Consolidated Sewer Area as governed by Village Code Chapter 253 Part 2. Therefore, the proposed septic systems are governed by §253-19 which states, "Whenever a public sanitary sewer is not available within the Consolidated Sewer Area, as described under the provisions of Article V, § **253-16**, the building sewer shall be connected, either directly or through a private sewage system, to a private sewage disposal system complying with the requirements of the Department of Health and the provisions of this article." The sewage disposal systems have been proposed accordingly.

In addition, we are requesting and advising as to the following:

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1. We have reached out to the County for a determination of the boundary line between the Village of Woodbury and the Town of Blooming Grove with respect to the three tax parcels in the rear of the property and will advise when we hear further.
2. We are requesting that the Planning Board grant a waiver for the requirement of providing one shade tree for every 40 feet of road frontage because the roads are already wooded and, other than the cutting necessary for the driveway entrances, no tree clearing along the road frontage is proposed.
3. We are requesting a waiver from the Planning Board from the requirement to provide a sketch photo-simulation of the view of the house from the Ridge Preservation corridor because the proposed house is more than 3,000 feet from the nearest point on the corridor and existing trees will completely block the view of the house so it will not be visible. The enclosed sketch demonstrates the lack of visibility from Ridge Road to the proposed houses due to the existing topography and wooded areas.

The enclosed plans have been revised to address the prior comments provided by the Village Planning Board Engineer and Traffic Consultant, and we believe that they are sufficient for Preliminary Subdivision Approval. Please place this matter on the next available agenda for consideration of Preliminary Subdivision Approval. Thank you for your courtesies

Respectfully,

BLUSTEIN, SHAPIRO, RICH & BARONE, LLP

JAY R. MYROW

cc: SYW Property Holdings, LLC
David Higgins