

***NOTICE OF PUBLIC HEARING
FOR
SITE PLAN & ARCHITECTURAL REVIEW***

Notice is hereby given, that pursuant to the Town of Blooming Grove Zoning Code, a Public Hearing will be held before the Town of Blooming Grove Planning Board at 8 PM on June 26, 2024, at the Town Hall, 6 Horton Road, Blooming Grove, NY for the purpose of considering the following application:

APPLICANT: Rain Realty Holdings, LLC

OWNER: Rain Realty Holdings, LLC

LOCATION OF PROPERTY: 10 School House Rd, Blooming Grove, NY and
Route 94

SECTION: 5 BLOCK: 3 LOT: 1

SECTION: 5 BLOCK: 3 LOT: 2

PROPOSED USE: The applicant is proposing a redevelopment of the existing restaurant site to a mixed use of the premises for commercial, retail and residential uses. The existing property is a single-use restaurant and consists of two (2) adjacent lots, which will be merged and combined into one (1) parcel, consisting of .77 acres. A proposed addition will expand the existing building footprint, allowing the restaurant/bar to remain and providing two (2) additional commercial retail spaces on the first floor. The construction of a second story to the building will provide four (4) residential apartments. The site has well water and septic services. This property is located in the RC-1 District and Scenic Gateways Overlay District.

The Planning Board will hear all persons in regard to this application at the time and place stated above. The application and plans are on file in the office of the Planning Board at the Town Hall and may be examined by interested parties during regular business hours.

Dated: _____

BY ORDER OF THE PLANNING BOARD
TOWN OF BLOOMING GROVE
EDWARD GANNON, CHAIRMAN