

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Pomona on the 24th day of August 2022 at 7:30 p.m. to consider the application submitted by Lue Development LLC for a variance from the provisions of Sections 130-12(I) of the Code of the Village of Pomona, to permit the construction of an accessory out building with driveway, providing 24.7% of lot coverage whereas the permitted maximum is 15%.

The subject premises are located at 1 East Court in the Village of Pomona, designated on the Tax Map as Section 25.06, Block 1 Lot 21, in an R-40 Zoning District.

Join Zoom Meeting

<https://us02web.zoom.us/j/89589376851?pwd=aTFHcEpaTnh3b1Y0STViUmQwSnhrQT09>

Meeting ID: 895 8937 6851

Passcode: 685949

One tap mobile

+19292056099,,89589376851# US (New York)

+16469313860,,89589376851# US

Dial by your location

+1 929 205 6099 US (New York)

+1 646 931 3860 US

Meeting ID: 895 8937 6851

Find your local number: <https://us02web.zoom.us/j/kxaaAPpFg>

The Public Hearing shall be conducted via video/tele-conference and so there will be no physical meeting location in order to ensure the health, safety and welfare of the public.

The Meeting is being held in accordance with legislation (S.50001/A.40001) extending virtual access to public meetings under New York State's Open Meetings Law by New York State Governor Kathy Hochul, which allows New Yorkers to virtually participate in local government meetings during the COVID-19 pandemic. For any person unable to participate at the time of the meeting, email comments may be submitted in advance to chakiera.locust@pomonavillage.com

Accordingly, NO IN-PERSON ATTENDANCE IS PERMITTED FOR THE MEETING. Public comment shall be permitted and all persons participating shall be entitled to be heard.

Dated: Pomona, New York

August 8, 2022

Chakiera Locust

Village of Pomona

VILLAGE OF POMONA
ZONING BOARD OF APPEALS PUBLIC HEARING
AUGUST 24, 2022
7:30 PM

Join Zoom Meeting

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AGENDA

MOTION TO OPEN PUBLIC HEARING

APPLICANT

Lue Development

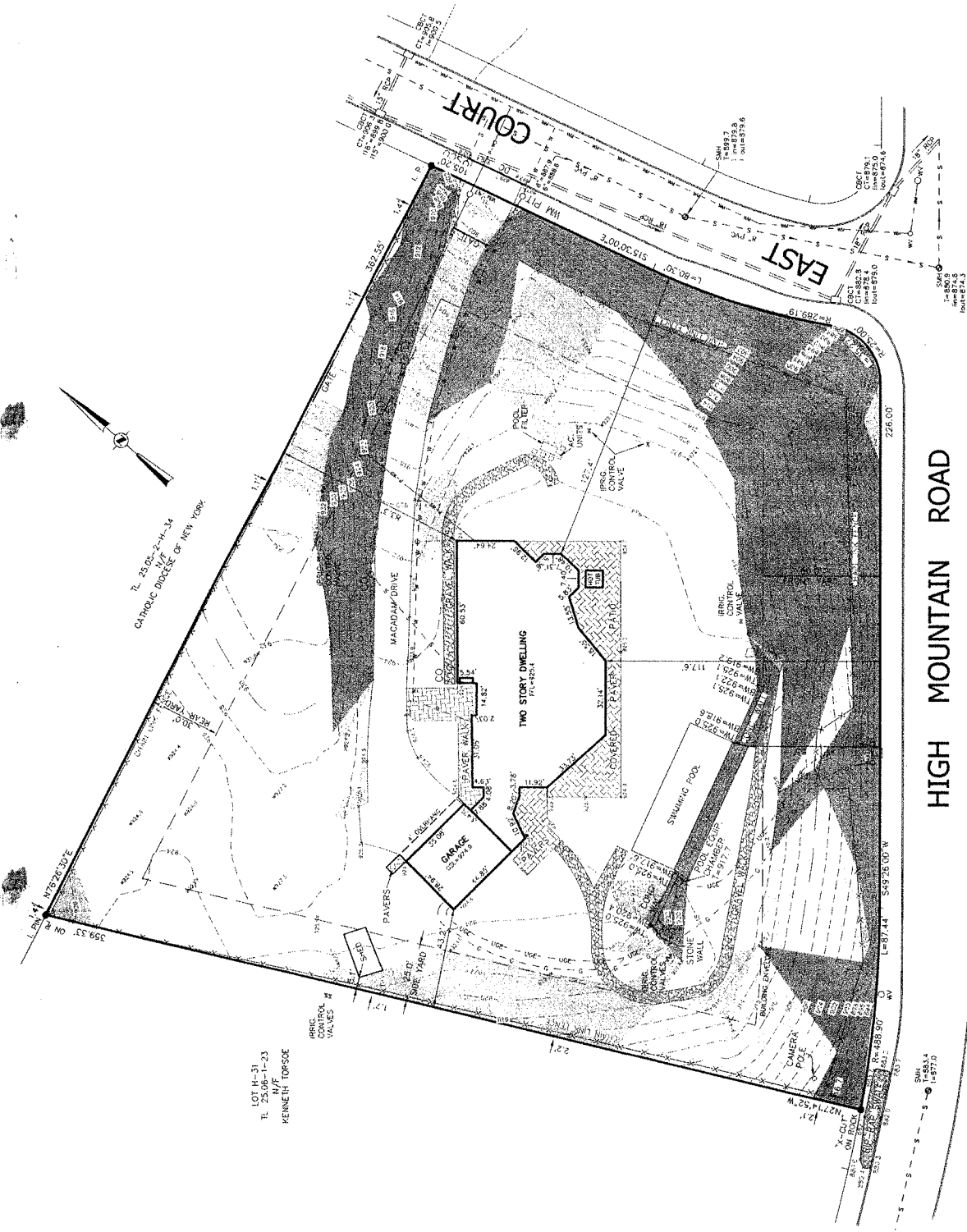
1 East Ct - To permit the construction of an accessory out building with driveway, providing 24.7% of lot coverage whereas the permitted maximum is 15%.

OPEN PERIOD

MOTION TO ADJOURN

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING CHAIN LINK FENCE
- EXISTING WATER VALVE
- EXISTING GAS VALVE



HIGH MOUNTAIN ROAD

- SLOPE LEGEND**
- MODERATELY STEEP SLOPE (15%-25%) = 3:8.32 SLOTT
 - STEEP SLOPE (25%-35%) = 6:3.25 SLOTT
 - EXTREMELY STEEP SLOPE (35%+) = 2:1.08 SLOTT

THE STATE OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF EARTH CONSERVATION
 WATER RESOURCES DIVISION
 WATER POLLUTION CONTROL SECTION
 WATER QUALITY CONTROL DIVISION
 WATER QUALITY CONTROL SECTION
 WATER QUALITY CONTROL SECTION
 WATER QUALITY CONTROL SECTION

APPROVED FOR THE STATE OF NEW YORK
 WATER QUALITY CONTROL SECTION
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ATZL NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10958
 Tel: (845) 634-4684
 Fax: (845) 634-5643
 E-mail: info@anzny.com
 Web: www.anzny.com

REVISION	DATE	DESCRIPTION
2	02-02-22	REVISED PER WILAGE ENGINEER 07-25-22
1	07-27-22	REVISED BULK TABLE

LUE DEVELOPMENT LLC

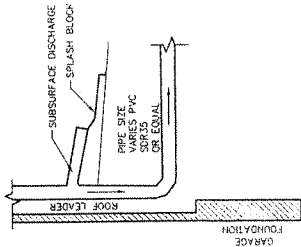
VILLAGE OF POMONA
 ROCKLAND COUNTY, NEW YORK

EXISTING CONDITION

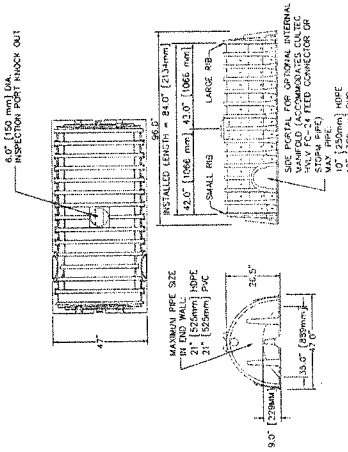
DRAWN BY:	IS	CHECKED BY:	JFA
DATE:	JUNE 23, 2022	SCALE:	1 IN. = 30 FT.
PROJECT NO.:	2705	DRAWING NO.:	2

APPROVED FOR THE STATE OF NEW YORK
 WATER QUALITY CONTROL SECTION
 WATER QUALITY CONTROL SECTION
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 WATER QUALITY CONTROL SECTION

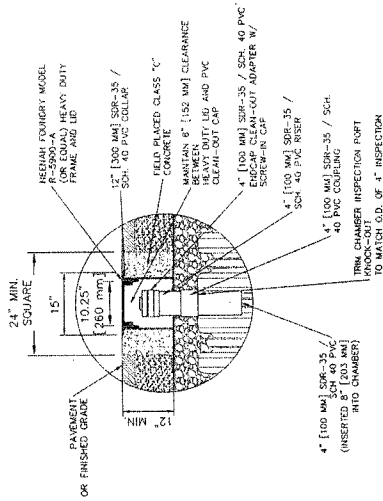
APPROVED FOR THE STATE OF NEW YORK
 WATER QUALITY CONTROL SECTION
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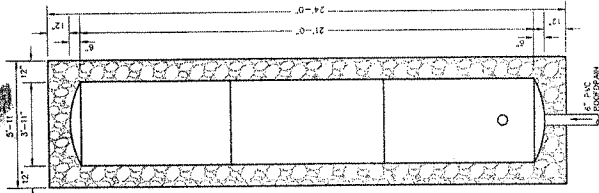
SPLASH BLOCK DETAIL #2
N.T.S.



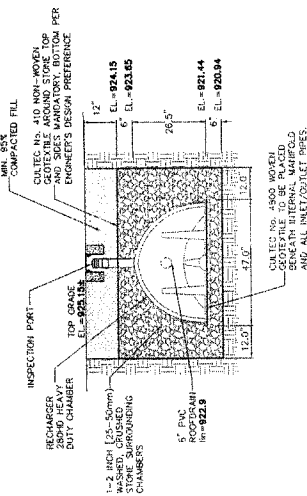
P-CULTEC RECHARGER 280HD
DETAIL OR EQUAL HEAVY DUTY
N.T.S.



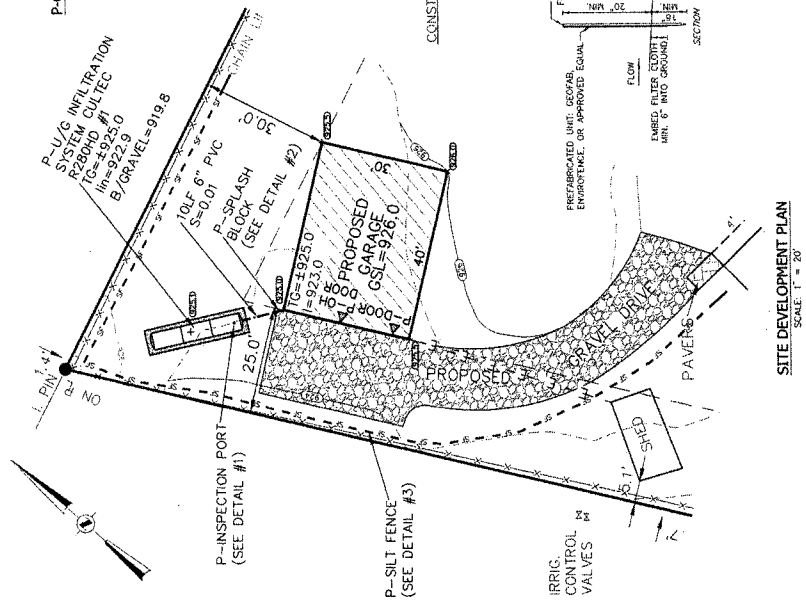
INSPECTION PORT DETAIL #1
N.T.S.



P-CULTEC RECHARGER 280HD OR EQUAL PLAN SECTION
SCALE: 1/4\"/>



P-CULTEC RECHARGER 280HD OR EQUAL CROSS SECTION
SCALE: 1/4\"/>

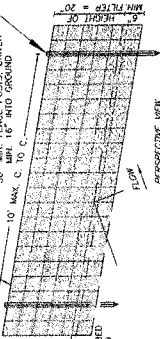


SITE DEVELOPMENT PLAN
SCALE: 1\"/>

CONSTRUCTION NOTES FOR PRE-FABRICATED SILT FENCE

1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX RICHES AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND

PRE-FABRICATED UNIT: GEOPAB, ENVIRONMENT, OR APPROVED EQUAL



SILT FENCE DETAIL #3
N.T.S.

REVISION	DATE	DESCRIPTION
2	08-02-22	REVISED PER VILLAGE ENGINEER 07-25-22
1	07-27-22	REVISED BULKY TABLE



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Web: www.anzay.com

PROJECT:

LUE DEVELOPMENT LLC

VILLAGE OF POMONA
ROCKLAND COUNTY, NEW YORK

**SITE DEVELOPMENT
PLAN & DETAILS**

DRAWN BY:	IS	CHECKED BY:	JRA
DATE:	JUNE 23, 2022	SCALE:	AS SHOWN
PROJECT NO.:		DRAWING NO.:	

2705

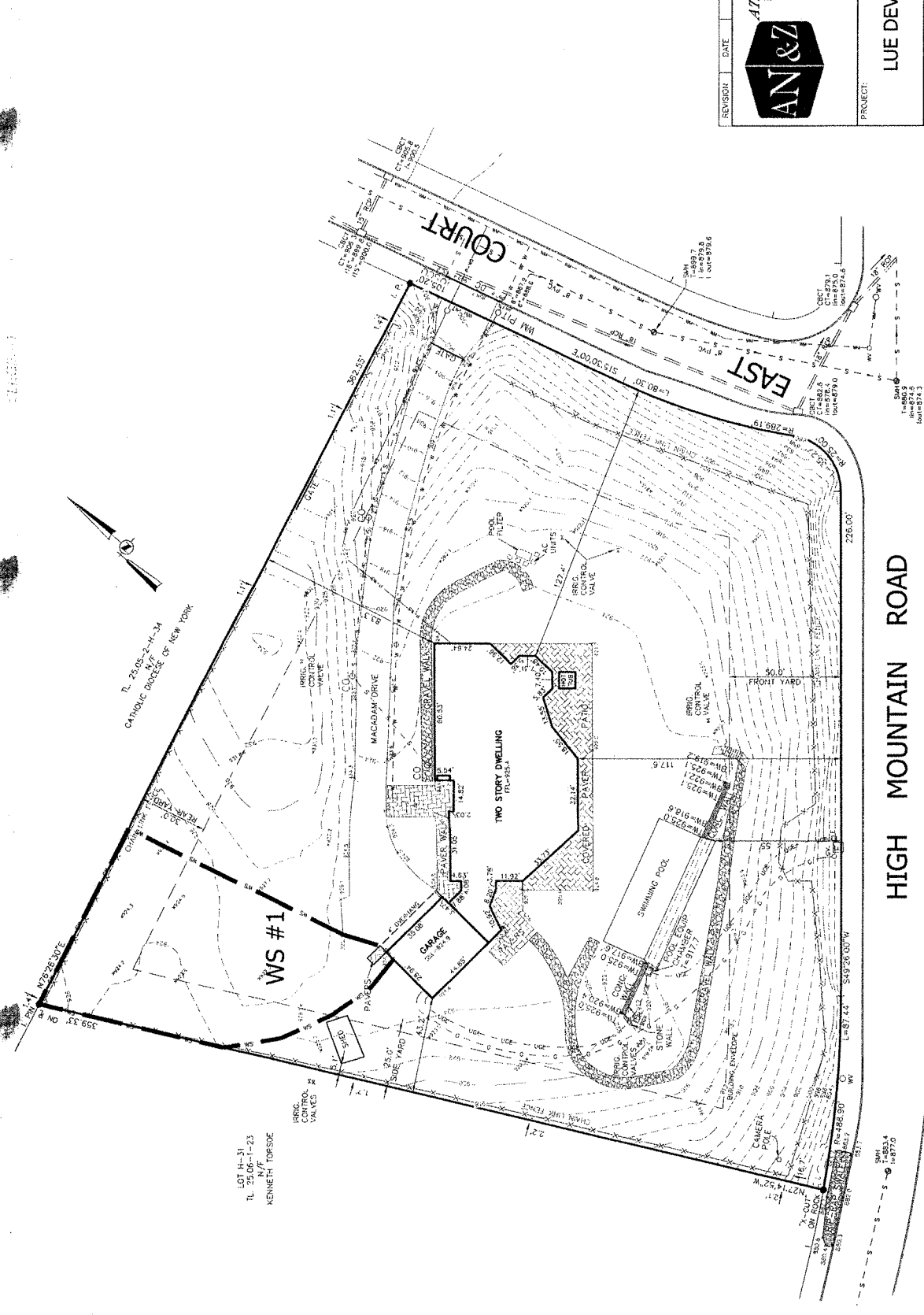
3

UNOFFICIAL RECORD COPY OF THIS PLAN IS FILED WITH THE CLERK OF THE COUNTY OF ROCKLAND, NEW YORK, ON 08/02/22 AT 10:00 AM. THIS PLAN IS NOT VALID FOR CONSTRUCTION UNLESS IT IS ACCOMPANIED BY THE ORIGINAL RECORD COPY OF THIS PLAN.



LEGEND

---	EXISTING 2" CONTOUR
---	EXISTING 10' CONTOUR
---	EXISTING WALKWAY
---	EXISTING PAVEMENT
---	EXISTING GAS LINE
---	EXISTING CATCH BASIN
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER MANHOLE
---	EXISTING SEWER LINE
---	EXISTING SLOPE ELEVATION
---	EXISTING STONE WALL
---	EXISTING SLOPE
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	EXISTING CHAIN LINK FENCE
---	EXISTING WATER VALVE
---	EXISTING GAS VALVE
---	PROPOSED 2" CONTOUR



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 E-mail: info@anzw.com
 Web: www.anzwt.com

PROJECT: LUE DEVELOPMENT LLC
TITLE: DRAINAGE MAP EXISTING CONDITION
VILLAGE OF POMONA
 ROCKLAND COUNTY, NEW YORK
DRAWN BY: IS
CHECKED BY: JKA
DATE: AUGUST 02, 2022
SCALE: 1" IN. = 30' FT.
PROJECT NO.: 2705
DRAWING NO.: E-1

SELECTION MAP OF THE CITY OF NEW YORK
 THE CITY ENGINEER HAS REVIEWED THIS MAP AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF SECTION 22-230 OF THE CITY ENGINEERING DEPARTMENT REGULATIONS AND THE CITY ENGINEERING DEPARTMENT RECORD MAP ACT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.

SELECTION MAP OF THE COUNTY OF ROCKLAND
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SELECTION MAP OF THE STATE OF NEW YORK
 THE STATE ENGINEER HAS REVIEWED THIS MAP AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF SECTION 22-230 OF THE STATE ENGINEERING DEPARTMENT REGULATIONS AND THE STATE ENGINEERING DEPARTMENT RECORD MAP ACT. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.

John P. Atzel
 JOHN P. ATZEL
 N.Y.S. P.E. LIC. NO. 101473

Vahid Rostami, Ph.D., P.E.
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