

VILLAGE OF POMONA
VILLAGE BOARD MEETING
JULY 24, 2023

PRESENT

Mayor Ilan Fuchs

Deputy Mayor Mendy Lasker

Trustee Marc Greenberg

Trustee Joel Grunwald

Trustee Raanan Zidile

ALSO PRESENT

Village Attorney Brian Nugent

Village Clerk Jenna Antoine

At 7:33pm Mayor Ilan Fuchs called the meeting to order and led everyone in the Pledge of Allegiance.

Open Public Comment Period

No public comment

Mayor Ilan Fuchs made a motion to open the meeting for a special permit for 130 Camp Hill Road.

Rhonda Smith, the architect from Civil Tec for 130 Camp Hill Road explained they have had a lot of activity on this project since last month. After hearing comments from several neighbors, we made a lot of changes to the plans. We lowered the light fixtures after hearing resident concerns about possible lighting issues. We added privacy fencing. On the southern property line we added a six foot privacy fence at the request of one of the neighbors. On the western side we added a four foot high fence, to shield headlights from the neighbor across the street. We also changed a lot of the landscaping to Evergreen trees, so they will be there all year round.

The following Resolution was duly offered and seconded to wit:

**RESOLUTION APPROVING SPECIAL PERMIT SUBJECT TO CONDITIONS FOR A
HOUSE OF WORSHIP AT 130 CAMP HILL ROAD**

WHEREAS, the Village of Pomona previously enacted and filed Local Law 1 of 2021 amending Chapter 130 of the Village Code regarding Neighborhood Houses of Worship, Residential Gatherings and Community House of Worship; and

WHEREAS, the Village Board of Trustees is the entity in the Village that approves Special Permits for Houses of Worship; and

WHEREAS, a neighborhood house of worship is a permitted use subject to special permit approval by the Village Board of Trustees, pursuant to §130-10.H; and

WHEREAS, the Village of Pomona (“Village”) received an initial application dated April 27, 2023 and an amended application dated May 22, 2023 (“Special Permit Application”) for a Neighborhood House of Worship (Project Name: “Congregation Bais Levi Yitzchok”) from Daniel Kirschenbaum (“Applicant”) proposed at 130 Camp Hill Road 60 Halley Drive in the Village, S/B/L 25.17-3-30 (“Subject Property”); and

WHEREAS, the Subject Property lot currently contains a 1 story residence, and it is located in the R-40 zoning district on the east side of Camp Hill Road. The lot has an area of 68,609 square feet. No wetlands or floodplains are present. The applicant plans to add a 7,845 square foot addition to the existing building to create a neighborhood house of worship with a total floor area of 9,447 square feet and 484 square foot Men's Mikvah accessory building, for a total square footage of all buildings being 9,931 square feet; and

WHEREAS, such property is owned by Daniel Kirschenbaum; and

WHEREAS, such Special Permit Application was referred to the Village Planning Board; and

WHEREAS, a public hearing was opened regarding the Special Permit Application on July 24, 2023 at 7:30 p.m. and all persons interested in being heard were afforded an opportunity to do so; and

WHEREAS, the Village Board has previously declared itself as lead agency for purposes of SEQRA; and

WHEREAS, the Village Board has reviewed Full Environmental Assessment Forms Part I, Part II and Part III concerning this action; and

WHEREAS, the Village Board desires to approve the Special Permit Application subject to conditions.

NOW, THEREFORE, it is resolved as follows:

Section 1. The above "WHEREAS" clauses are incorporated herein as if set forth in full.

Section 2. The Special Permit Application is hereby approved, subject to the following conditions:

Condition #1: The Applicant must obtain site plan approval from the Village of Pomona Planning Board prior to commencement of construction.

Condition #2: The Applicant must ensure that all proposed retaining walls having a maximum height of 4 feet and must specify the color, texture and nature of the proposed walls. Further, unless waived by the Planning Board, the Applicant must address comments from the Village Planner to the Village Planner's satisfaction.

Condition #3: Street parking shall not be permitted in conjunction with the proposed House of Worship as parking is prohibited on Camp Hill Road where the proposed House of Worship is located.

Condition #4: Applicant shall comply with the Village Code provisions concerning Houses of Worship and building construction, the State Building Code provisions applicable to the House of Worship and all applicable duly enacted laws and regulations pertaining to the health, safety and welfare of occupants and visitors to the House of Worship.

Condition #5. Unless waived by the Planning Board, Applicant shall address comments submitted by the Village Engineer.

Section 3. The Village Board hereby determines that the proposed action will not have any significant adverse environmental impact and hereby issues a negative declaration for the reason set forth in Part 3 of the Full Environmental Assessment Form.

Section 4. The Mayor, or in his absence or inability to act, the Deputy Mayor is hereby authorized to take any and all actions necessary to carry out the

provisions of this Resolution. Further, all employees, officials and consultants, as directed by the Mayor (or Deputy Mayor) are hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.

Section 5. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Mayor Ilan Fuchs	YES
Trustee Mendy Lasker	YES
Trustee Marc Greenberg	YES
Trustee Joel Grunwald	YES
Trustee Raanan Zidile	YES

The Resolution was thereupon duly adopted.

DATED: July 24, 2023

Mayor Ilan Fuchs made a motion to open the Public hearing for Veolia (formerly Suez) Water Tank: 83 Halley Drive.

Many residents got up to speak regarding this project. All residents were opposed to a bigger water tank being built on Halley Drive. Residents felt the water tank should be put somewhere else, so it is not an eye sore for residents and also felt it will lower property values for that area. A number of residents inquired about if another location can be found, where it can be less visible for residents. The board asked for the Veolia team to come back next month, with more details on this project and other possible sizes and styles of tanks. They will be returning for the next meeting, on August 28th at 7:30pm. This motion to continue on 8/28/23 was approved by Mendy Lasker and seconded by Joel Grunwald. Upon vote, the motion was carried by all present.

RESOLUTION

A Meeting of the Village Board of the Village of Pomona, New York was convened on **July 24, 2023 at 7:30 p.m.**

The following Resolution was duly
offered and seconded to wit:

RESOLUTION AUTHORIZING MAYOR TO SIGN AGREEMENT WITH ROCKLAND GREEN

WHEREAS, the Village Board of the Village of Pomona desires to enter into an Intermunicipal Agreement with the Rockland County Solid Waste Management Authority (a/k/a “Rockland Green”) for the collection, removal and disposal of garbage in the Village for a five year term to begin January 1, 2024; and

WHEREAS, such agreement would become effective January 1, 2024.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The above “WHEREAS” clauses are incorporated herein as if set forth in full.

Section 2. The Village Board hereby approves the proposed Intermunicipal Agreement with Rockland Green in a final form approved by Village legal counsel and authorizes the Village Mayor to execute such Agreement with the costs of such agreement to be billed by Rockland Green through the Town of Haverstraw or Town of Ramapo tax bill, based on the location of the property.

Section 3. The Village Clerk and any other Village officer, employee or consultant as directed by the Mayor shall take any all actions necessary to carry out the provisions of this Resolution.

Section 4. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Mayor Ilan Fuchs

YES

Trustee Mendy Lasker	YES
Trustee Marc Greenberg	YES
Trustee Joel Grunwald	YES
Trustee Raanan Zidile	YES

The Resolution was thereupon duly adopted.

DATED: July 24, 2023

Treasury Reports

Trustee Marc Greenberg moved the resolution that the payment of General Funds Claims totaling \$136,408.56 set forth on page 6 in the Monthly Abstract Listing dated June 27, 2023 through July 24, 2023 as submitted is hereby approved subject to individual audits by the Board of Trustees.

The Payroll(s) of June 30, 2023 and July 14, 2023 as set forth in the payroll in the amount(s) of \$12,344.74 and \$11,630.50 respectively, are hereby submitted for approval, subject to the individual audits by the Board of Trustees. Seconded by Trustee Joel Grunwald. Upon vote, the motion was carried by all present.

Approval of Minutes from Village Board Meeting on 6/26/23. Mendy Lasker moved that the minutes be approved and was seconded by Raanan Zidile. Upon vote, the motion was carried by all present.

Gde Arsa Artha presented a report on the Pomona Cultural Center and spoke of upcoming summer and fall concerts. Mr. Arsa Artha requested a sum of \$550: \$400 for the performance and \$150 for refreshments. Upon vote, the motion was carried by all present.

South Ridge Road Drainage Piping Review for Flooding

Be it resolved that the Village Board hereby approves the amount not to exceed \$2,500 for a video inspection of a drainage line on South Ridge Road, with such work to be awarded to a vendor recommended by the Village Engineer. Mendy Lasker moved that this be approved and was seconded by Joel Grunwald. Upon vote, the motion was carried by all present.

At 9:26pm Trustee Mendy Lasker made a motion to adjourn the meeting. The motion was seconded by Trustee Marc Greenberg. Upon vote, the motion was carried by all present.

Minutes respectfully submitted by

Jenna Antoine, Village Clerk