

**VILLAGE OF POMONA
PLANNING BOARD MEETING
NOVEMBER 16, 2023 – 7:30PM**

PRESENT:

**Dan Kolak, Planning Board Chairman
Donna Poliseo, Planning Board Member
Eli Norowitz, Planning Board Member
Jonathan Lockman, Village Planner
Martin Spence, Village Engineer
Stephen Honan, Village Attorney
Jenna Antoine, Village Clerk**

ABSENT:

**David Horowitz, Planning Board Member
Mark Friedman, Planning Board Member**

Dan Kolak called the meeting to order at 7:37 pm and led the assemblage in the Pledge of Allegiance.

Veolia – New Haverstraw Tank – 83 Halley Drive Pomona NY 10970

Tax Roll# 25.05-1-6

Attorney Rudolph O. Zodda, III, Esq. from Bleakley Platt introduced himself and with him was Gary Stuart from CDM Smith and Steve Garabed from Veolia. Mr. Zodda gave some background to the project. They have been to the Village Board and are going back to the Village Board on Monday, November 27th. At that time, they are expecting to receive a

conditional permit conditioned upon the site plan approval from this board and the variances being granted by the ZBA. We are in the process of filing the applications and will appear before the ZBA now and hope to be ready to proceed back to this board at the February 2024 meeting, at which time we should have all of our other variances and everything else in place. In the meantime, we welcome any comments that you may have about our plans so that we can start our revision process now.

Gary Stuart from CDM Smith will give a high level overview of the project. Currently there is an existing 5 million gallon tank at this location. The new tank will be a smaller one, up to 2 million gallons. We are putting a new little building, similar size on slate, which will be for electrical equipment and chemical feed system, to disinfect, if needed. We came before you all in June, which at that point you recommended us to go to the Village Board and see if they wanted to be lead agency, through a special use permit, which they did. At the request of the Village Board and based on public comments, only a few things have changed since you all saw it in June. A bunch of trees have been added to the south side of the parcel. The new tank will not be any higher than the existing tank.

Jonathan Lockman, Village Planner

All of our comments really have been straightened out, only a few inconsistencies in numbers really. The plans are much improved and a lot of the issues being raised back in the summer have been taken care of. Now that they are getting ready to go to the ZBA, they are going to be able to fix everything and get everything straightened out. We had talked about the tank height and that there is a vent, sort of a little bit of a structure on the roof of the tank and per Lou Zummo, the Building Inspector that isn't included in the height of the tank. That was important because that made a difference of like a foot or two. And we wanted to make sure that they asked for the exact right variance from the ZBA that they need. That's really the summary of my comments.

Martin Spence, Village Engineer

We provided a review on November 7, 2023 and had 5 comments.

S-1 Stormwater Maintenance Agreement required for on-site detention systems. The applicant acknowledges and agrees with this comment.

Sheet No. C-1

S-2 Applicant shall submit retaining wall design calculations and detailing as part of the Building Permit submittal as prepared by a NY State Professional Engineer. Applicant shall provide a note on the plan that detailed inspections will be performed by the applicant's engineer and submit a certification of compliance at the completion of construction. That's not a planning issue, that's really a building permit issue.

Sheet No. C-4

S-3 The Plant list shall revise the Pinus Strobus (White Pine) quantity to (6) and provide (6) Picea abies (Norway Spruce) to provide a mix and variety of screening

S-4 Applicant shall provide a Cost Estimate for Village Engineer review and approval. They will provide the Cost Estimate for the February meeting.

S-5 Process SWPPP document such as filing Notice of Intent (NOI) and the Notice of Termination at the appropriate times. So all five of the above comments are a part of the process, nothing that is out of the ordinary.

Stephen Honan, Village Attorney

A separate GML review will need to be done for this Board.

Gary Stuart from CDM Smith said he thinks the plan will be that hopefully next week we will submit all the paperwork for the ZBA GML review. Then we will take a two week breather and then submit plans for the Planning Board agenda, which will be around early December. Then we'll be ready by the 30 day period sometime in January and be all set when we come back in February.

Dan Kolak made a motion to schedule a Public Hearing for Thursday, February 15th at 7:30 pm. The motion was seconded by Eli Norowitz. Upon vote, the motion was carried by all present.

Dan Kolak made a motion for the Clerk, Jenna Antoine to submit Site Plan in early December for GML review, when it is submitted. The motion was seconded by Donna Poliseo. Upon vote, the motion was carried by all present, passes 3-0-2.

Donna Poliseo made a motion to approve the Meeting Minutes from August 17, 2023. The motion was seconded by Eli Norowitz.

Upon vote, the motion was carried by all present, passes 3-0-2.

Dan Kolak made a motion to adjourn the meeting at 8:00 pm. The motion was seconded by Donna Poliseo. Upon vote, the motion was carried by all present, passes 3-0-2.

Minutes respectfully submitted by Jenna Antoine, Village Clerk