

**VILLAGE OF POMONA
PLANNING BOARD MEETING
JUNE 15, 2023 - 7:30PM**

PRESENT:

Donna Poliseo, Planning Board Member, Acting Chair

Mark Friedman, Planning Board Member

Eli Norowitz, Planning Board Member

Jonathan Lockman, Village Planner

Haris Aljovic, Village Engineer

Stephen Honan, Village Attorney

Member Poliseo called the meeting to order at 7:33 pm and led the assemblage in the Pledge of Allegiance.

Member Poliseo made a motion to open the Public Hearing on the application for 130 Camp Hill Rd. The motion was seconded by member Friedman. Upon vote, the motion was carried by all present.

As per the request of residents present, a presentation of the proposed project at 130 Camp Hill Rd was made by Todd Rosenblum, architect for the project, and Rachel Barese, engineer.

Residents were afforded the opportunity to voice their opinions and concerns regarding the project. They included :

Margaret Cruz, 122 Camp Hill Rd, concerned about size of building, elevation, headlights from cars, noise. Requested a wall 4-5 feet high to prevent the lights from shining into her second floor bedrooms.

John McDowell, 126 Camp Hill Rd, Lights concern him, lots of trash, traffic already dangerous and will increase.

Paul Gizzone, 27 Ladentown Rd, expressed the idea of the congregants being good neighbors, thought the plan looked good. Asked if there was another type of lighting that is not elevated and suggested lights be on timers

Daniel Berger, 21 Ormion, Based on the renderings, believes the ritual bath will be at the property line. Concerned with dumpsters on the property and the potential for bears.

Mary Ellen Polentz, 27 Ladentown, presentation was vague regarding the lighting plan, asked the Village Planner to inform the residents what the standards are for lighting in a residential and forested area.

Charles Kroll, believes the project will be an asset to the community.

Diane Dominick, 120 Camp Hill Rd, has a concern for traffic. Believes it will create a hazard for walkers. Even now it is hard for her to get out of her driveway.

Yaakov Laine, 141 Camp Hill, as a member of the congregation, concerns of the neighbors will be addressed, especially the noise.

It was explained by the applicants that the House of worship would have a total of 180 seats, 38 parking spaces, and that social functions would never occur at the same time as religious services.

At 8:27 Member Friedman made a motion to close the Public Hearing for the evening but to continue the Public Hearing at the next meeting of the Planning Board on July 20th at 7:30pm. The motion was seconded by Member Poliseo. Upon vote, the motion was carried by all present.

A presentation for the Veolia Tank Project at 83 Halley Drive was made by the project engineer, Gary Stuart. They are seeking to construct a 2 million gallon tank adjacent to the old tank. After installation of the new tank, they propose to take the old tank off-line to do much needed repairs while not interrupting water service in the area.

Member Poliseo had questions as to the exact location of the project. The proposed project will require a variance from the Zoning Board of Appeals and a Special Permit from the Village Board. The project will need to be referred to the Zoning Board of Appeals by the Building Inspector, Louis Zummo.

A discussion amongst members of the Board and Attorney Honan ensued. It was pointed out that the Board would need the exact dimensions of the tank, which is currently out for bid, to vote for a negative declaration under SEQRA.

Daniel Fix, attorney for Veolia, suggested that the Building Inspector refer the application to the Zoning Board of Appeals. An application for a Special Permit will be submitted to the Village Board, who will declare themselves Lead Agency with regard to SEQRA.

Member Friedman moved that the Planning Board has no objection to the Village Board declaring itself Lead Agency. The motion was seconded by Member Poliseo. Upon vote, the motion was carried by all present.

At 8:57pm, Member Poliseo made a motion to adjourn the meeting. The motion was seconded by Member Friedman. Upon vote, the motion was carried by all present.

Minutes respectfully submitted by Tamara Epstein, Acting Village Clerk.