



Memorandum

To: Village of Pomona Board of Trustees
Village of Pomona Planning Board

From: Jonathan T. Lockman, AICP, Principal Planner
Aaron M. Kardon, AICP, Senior Planner

Re: Congregation Bais Levi Yitzchok, 130 Camp Hill Road
SBL# 25.17-3-30

Date: July 12, 2023

cc: Martin Spence, P.E., Village Engineer
Stephen M. Honan, Esq., Planning Board Attorney
Jenna Antoine, Village Clerk
Lou Zummo, Building Inspector
Todd Rosenblum (for the Applicant)

We are in receipt of the following materials for an application from Rosenblum Architects for the development of a Neighborhood House of Worship for Congregation Bais Levi Yitzchok, at 130 Camp Hill Road.

Received and reviewed for this memorandum:

- Site Plan Set, 8 sheets, for 130 Camp Hill Road, stamped by Rachel B. Barese, P.E. Civil Tec Engineering & Surveying PC, dated May 19, 2022, with latest revision date of June 12, 2023, as follows:
 - 1, Layout
 - 2, Grading, Utilities and Drainage Plan
 - 3, Landscaping & Erosion Control Plan
 - 4, Details – 1 of 2
 - 5, Details – 2 of 2
 - 6, Details – 3 of 3
 - 6, Vehicle Turning Analysis
 - 7, Lighting (prepared by Visual, designer AJV, not signed, dated 4/28/23)

Project Summary

The subject lot currently contains a 1 story residence, and it is in the R-40 zoning district on the eastern side of Camp Hill Road between Grey Beech Lane and Quaker Road. The lot has an area of 68,609 gross sf. No wetlands or floodplains are present. According to figures provided by the project architect, the applicant plans to add a 7,845-sf addition to the existing building, to create a neighborhood house of worship with 9,447 sf and a 484 sf Men's Mikvah accessory building. Total square footage of all buildings would be 9,931 sf.

Submission Comments

1. **Please renumber the eight site plan sheet drawings consecutively.**
2. The lighting plan has been updated; however, the sheet is still dated 4/28/23. **Please indicate the latest revision date on the lighting sheet. Please provide a detail of the proposed lamp posts and manufacturer's cut sheets on the proposed light fixtures and luminaires. The lighting plan now indicates lower 12-foot light posts and wall mountings at 12 feet, but the value 10 feet appears in the schedule table. Also, the lighting plan still shows 7 overflow parking spaces in the front of the building which have been eliminated on all the other sheets. Please clarify the discrepancies and add requested details to the lighting sheet.**

Zoning Comments

3. 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.
4. The definition of neighborhood house of worship is as follows:
HOUSE OF WORSHIP, NEIGHBORHOOD A building or buildings with a combined gross floor area of 10,000 square feet or less, whose principal use is intended primarily for the conduct of organized or regularly scheduled religious services.
The Rosenblum Architecture letter, dated April 28, 2023, stated that the combined proposed building size had a floor area of 9,931 sf (including the mikvah and all building levels). Per comment 3 of our previous memorandum dated June 5, 2023, the floor area ratio on the most current Layout Plan, revised June 12, 2023, has been corrected to show the total building floor area on the site as 9,931 square feet, consistent with the architectural plans.
5. A Bulk Requirements Table has been provided on the Site Development Plan, sheet 1, showing the required standards of the R-40 District for Neighborhood Places of Worship (see §130-10.H.(5) and (6)), and proposed bulk standards provided. All bulk standards appear to have been met, without the need for any variances.
6. See comment 2 above regarding the provision of light pole and fixture details. The lighting plan has been revised so that the maximum illumination level at the property lines is 0.1-foot candles or less which is in compliance with §130-10.H.(7).
7. Parking requirements are based on the total area of the sanctuary or hall where services are conducted. The stated area of the main sanctuary floor is 3,443 sf. This would yield a requirement of 18 spaces. Thirty-Eight (38) parking spaces and seven (7) future overflow parking spaces are proposed. This complies with the parking requirements of the Neighborhood House of Worship use.
8. We note that the parking spaces and drives are surrounded by a proposed triple retaining wall. The applicant provides retaining walls with a maximum height of 4 feet, which complies with §130-16.M.(5), subparts a and e of the Village Code. The applicant is proposing Juniper Shrubs plantings at the top and the bottom of the walls as per §130-16.M.(2) per comments of our previous memoranda. The applicant has not provided updates to the Color, Texture and Nature of the proposed walls which according to the applicant's engineer was to be submitted by the Architect. **Per comment 7 of our**

June 5, 2023, memorandum, please specify the color, texture, and nature of the proposed walls per §130-16.M.(3).

9. Per comment 8 of our June 5, 2023, memorandum, the applicant has provided in the general notes note #25 which states that "The accessory social hall on the basement level shall not be used concurrently when services are being held in the sanctuary."
10. We will defer to the Village Engineer regarding review of the SWPPP document, as well as retaining wall construction specifications.

Planning Comments

11. Concurrent with its issuance of a special permit, the Village Board of Trustees may prohibit on-street parking on one side of the Camp Hill Road within 750 feet of the synagogue's main entrance, to ensure adequate room for passage of emergency vehicles, during times when on-street parking may occur.

SEQRA Comments

12. Typically, in the case of special permit uses for places of worship, the Village Board serves as Lead Agency for the purposes of SEQRA. **If the Village Board has notified its intent to act as Lead Agency, the Planning Board should reply and indicate if it has any objections, if it has not already done so.**
13. It appears that GML referral will not be required as the project is over 500 feet from any County Road or facility, or from the Village Boundary.

Please let me know if you have any questions or comments regarding this review.

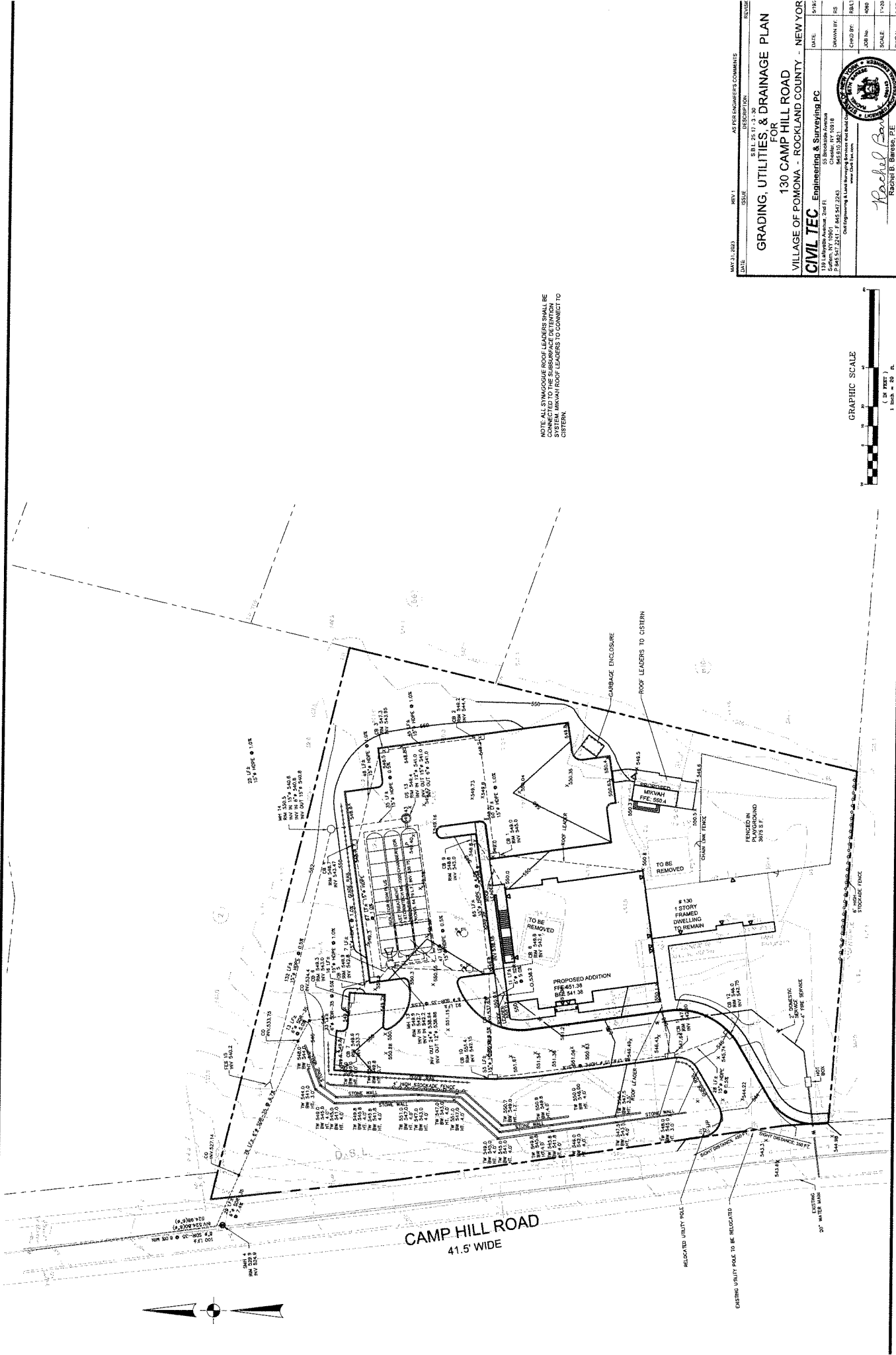
Received and Reviewed for the previous memorandum, dated June 5, 2023:

- Letter, with responses to Spence Engineering and NPV, re: 130 Camp Hill Road, prepared by Rhonda Smith, P.E., CivilTec Engineering + Surveying, dated May 10, 2023.
- Cut and Fill Analysis, Prepared by CIVILTEC Engineering, unsigned and undated.
- Site Plan Set, 7 sheets, stamped by Rachel B. Barese, P.E. Civil Tec Engineering & Surveying PC, dated May 19, 2022, with latest revision date of May 31, 2023, as follows:
 - 1, Layout
 - 2, Grading, Utilities and Drainage Plan
 - 3, Landscaping & Erosion Control Plan
 - 4, Details
 - 5, Details
 - 6, Vehicle Turning Analysis
 - 7, Lighting (prepared by Visual, designer AJV, not signed)

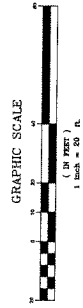
Received and Reviewed for the previous memorandum, dated May 5, 2023:

- Letter, Project Description, re: Congregation Bais Levi Yitzchok, stamped by Todd Rosenblum, RA, Rosenblum Architecture, dated April 28, 2023.
- FEAF Part 1 form, with EAF Mapper Summary Report, signed by Rachel B. Barese, P.E. Civil Tec Engineering & Surveying PC, dated 04/26/2023.

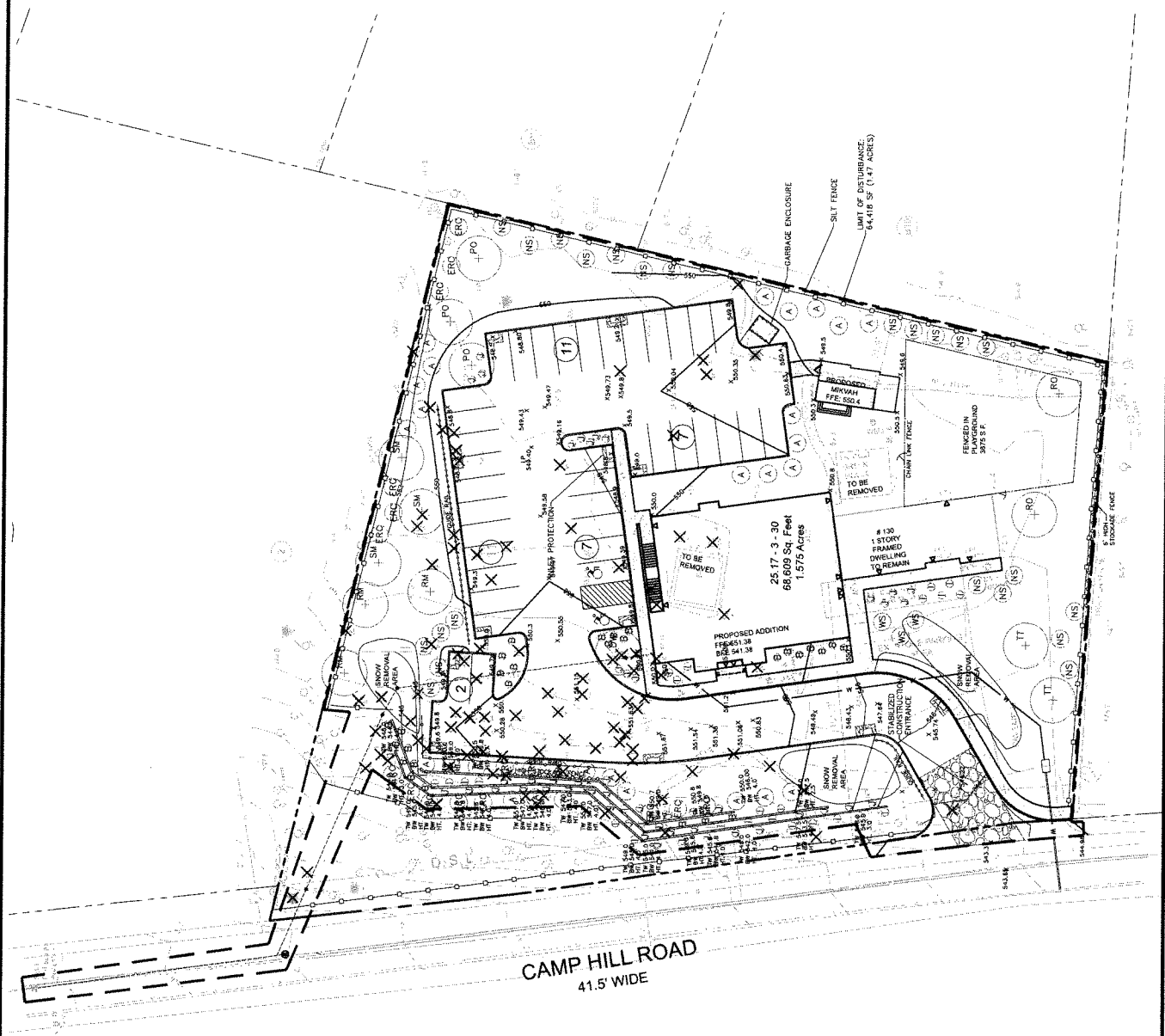
- Site Plan/Special Permit Application package, to Planning Board/Village Board for a Neighborhood House of Worship, signed by Daniel Kirshenbaum, dated 04/27/2023.
- List of abutters, signed by Daniel Kirshenbaum, dated 5/2/2023.
- Stormwater Pollution Prevention Plan Prepared by Rachel B. Barese, P.E. Civil Tec Engineering & Surveying PC, and Dated April 2023.
- Site Plan Set, 7 sheets, stamped by Rachel B. Barese, P.E. Civil Tec Engineering & Surveying PC, dated May 19, 2022, with latest revision date of December 28, 2022, as follows:
 - 1, Layout
 - 2, Utility Plan
 - 3, Landscaping Plan
 - 4, Details
 - 5, Details
 - 6, Details
 - 7, Lighting (prepared by Visual, designer AJV, not signed)
- Architectural Plan Set, 5 sheets, entitled "Congregation Bais Levi Yitzchok, 130 Camp Hill Road, Pomona, New York," unstamped, by Rosenblum Architecture, dated 4/28/23, as follows:
 - A-1, Proposed Basement Plan
 - A-2, Proposed First Floor Plan
 - A-3, Proposed Exterior Elevations, Rear (East) and Front (West)
 - A-4. Proposed Exterior Elevations, Right Side (South) and Left Side (North)
 - A-5, Proposed Mikvah Plans and Elevations



NOTE: ALL SYMBOLE ROOF LEADERS SHALL BE CONNECTED TO THE SURFACE DETENTION SYSTEM. MINOR ROOF LEADERS TO CONNECT TO GUTTER.



DATE	MAY 21, 2020	REV. 1	AS PER CADRETS COMMENTS
ISSUE	881.25.17.23.30	ISSUE	ISSUE
GRADING, UTILITIES & DRAINAGE PLAN			
FOR 130 CAMP HILL ROAD			
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK			
DATE	5-19-20	DATE	5-19-20
DRAWN BY	RE	DRAWN BY	RE
139 Lafayette Avenue, 2nd Fl	55 Brookside Avenue	139 Lafayette Avenue, 2nd Fl	55 Brookside Avenue
2045 S. 22nd St. #2	2045 S. 22nd St. #2	2045 S. 22nd St. #2	2045 S. 22nd St. #2
CIVIL TEC Engineering & Surveying PC	CIVIL TEC Engineering & Surveying PC	CIVIL TEC Engineering & Surveying PC	CIVIL TEC Engineering & Surveying PC
139 Lafayette Avenue, 2nd Fl	55 Brookside Avenue	139 Lafayette Avenue, 2nd Fl	55 Brookside Avenue
2045 S. 22nd St. #2	2045 S. 22nd St. #2	2045 S. 22nd St. #2	2045 S. 22nd St. #2
Rockland County, NY	Rockland County, NY	Rockland County, NY	Rockland County, NY
www.civiltec.com	www.civiltec.com	www.civiltec.com	www.civiltec.com
<i>Rachel Berman</i> Rachel B. Berman, P.E. No. 90143 N.Y.L.E. No. 90143		<i>Robert B. Berman</i> Robert B. Berman, P.E. No. 90143 N.Y.L.E. No. 90143	



PLANT LIST			
KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
TREES			
PO	3	PIN OAK/QUERCUS STOBILIS	2 1/2" - 3" CAL
SM	3	RED MAPLE/LACER RUBRUM	2 1/2" - 3" CAL
SM	3	SACCHARIN OSEBA MODICATA	2 1/2" - 3" CAL
DW	3	DOGWOOD/CORNUS	2 1/2" - 3" CAL
A	37	EMERALD ARBORVITAE/NUSSA OCCIDENTALIS	6-7' HT
NS	3	WHITE SPRAUCE/PICEA CANICA	4-5' HT
NS	23	NORWAY SPRUCE/PICEA ABIES	4-5' HT
TT	3	FLORIST'S LINDEN/TIMONDIUM TULIPIFERA	2 1/2" - 3" CAL
TT	3	FLORIST'S LINDEN/TIMONDIUM TULIPIFERA	2 1/2" - 3" CAL
SHRUB	27	WAXY LEAF CEDAR/LEDBERBERIS VIRGINIANA	1 1/2" - 2" CAL
B	78	WHITE GEM EDOYARD/CORNUS SOLIDA	2" - 4" CAL
I	30	COMMON YEW/TAXUS AMERICANA	5 GAL
J	30	VIRGINIA SWEETSPINE/TEA VIRGINICA	1P-2P-4P-6P

TREES TO BE REMOVED: 83

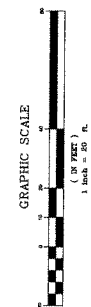
MAY 31, 2023 REV.1
 DATE ISSUE
 AS PER ARCHITECT'S COMMENTS DESCRIPTION

LANDSCAPING & EROSION CONTROL PLAN
FOR
130 CAMP HILL ROAD
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

CIVIL TEC
 Engineering & Surveying P.C.
 138 Lafayette Avenue, 2nd Fl.
 P.O. Box 517, 2211 - F. BAY 547, 2245
 643.876.3011
 www.civiltect.com
 Civil Engineering & Land Surveying Services with Building

DATE: 5.31.23
 DRAWN BY: RS
 CHECKED BY: RBA
 JOB NO.: 2023-018
 SCALE: 1"=20'
 SHEET: 1 OF 3
 DWG NO.: 2023-018

Rachel Boer
 Rachel B. Boer, P.E.
 N.Y.L.E. No. 90143



PROJECT INFORMATION

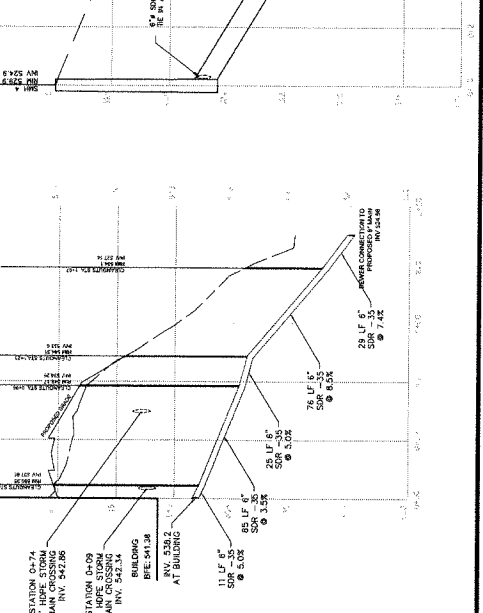
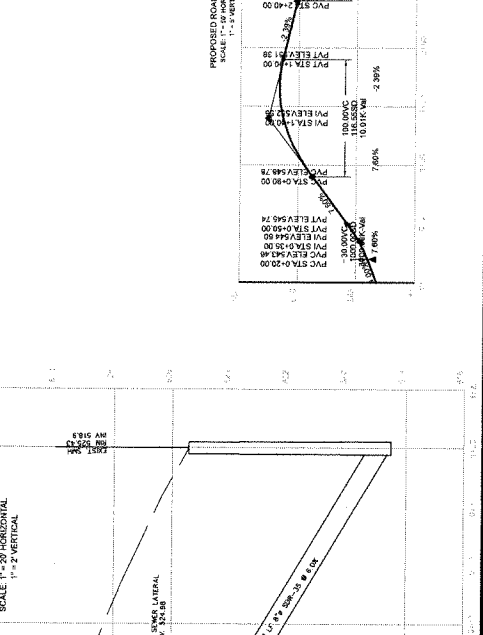
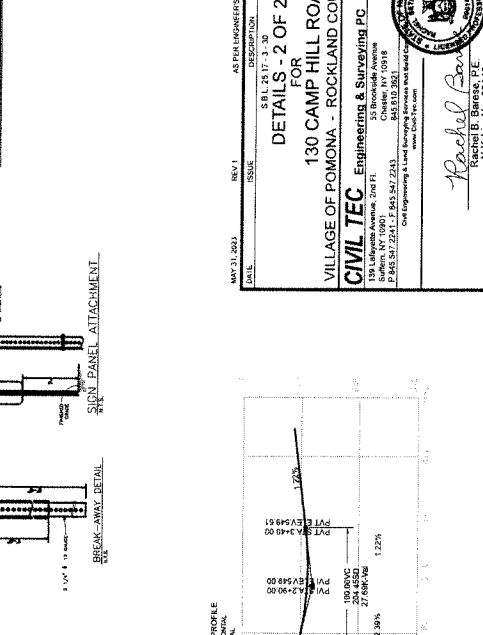
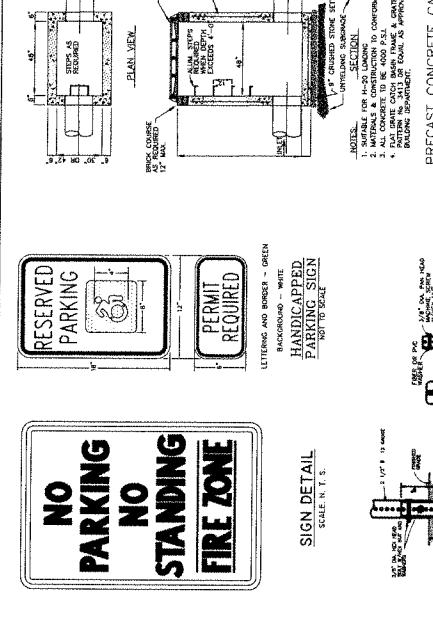
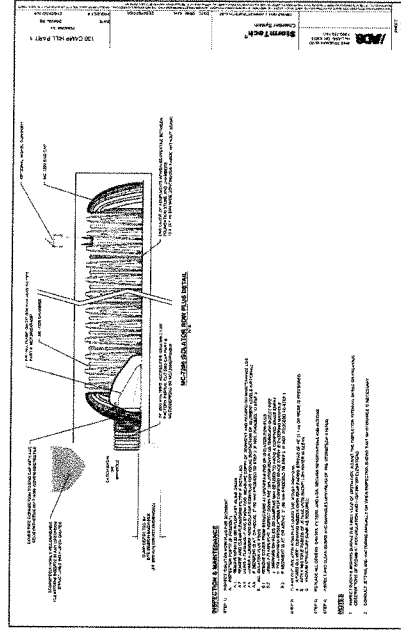
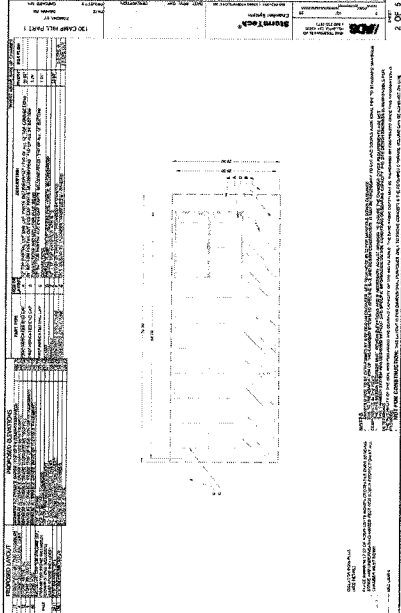
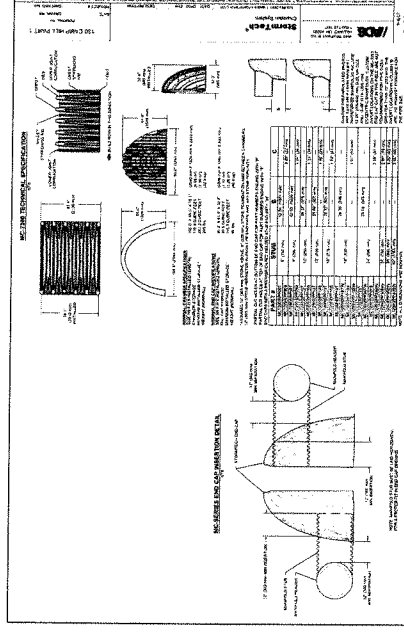
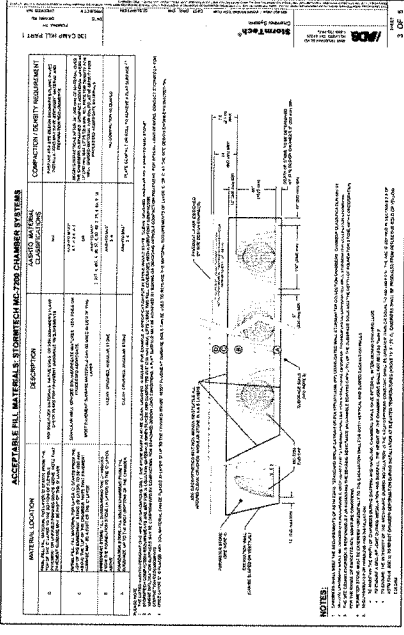
NO.	DESCRIPTION	DATE
1	Issue for Review	12/15/2021
2	Issue for Construction	01/20/2022

130 CAMP HILL PART 1
POMONA, NY

ME-200 STORMTECH CHAMBER SPECIFICATION

NOTES:

- ME-200 chambers shall be installed in accordance with the specifications and details shown on this drawing.
- ME-200 chambers shall be constructed of high strength concrete or steel in accordance with the specifications and details shown on this drawing.
- ME-200 chambers shall be installed in accordance with the specifications and details shown on this drawing.
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DATE: MAY 31, 2023
REVISION: REV 1

DESCRIPTION: AS PER ENGINEER'S COMMENTS

DETAILS - 2 OF 2
FOR 130 CAMP HILL ROAD
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

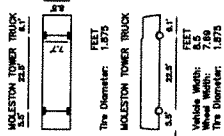
DATE: 5/17/19
DRAWN BY: JRE
CHECK BY: REB
JOB No. 4989
SCALE: 1"=10'

130 Camp Hill Road
P.O. Box 511, 231 E. E. 845 247 2343
845 810 2611

Civil, Mechanical & Electrical Engineering & Surveying PC

135 Brookside Avenue
P.O. Box 511, 231 E. E. 845 247 2343
845 810 2611

Civil, Mechanical & Electrical Engineering & Surveying PC
Rachel B. Barasa, P.E.
NY Lic. No. 30143



25.17 - 3 - 31
 NIF GUTMACHER

25.17 - 3 - 9
 NIF RUBEL

25.17 - 3 - 10
 NIF BERGER

25.17 - 3 - 29
 NIF JARVIS

S 76°28'58" E 293.37'

S 13°17'00" W 271.00'

N 65°58'00" W 181.76'

N 06°23'15" W 97.94'

N 08°25'45" W 207.11'

N 09°08'15" W 23.65'

CAMP HILL ROAD
 41.5' WIDE

O.S.L.

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

STONE WALL

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25.17 - 3 - 30
 68,609 SQ. Feet
 1.575 Acres

PROPOSED ADDITION
 FFE 541.38
 BFE 541.38

PROPOSED
 MICHAN
 FFE 550.4

130
 1 STORY
 FRAMED
 DWELLING
 TO REMAIN

FENCED IN
 PLAYGROUND
 2875 S.F.

TO BE
 REMOVED

TO BE
 REMOVED

TO BE
 REMOVED

TO BE
 REMOVED

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.P.L. 25.17 - 3 - 30	

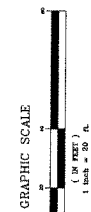
VEHICLE TURNING ANALYSIS
FOR
130 CAMP HILL ROAD
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC
 132 Lafayette Avenue, 2nd Fl.
 P.O. Box 527, 2311, F. Rd. 547, 2323
 Rockville Centre, NY 11558
 Civil Engineering & Land Surveying Services and More!
 www.civiltec.com

DATE: _____
 DRAWN BY: _____
 CHECK BY: _____
 JOB No.: 40K
 SCALE: 1" = 40'
 DWG No.: 9/01

ROCKLAND COUNTY
 OFFICE OF THE CLERK
 COUNTY CLERK
 COUNTY OFFICE
 100 N. STATE ST.
 ROCKVILLE CENTRE, NY 11558

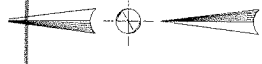
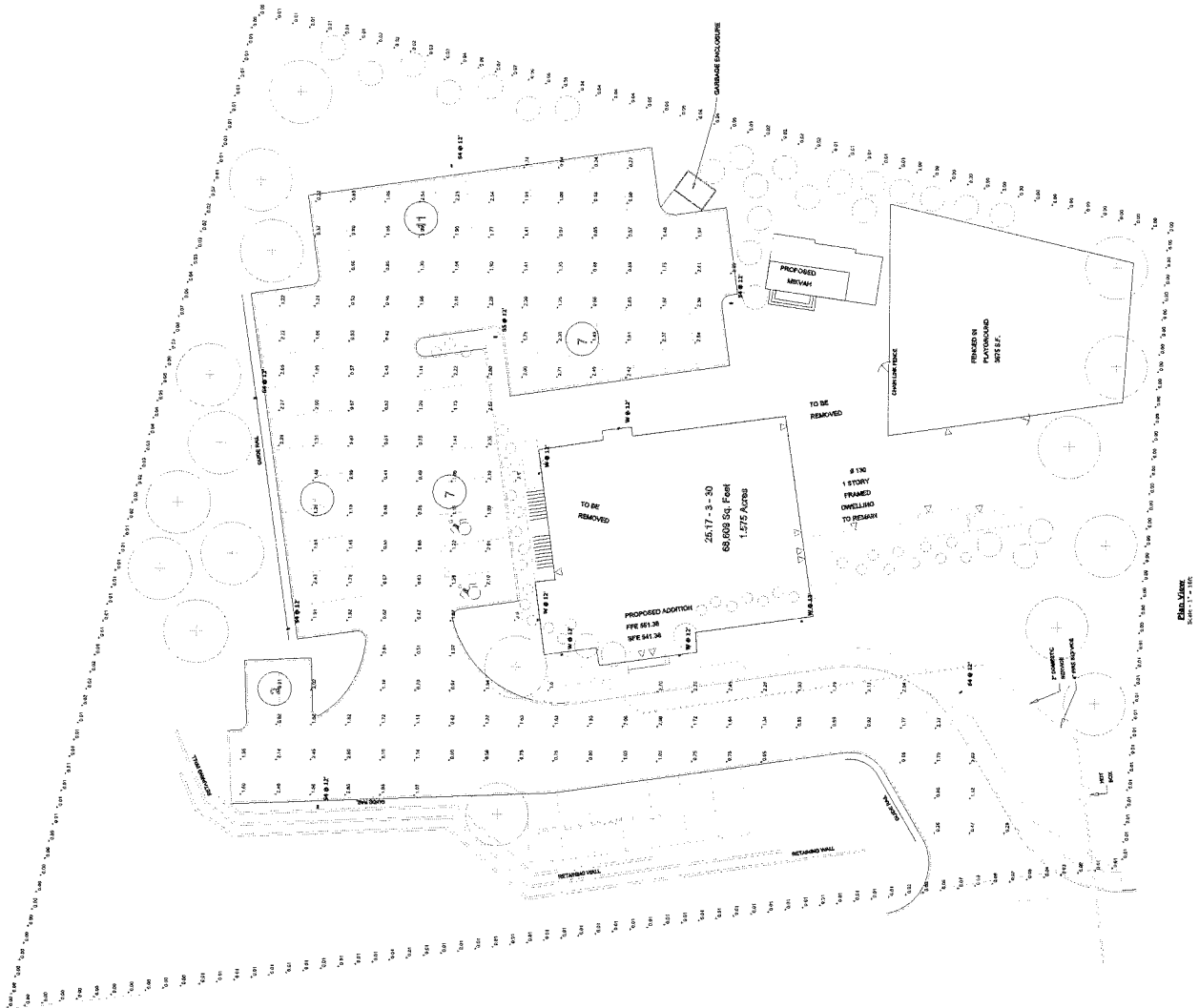
Rachel Bo
 Rachel B. Bo
 Registered Professional Engineer
 No. 11558-003043





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min - Avg/Min	
Property line	+	0.02 fc	0.09 fc	0.00 fc	N/A	N/A
Trespass		0.3 fc	3.0 fc	0.0 fc	N/A	N/A
Parking Area	+	1.44 fc	3.00 fc	0.26 fc	11.5:1	5.5:1

Symbol	Description	Area (sq ft)	Notes
MS	MS	4272	481506
S4	S4	4431	44168
SS	SS	3400	4612
W	W	300	44444



Plan Set
Sheet 1 of 10