

**VILLAGE OF POMONA  
PLANNING BOARD MEETING  
FEBRUARY 15, 2024 – 7:30PM**

**PRESENT:**

**Dan Kolak, Planning Board Chairman**  
**Donna Poliseo, Planning Board Member**  
**Eli Norowitz, Planning Board Member**  
**Mark Friedman, Planning Board Member**  
**Aaron Kardon, Village Planner**  
**Bryon Rose, Village Engineer**  
**Matthew Lizotte, Village Attorney**  
**Jenna Antoine, Village Clerk**

**ABSENT:**

**David Horowitz, Planning Board Member**

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**Dan Kolak called the meeting to order at 7:32 pm and led the assemblage in the Pledge of Allegiance.**

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**Donna Poliseo made a motion to approve the Meeting Minutes from November 16, 2023. The motion was seconded by Eli Norowitz. Upon vote, the motion was carried by all present, passes 4-0-1.**

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**Dan Kolak made a motion to open the public hearing for 83 Halley Drive. The motion was seconded by Donna Poliseo. Upon vote, the motion was carried by all present, passes 4-0-1.**

**No public comments.**

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**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. Just to give some history this is a project for the construction of a second water tank. In order to construct that second water tank, we went before the Village Board and they provided us with a special permit, conditioned upon the receipt of two variances that are necessary and site plan approval. After the January 24<sup>th</sup> Zoning Board meeting we did receive the two variances. We are before you now seeking the site plan approval. We do want to point out that the Zoning Board Resolution called for an amendment to our landscaping plan to go from planting from 6 to 8 foot trees to plant 10 to 14 foot tall trees, unless the Planning Board finds this request impractical. We believe that the requirement to plant larger trees is impractical. One because of their availability and secondly because of their viability. If you plant those larger trees, there is a greater likelihood that they are going to die and need to be replanted. 6 to 8 foot trees that we had on the existing landscape plan will grow rapidly and there already is a good deal of screening there. So we feel that the landscape plan doesn't need to change any further.**

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**Gary Stuart from CDM Smith will give a high level overview of the project. He showed an aerial photograph to the Planning Board. This is the existing site that Veolia owns and there is currently a 5 million gallon tank on that site. Our proposal for this project is to build a second smaller tank on the site. It will be the same height as the existing tank, but the diameter will be smaller on this project. Additional storage is needed in the area to serve high demand periods. Also a more practical reason for that is the existing changes are welded steel painted and they need to be painted and in order to do that we would have to take it out of service, but we can't just take it out of service because people rely on it. Putting in the new tank will give Veolia some flexibility to rehabilitate the existing tank. We did go before the Village Board for a special use permit and at their request, we've added a lot of trees and we worked with the Village Engineer, Martin Spence as to the types of trees that will be added. The additional trees will screen both the existing tank and the new tank. One of the GML comments we received from the Palisades State Park Commission they also asked for some screening, so we did do a little more screening with some plantings on**

**the other side of the tank as well. As you know, we mentioned it is typical to do 6 foot trees because they are more viable and they will live longer than bigger trees. After about two to three years the trees would grow to about 10 feet because they typically grow 12 to 18 inches per year. We are going to paint the tank a forest green, so hopefully in the winter months it will not be seen at all.**

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**Mark Friedman said he doesn't think that it matters what size trees they use because trees grow very fast. They've mentioned that it is both difficult to find 10 foot trees and keep them alive.**

**Dan Kolak asked the applicant if they simply want to plant smaller trees because they want to save money.**

**Gary Stuart from CDM Smith said that 6 foot trees are what is typically done and not any higher. My concern is that the higher we go initially, the less of an effect they will have because they will be more likely to not survive in the first year.**

**Donna Poliseo asked what are the types of trees that are being planted?**

**Gary Stuart from CDM Smith said that white pine and norway spruce trees and some eastern red cedars will be planted. A nice mixture of trees will be planted, to look as natural as possible.**

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**Donna Poliseo made a motion to close the Public Hearing for Veolia. The motion was seconded by Mark Friedman. Upon vote, the motion was carried by all present, passes 4-0-1.**

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**Dan Kolak made a motion to approve the Veolia, New Haverstraw Tank site plan for 83 Halley Drive. The Planning Board found that condition number five on the Zoning Board Resolutions, is impractical, in requesting 10 to 14 foot trees be planted, instead of six foot trees. The Planning Board found that six to eight foot trees will be sufficient. The motion was seconded by Mark Friedman. Upon vote, the motion was carried by all present, passes 4-0-1.**

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**Wetzer Jeannot – 92 Halley Drive Pomona NY 10970**

**Tax Roll: 19.17-1-36**

**Anthony Celentano was present, representing on behalf of Engineer, Paul Gdanski, regarding the construction of a single family home. They will be cutting down the hill of this property to make a plateau. Then the area will be cleared for the house and front yard. This will be done in a way to have the least amount of disturbance to the area.**

**Donna Poliseo asked if the placement of this house will be similar to the other homes on Halley Drive?**

**Anthony Celentano said yes, the placement of the house will be similar to the other homes on Halley Drive. Rockfall netting will be put in to provide extra security.**

**Bryon Rose from Spence Engineering requested more details on the rockfall netting. Per Spence Engineering memorandum dated January 31, 2024**

**S-1 Provide calculations and specifications for the rockfall netting; including spacing of anchors, any anchoring required on the face rock, distance from bottom of netting to finished grade, any required maintenance or periodic inspections. Village Engineers requested the above be done prior to the next Planning Board meeting in March.**

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**Dan Kolak made a motion to categorize the above project as Type II, and then no further SEQRA action will be required. The motion was seconded by Donna Poliseo. Upon vote, the motion was carried by all present, passes 4-0-1.**

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**Mark Friedman made a motion to schedule a Public Hearing for March 21<sup>st</sup> at 7:30pm for the site plan approval of 92 Halley Drive. The motion was seconded by Eli Norowitz. Upon vote, the motion was carried by all present, passes 4-0-1.**

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**Minutes respectfully submitted by Jenna Antoine, Village Clerk**