

**VILLAGE OF POMONA
ZONING BOARD OF APPEALS MEETING
JANUARY 24, 2024 – 7:30PM**

PRESENT:

Jesse Kaufman, Zoning Board of Appeals Chairman

Alan I. Lamer, Zoning Board Member

Bill Baker, Zoning Board Member

Kevin Dock, Zoning Board Member

ALSO PRESENT:

Martin Spence, Village Engineer

David MacCartney, Village Attorney

Jenna Antoine, Village Clerk

Jesse Kaufman called the meeting to order at 7:36 pm.

Kevin Dock made a motion to open the Public Hearing for Veolia Water Tank. The motion was seconded by Kevin Dock. Upon vote, the motion was carried by all present.

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. This is an application for the installation of a second water tank on Halley Drive. To give you some history, we've been to the Village Board of Trustees and received a Special Permit conditioned upon Planning Board, Site Plan approval and upon this board granting of the two variances they we're requesting from you this evening. We are due back to the Planning Board on February 15th, for Site Plan approval.

Gary Stuart, Engineer from CDM Smith will give an overview of the project. At the request of the Village Board and based on public comments, a bunch of trees have been added to the south side of the parcel. We had talked about the tank height at a previous TAC meeting 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 we asked for the exact right variance from this Board. The existing tank is 37.97 feet for the building height and that is the same height we need approved for the height variance because it is a few feet over the allowed height. For lot coverage we are requesting a variance of 2%, over the normal maximum lot coverage allowed, which is 20%. The new tank will not be any higher than the existing tank.

Martin Spence, Village Engineer

We provided a review on January 16, 2024 and had the below comments.

4. The proposed lot coverage is shown to be 22%, where a maximum 20% is permitted, requiring a 2% variance. The applicant is proposing stormwater detention including a bio-retention area which will mitigate any increase in runoff. The applicant is also providing a landscape plan to supplement the existing vegetation.

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 prior to the Planning Board February meeting.

S-5 Process SWPPP document such as filing Notice of Intent (NOI) and the Notice of Termination at the appropriate times.

All of the above comments are a part of the process, nothing that is out of the ordinary. The Highway Department and Rockland County Sewer District both stated in GML Reviews that they feel the proposed project would have no significant effects upon the county roads and sewers within the District.

One resident wanted to know where the new tank would be in relation to the current tank. Gary Stuart, the Engineer from CDM Smith showed them on the maps where the new tank would be. The resident said they would prefer if they can put in bigger trees than just 6 feet.

Another resident spoke about truck traffic during construction of the new tank and wanted to know what route the trucks will take in and out of the site. Gary Stuart, the Engineer from CDM Smith said he cannot guarantee what route they will take, but he is pretty sure they would take Overlook Road to Wolf Road.

Jesse Kaufman made a motion to close the Public Hearing. The motion was seconded by Kevin Dock. Upon vote, the motion was carried by all present.

After the Board spoke for a while in regards to all of the above comments, they decided that they should request in the resolutions to this project, that the Planning Board have the applicant put in bigger trees than 6 feet. The trees put in for screening should be between 10-14 feet in height, instead of 6 feet.

Jesse Kaufman made a motion to approve the variances for the above project. The motion was seconded by Alan I. Lamer. Upon vote, the motion was carried by all present.

Jesse Kaufman made a motion for our attorney to put together the resolutions for the approval of the variances for the above project. The motion was seconded by Alan I. Lamer. Upon vote, the motion was carried by all present. Per David MacCartney, Village Attorney the Chairman will sign the resolutions once they are completed.

Jesse Kaufman made a motion to adjourn the meeting at 8:25 pm. The motion was seconded by Alan I. Lamer. Upon vote, the motion was carried by all present.

Minutes respectfully submitted by Jenna Antoine, Village Clerk