

**VILLAGE OF POMONA**  
**VILLAGE BOARD MEETING**

**MARCH 25, 2024**

**7:30 P.M.**

**PRESENT**

**Mayor Ilan Fuchs**

**Deputy Mayor Mendy Lasker**

**Trustee Marc Greenberg**

**Trustee Joel Grunwald**

**ALSO PRESENT**

**Village Attorney Brian Nugent**

**Village Clerk Jenna Antoine**

**ABSENT**

**Raanan Zidile**

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At 7:32pm Deputy Mayor Mendy Lasker called the meeting to order and led everyone in the Pledge of Allegiance.

Deputy Mayor Lasker made a motion to open the public comment period. The motion was seconded by Marc Greenberg. Upon vote, the motion was carried by all present. Deputy Mendy Lasker will be running the meeting, per the Mayors request. The Mayor is running late and will take over when he arrives.

**Public Comment Period**

Joseph Churgin got up to speak to the Board regarding Tartikoff application. So Tartikoff has submitted a zoning change petition, which is on the agenda for tonight. And we're seeking a zoning change to accommodate our client's religious and educational uses. Tartikoff purchased the property in 2004 with the intention that it build and operate a rabbinical Institute to develop it into a site where Jewish people can live and study to become religious judges. Pursuant to a

grueling 15 Year program. The project includes a school building in the area close to the intersection of routes 202 and 306. With 255 homes for students and their families. The school building and especially the 255 homes will be constructed and located in such a way that they will not be visible from either route 202 or route 306. The Villages current zoning code prohibits educational uses which cannot be accredited by the New York State Education Department or similar entity. This rule basically prohibits Tartikoff's use because the Tartikoff program is not able to be accredited by New York State Education Department or any other similar accrediting bodies. Additionally, the Village's current definition of a dormitory does not permit housing for adult students with families which is more akin to multifamily buildings with their individual dwelling units. So this type of housing is necessary to accommodate Tartikoff students, most of whom have families with children. Tartikoff's zone change petition is to create a special institutional education zoning district to accommodate Tartikoff's religious and educational uses than just design change petition would amend provisions of chapter 130 of the village code relating to educational uses and create the special institution Special Educational institutional zoning district the zoning district would accommodate certain types of religious educational institutions that are unable to be accredited by the New York State Education Department or similar recognized accrediting agency. The zoning district would also permit housing that is required for the adult students who are married and have children. And so I know you're going to have this on the agenda item eight, and we're available to answer any questions you have. We have with us: our land use attorney, our planner and our engineer.

Mendy Lasker made a motion to close the public comment period. The motion was seconded by Joel Grunwald. Upon vote, the motion was carried by all present.

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### **Treasury Report**

Trustee Marc Greenberg moved the resolution that the payment of General Funds Claims totaling \$93,321.72 set forth on page 6 in the Monthly Abstract Listing dated February 27, 2024 through March 25, 2024 as submitted is hereby approved subject to the individual audits by the Board of Trustees.

The Payroll(s) of March 8, 2024 and March 22, 2024 as set forth in the payroll in the amount(s) of \$11,486.30, and \$11,520.81 respectively, are hereby submitted for approval, subject to the individual audits by the Board of Trustees. Seconded by Trustee Joel Grunwald. Upon vote, the motion was carried by all present, passes 3-0-2.

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## Meeting Minutes

Approval of Minutes from the Village Board Meeting on 2/26/24. Mendy Lasker moved that the minutes be approved and was seconded by Marc Greenberg. Upon vote, the motion was carried by all present, passes 3-0-2.

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Motion made by Mendy Lasker to approve the below resolution. Seconded by Joel Grunwald.

### **RESOLUTION**

A meeting of the Village Board of the Village of Pomona was convened on **March 25, 2024, at 7:30 p.m.**

The following resolution was duly  
offered and seconded to wit:

### **RESOLUTION 2024**

### **RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT FOR HIGHWAY SERVICES WITH THE TOWN OF RAMAPO**

**WHEREAS**, the Village Board of the Village of Pomona, New York (“Village”) in the course of its municipal business requires from time-to-time certain services, materials and supplies to be acquired; and

**WHEREAS**, the Village and the Town of Ramapo desire to enter into an Inter-Municipal Agreement for highway services on its streets and roads to be performed by the Town of Ramapo within the Village.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Pomona as follows:

- Section 1. All “WHEREAS” paragraphs are incorporated herein by reference.
- Section 2. The Village Mayor is hereby authorized to execute the Inter-Municipal Agreement for the road services set forth in Exhibit A of the Agreement presented to the Village Board for calendar year 2024 pursuant to the terms and conditions of said Agreement, to be effective upon execution of said Agreement by both Village and Town.
- Section 3. The Village Board further hereby approves the monthly payment schedule

annexed to such Agreement as Exhibit B.

Section 4. The Mayor and any officer, employee or consultant, as directed by the Mayor is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.

Section 5. This Resolution shall take place effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Mayor Ilan Fuchs	ABSENT
Trustee Mendy Lasker	YES
Trustee Marc Greenberg	YES
Trustee Joel Grunwald	YES
Trustee Raanan Zidile	ABSENT

The Resolution was thereupon duly adopted.

DATED: MARCH 25, 2024

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Motion made by Mendy Lasker to approve the below resolution. Seconded by Joel Grunwald.

A meeting of the Village Board of the Village of Pomona was convened on **March 25, 2024, at 7:30 p.m.**

The following resolution was duly  
offered and seconded to wit:

**RESOLUTION 2024**

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE  
THE AGREEMENT FOR SEWER MAINTENANCE SERVICES WITH  
THE TOWN OF RAMAPO**

**WHEREAS**, the Village Board of the Village of Pomona, New York (“Village”) in the course of its municipal business requires from time-to-time certain services, materials and supplies to be acquired; and

**WHEREAS**, the Village and the Town of Ramapo desire to enter into an Inter-Municipal Agreement for sewer maintenance services to be performed by the Town of Ramapo within the Village;

**WHEREAS**, the Village desire to reflect the maintenance service charges per sewer unit on tax bills for all Village properties.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Pomona as follows:

- Section 1. All “WHEREAS” paragraphs are incorporated herein by reference.
- Section 2. The Village Mayor is hereby authorized to execute the 2024 Inter-Municipal Agreement for sewer maintenance services for the calendar year 2024 with the Town of Ramapo, under the terms and conditions of said Agreement, to be effective upon execution of said Agreement by both Village and Town.
- Section 3. The Village’s property tax bills for the calendar year 2024 shall reflect the cost of sewer charges of \$59.945 per sewer unit for said maintenance.
- Section 4. The Mayor, and any officer, employee or consultant, as directed by the Mayor is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.
- Section 5. This Resolution shall take place effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Mayor Ilan Fuchs	ABSENT
Trustee Mendy Lasker	YES
Trustee Marc Greenberg	YES
Trustee Joel Grunwald	YES
Trustee Raanan Zidile	ABSENT

The Resolution was thereupon duly adopted.

DATED: MARCH 25, 2024

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**Power Wash Tennis Courts**

Mendy Lasker made a motion for the Mayor to sign an agreement with Sports Tech for up to \$3,000 to get the tennis courts at Van Hende Park power washed. Seconded by Joel Grunwald. Upon vote, the motion was carried by all present, passes 3-0-2.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Mayor Ilan Fuchs	ABSENT
Trustee Mendy Lasker	YES
Trustee Marc Greenberg	YES
Trustee Joel Grunwald	YES
Trustee Raanan Zidile	ABSENT

The Resolution was thereupon duly adopted.

DATED: MARCH 25, 2024

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**Zone Change Petition for Special Institution Education Zoning District**

Brian Nugent:

The above item is what Mr. Churgin was discussing earlier, which is a zone change petition from Tartikoff regarding a special institutional education zoning district. So this is an application for a zone change in the Village. It's in the form of petition under the Village Code. These petitions are requests essentially to amend either a zoning map or the zoning code or both and they are discretionary at the discretion of the Village Board to consider them or not considerable. If you do consider it, you would refer it to the Planning Board, the Building Department and various other Village Officials. For the alternative the Village can choose not to consider the zone change petition. If the Village wishes to consider the petition somebody would need to make a motion to consider the zoning change petition and then it will proceed with an oral motion to determine if the Village wants to consider and if there is not a motion then it would not proceed and then if that is the case, then we would recommend the return of the application fee that was posted for that application. So if you want to consider the zoning change, somebody needs to make a motion to do that. Nobody on the Board made a motion to consider the above, Mr. Nugent recommended that the Board make a motion to refund the application fee for the zone change petition because it hasn't been processed or considered.

Mendy Lasker made a motion to refund the check in the amount of \$6,500 for the zone change petition. Seconded by Marc Greenberg. Upon vote, the motion was carried by all present, passes 3-0-2.

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Per Mendy Lasker, the Mayor has now arrived and will take over the meeting. Motion made by Ilan Fuchs to approve the below resolution. Seconded by Joel Grunwald.

### **RESOLUTION**

A Meeting of the Village Board of the Village of Pomona, New York was convened on **March 25, 2024 at 7:30 p.m.**

The following Resolution was duly offered and seconded to wit:

### **RESOLUTION DIRECTING PUBLIC HEARING ON 2024-2025 TENTATIVE VILLAGE BUDGET**

**WHEREAS** a tentative budget for the Village has been prepared for the 2024-2025 fiscal year; and

**WHEREAS**, pursuant to NYS Village Law § 5-508, a public hearing is required to be held thereon.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that:

Section 1. The above “WHEREAS” clauses are incorporated herein as if set forth in full.

Section 2. The Village Board will hold a Public Hearing at 7:30 PM on April 15, 2024, at the Village Hall Meeting Room, 100 Ladentown Road, Pomona, New York on the tentative Village Budget for the 2024-2025 fiscal year.

Section 3. The Village Clerk shall give due notice of this public hearing in accordance with the Village Code and the Laws of the State of New York and that such notice shall include a statement of the compensation to be paid to each member of the Board of Trustees and state that a copy of the tentative budget shall available at the office of the Village Clerk where it may be inspected by any interested person during office hours.

Section 4. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Mayor Ilan Fuchs	YES
Trustee Mendy Lasker	YES
Trustee Marc Greenberg	YES
Trustee Joel Grunwald	YES
Trustee Raanan Zidile	ABSENT

The Resolution was thereupon duly adopted.

DATED: MARCH 25, 2024

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**2024 Landscape Maintenance Contract with Christopher Meredith**





Trustee Marc Greenberg asked if we can please get more copies of the tennis keys made for residents. Deputy Mayor, Mendy Lasker said he will make more copies of the keys for residents.

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Ilan Fuchs made a motion to adjourn the public meeting at 8:02 pm. The motion was seconded by Trustee Marc Greenberg. 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