

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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**VILLAGE OF POMONA
PLANNING BOARD MEETING/ PUBLIC HEARING
100 LADENTOWN ROAD
POMONA, NEW YORK 10970
FEBRUARY 16, 2023
7:30 PM**

AGENDA

SALUTE TO THE FLAG

APPLICANT

Eliezer Steinmetz

RE: Public Hearing- 34 North Ridge Road

To convert a single family house to a neighborhood house of worship.

RESOLUTION

GRANTING

FINAL SITE PLAN APPROVAL

For The Project

CHABAD of the HEIGHTS

at 34 North Ridge Road, Pomona, New York 10970, a
SITE DEVELOPMENT PLAN for a NEIGHBORHOOD HOUSE OF WORSHIP

BY APPLICATION OF: Eliezer Steinmetz, as owner, residing at 103 Overlook Road,
Pomona, NY 10970.

WHEREAS, an application, dated June 29, 2022, with a narrative summary, and a Full Environmental Assessment Form (Part 1), dated August 1, 2022, have been submitted to the Planning Board of the Village of Pomona for Final Site Plan Approval for the construction and development of a Neighborhood House of Worship consistent with Local Law No. 1-2021, which amended the Zoning Code (§130) of the Village of Pomona, and upon a submitted proposed site plan entitled, “Chabad of the Heights”, consisting of four (4) sheets, prepared by Paul Gdanski, P.E., PLLC, dated March 27, 2022, and last revised December 23, 2022, including a Landscape Plan consisting of one (1) sheet, dated March 27, 2022, and last revised December 23, 2022, prepared by Ronald E. Haelen, Landscape Architect and an architectural plan set prepared by The Hanfling Group, Inc., consisting of five (5) sheets, dated July 6, 2022 (*hereinafter*, Subject Application); and concerning the premises designated as Section 25.05, Block 2, Lot 13, on the Tax Map of the Town of Ramapo, County of Rockland, located in the R-40 Zoning District, consisting of 1.03 acres, and commonly known as 34 North Ridge Road, Pomona, New York 10970 (*hereinafter*, Subject Premises), and;

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the Village Board of Trustees assumed Lead Agency status of this application and designated it as an “Unlisted” action and at a regularly scheduled meeting on January 29, 2023, the Board of Trustees issued a negative declaration finding that the proposed action will not significantly impact the environment, and;

WHEREAS, an application for a Special Permit approval was submitted to the Village Board of Trustees pursuant to the Village Zoning Code § 130-10(G), which is required for a house of worship use as defined in the Village Zoning Code § 130-4, and thereafter, after due deliberation and consideration of the application, the special permit approval, with conditions, was issued by the Village Board of Trustees on January 29, 2023, and;

WHEREAS, by Memoranda to the Planning Board and the Applicant, dated September 15, 2022, December 19, 2022, and January 9, 2023, from Jonathan T.

Lockman, AICP, of Nelson, Pope & Voorhis, LLC, as the planning consultant to the Village, conducted a review of all submissions and made comments and suggestions concerning the application, site plans, landscaping plan and architectural drawings, and;

WHEREAS, by Memoranda to the Planning Board and the Applicant, dated November 8, 2022, December 20, 2022, and January 19, 2023, from Martin K. Spence, P.E., the Village's consulting engineer, of Spence Engineering Consulting & Municipal Engineers, after a review of all submissions made on the application, submitted engineering comments to the Applicant's plans and submissions and which required the applicant to address, and;

WHEREAS, by a Memorandum of the engineer for the Applicant, Paul Gdanski, P.E., PLLC, dated November 28, 2022, made responses to and addressed the comments and concerns specified in the Memoranda of Jonathan T. Lockman, AICP, dated September 15, 2022, and of Martin K. Spence, P.E., dated November 8, 2022, to the satisfaction of the Board, and which included the Applicant making amendments to the plans and providing additional information, and;

WHEREAS, the attorney and engineer for the applicant further advised the Planning Board that no variances or waivers were being sought on this Site Plan application, and;

WHEREAS, a duly noticed public hearing was held before this Board on February 16, 2023 at 7:30 p.m. at which date the public hearing was conducted, concluded and closed, and;

WHEREAS, this matter was an agenda item before this Board on February 16, 2023, at 7:30 p.m. and all submissions relative hereto were duly considered by the Planning Board.

NOW, THEREFORE, be it

RESOLVED that the subject application for Final Site Plan Approval and affecting the subject premises, be and hereby is **approved**, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Village Clerk, upon payment of any and all outstanding fees to the Village and its consultants, subject and conditioned upon the following:

1. All "WHEREAS" provisions are hereby incorporated herein by reference.
2. All other applicable site plan requirements set forth in the site plan and development regulations of the Village of Pomona and consistent with the General Notes on the site plan.
3. All applicable conditions set forth in the Memorandum of the Village Engineer, Martin K. Spence, P.E., dated January 19, 2023.

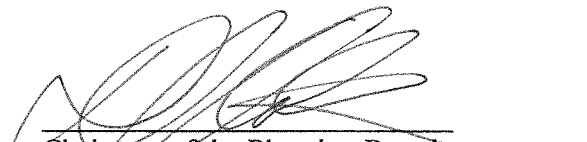
4. All applicable conditions set forth in the Memoranda of the Village Planner, Jonathan T. Lockman, AICP, of Nelson, Pope & Voorhis, LLC, dated January 9, 2023.

5. All requirements and conditions set forth in the Resolution of the special permit approval by the Village Board of Trustees on January 29, 2023.

6. The final landscaping improvements are subject to field review by the Village Engineer and may require supplemental landscape and screening to meet the spirit of the Board's approvals.

The question of the adoption of the foregoing Resolution was duly put to a vote on February 16, 2023, which resulted as follows:

There being Three (3) votes in favor of the motion, no (0) votes against the motion and no (0) abstentions thereto, and the votes in favor of the Resolution constituting a majority of the Planning Board, the Chairman declared the motion carried and the Resolution was thereupon duly adopted.


Chairman of the Planning Board
Village of Pomona

Filed in the Office of the Clerk of the Village of Pomona this 9 day 19
of Sept, 2023.


Jenna Antaine, Clerk
Village of Pomona