

**VILLAGE OF POMONA
ZONING BOARD OF APPEALS MEETING
MAY 22, 2024 – 7:30PM**

PRESENT:

Jesse Kaufman, Zoning Board of Appeals Chairman

Bill Baker, Zoning Board Member

Kevin Dock, Zoning Board Member

ALSO PRESENT:

David MacCartney, Village Attorney

Louis Zummo, Village Building Inspector

Martin Spence, Village Engineer

Jenna Antoine, Village Clerk

Jesse Kaufman called the meeting to order at 7:50 pm.

Bill Baker made a motion to approve the Meeting Minutes from April 17, 2024. The motion was seconded by Kevin Dock. Upon vote, the motion was carried by all present.

Moses Goldberger – 68 Call Hollow Road Pomona NY 10970

Tax Roll# 24.16-1-2

Paul S. Baum, the attorney for the above project was present. So we're here before you to obtain variances to reconstruct the house on a lot as I pointed out in my narrative. The prior owner came before this board in 2008 and was asking basically for the same variances that we're seeking right now. My client purchased the property because they just weren't aware that these variances had expired because you know they have a shelf life of about two years or one year if you don't do construction. So he's coming back to the board to basically reinstate that the same variances that his predecessor had, so they can build the same house. The variances that we're requesting are for minimum lot area, lot frontage is the same and lot width is the same with regard to the front yard. Based upon the variances that were granted of 21.5 feet in 2008, we're at 43.3 feet. It doesn't make any sense because the house is basically in the same place. So I don't know why the variances for 2018 said it was 21.5 feet. There's probably a typo in the memo from Jan Ulman, who was the attorney at the time. We have two side yards, one to the South was granted a variance of 5.9 feet. We're asking for seven feet for our yard to the north. Again, doesn't make sense that the variances for 2008 it was 16.2 feet, but if you look at the map, it's only 8.7 feet, which is the same variances we're requesting and the lot coverage was 22% whereas we are requesting 24%. There's a little bit of a porch that sticks out in the front, which is the additional lot coverage from before, but basically if you looked at the two maps, the Quattrochi map that was approved in 2008. And our map that we've submitted the house is in the same spot, it is basically the same as the map the Board reviewed in 2008. And the variances were granted so we're just here looking to reinstate those variances so we can build the house, that is the nature of our application. I did give you my narrative copy of the memo from Jan Ulman from 2008 that describes the variances that were granted and gave you a copy of the building permit that was issued for the construction of the house in 2008 and a copy of the map that was provided to the Zoning Board of Appeals in 2008. So that you can compare that now to our current plot plan that we're seeking the variances for. So I know this is an introductory application. And it's not a public hearing. So we're here to get any feedback from the board and discuss any issues for that additional information report. I did see Martin Spence's comment regarding their not being a turnaround on the property. If we do that, we're going to have more coverage, so instead of 24% variance, we might need 26%.

Louis Zummo explained that we accept pervious pavers and that will not add to lot coverage.

Martin Spence asked if there is a sanitary sewer on Call Hollow Road because he sees no note on the plan. The 2008 plan has a note that says to be connected to the sewer main, when extended.

Paul S. Baum said he will have to find out if the sewer main was extended.

David MacCartney said that the applicant needs to let us know at the next meeting if the sewer main was in fact extended or not. Also, the next time the applicant comes they need to ensure the board is looking at what the board had to validate before, back in 2008. The board needs to be aware of all prior approvals and prior plans, in order to make an educated decision.

Bill Baker made a motion to schedule a public hearing for 68 Call Hollow Road for June 26, 2024 at 7:30 pm. Seconded by Kevin Dock. Upon vote, the motion was carried by all present, passes 3-0-1.

Joseph Gutman - 23 Klingher Court Pomona NY 10970

Tax Roll# 24.12-2-21

Jesse Kaufman made a motion to schedule the meeting, for the first time for 23 Klingher Court for next month June 26, 2024 at 7:30 pm. Seconded by Kevin Dock. Upon vote, the motion was carried by all present, passes 3-0-1.

Jesse Kaufman made a motion to adjourn the meeting at 8:12 pm. The motion was seconded by Kevin Dock. Upon vote, the motion was carried by all present, passes 3-0-1.

Minutes respectfully submitted by Jenna Antoine, Village Clerk