



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

PLANNING BOARD
TOWN OF RAMAPO

NARRATIVE SUMMARY

LA PARILLA HUERTO CATERING
Tax lot 33.06-1-5

An application to convert the Mount Ivy Diner to a proposed restaurant and catering use has been before the CDRC and the Planning Board in the past (FKA La Parilla Huerto Restaurant & Catering). The original plan was to operate the two uses on separate days in order to ensure that there was sufficient parking on the site.

This dual-use plan was based on the mistaken assumption that a liquor license for restaurant use was needed to obtain a liquor license for the catering facility. This turned out to be a false assumption.

The applicant's main purpose was always to operate a catering facility. The restaurant was deemed a means to that end. Since the restaurant is no longer needed, it has been removed from the application. The Site Development Plan and Special Permit applications have been amended accordingly to propose a catering use only. The facility will only operate as a catering facility.

Submitted herewith are new plans. The site layout plan is unchanged. The applicant continues to propose adding a second story to the existing building. The second story will extend over the entry drive and act as a *porte-cochere*. The total floor area after expansion will be 6,958sf.

As shown on the site plan, 20 employees are anticipated. Based on the Zoning Code, 55 spaces are required based on the floor area plus 10 for the employees, for a total of 65 spaces. 99 parking spaces will be provided. The parking area, currently inefficient, will be widened to allow two rows of parking along the rear lot line. Additional parking will be adjacent to the building.

Access to the parking area will continue to be from the existing driveway to Route 202. An emergency access road is proposed at the far eastern end of the parking area. Striping will be upgraded throughout the site.

The interior of the building will be rearranged to accommodate the catering-only usage. A coat room, pre-function bar area, small banquet area, bridal suite and lobby will be

on the ground level along with the kitchen and storage. The second level will have a larger banquet area, which will extend over the driveway, and another coat check room. Bathrooms will be located on both levels. The second level will be accessible as required by ADA standards.

The project will require three variances:

<u>Dimension</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front Setback	35 ft	20.1 ft	20.1 ft (second level)
Side Setback	20 ft	58.1 ft	8 ft (second level overhang)
Side Yard	10 ft	10 ft	8 ft (second level overhang)

The front setback variance will allow the second level to extend flush with the existing building. A variance to allow the current undersized front setback was granted by the ZBA in 1995.

The side setback and side yard variances relate to the extension of the second floor over the driveway.

Special Permit

Catering is a special permit use in the CS district in which the site is located.¹ There are no specific conditions applicable to this use, so the proposed use must only meet the general conditions.

A special permit, or special use permit, is defined as,

an authorization of a particular land use which is permitted in a zoning ordinance or local law, subject to requirements imposed by such zoning ordinance or local law to assure that the proposed use is in harmony with such zoning ordinance or local law and will not adversely affect the neighborhood if such requirements are met.²

Uses that are allowed under a special permit

have been determined to be compatible with the allowed uses in the district, but to ensure that the character of the community and other public health, safety and welfare concerns are protected, permits relating to those uses are not automatic, but are rather subject to review by a designated municipal board [citations omitted].³

Unlike a use variance, a special permit use is “tantamount to a legislative finding that the permitted use is in harmony with the zoning and will not adversely affect the

¹ Use Table, CS District, Col. C, #6: Social halls, meeting rooms and convention and catering facilities.

² Town L. § 274-b.1.

³ 2 Salkin, *New York Zoning Law and Practice* (4th ed.), § 30:1.

neighborhood.”⁴ As such, “it must be granted where the articulated conditions have been met unless there exists a reasonable ground for denial supported by substantial evidence.”⁵

The need for area variances does not constitute non-compliance with the “articulated conditions”:

Notwithstanding any provision of law to the contrary, where a proposed special use permit contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section two hundred sixty-seven-b of this article, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations.⁶

Special permits run with the land, and are not limited to the individual applicant or property owner.⁷

§ 376-120 states the general conditions for a special permit:

A. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties.

New York courts have discussed this type of condition:

As a starting point, it is well settled that the inclusion of a permitted use in a [*13] zoning law "is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the local community" (*Matter of WEOK Broadcasting Corp. v Planning Bd. of Town of Lloyd*, 79 NY2d 373, 383 [1992]; see *RPM Motors v Gulotta*, 88 AD2d 658, 658 [1982]). The same is true of a permitted use that is subject to a special use permit (see *Matter of Retail Prop. Trust v Board of Zoning Appeals of Town of Hempstead*, 98 NY2d 190, 195 [2002], *Matter of Blanchfield v Town of Hoosick*, 149 AD3d 1380, 1383 [2017]). Indeed, in terms of the project's harmony with the general zoning plan, a use subject to a special use permit is a permitted use, except that the applicant must "demonstrate compliance with the conditions legislatively imposed upon the permitted use" (*Matter of Troy Sand & Gravel Co., Inc. v Fleming*, 156 AD3d 1295, 1299 [2017] [internal quotation marks and citation omitted; emphasis added], lv denied 31 NY3d 913 [2018]). Thus, although the project requires a special use permit, [fn omitted] the proposed use is still one that is permitted and this,

⁴ *Id.* at § 30:2.

⁵ *Id.*

⁶ Town L. § 274-b.3.

⁷ *St. Onge v. Donovan*, 71 N.Y.2d 507, 527 N.Y.S.2d 721 (1988).

indeed, is "tantamount" to a finding of compatibility with Local Law No. 4 (see *Matter of Blanchfield v Town of Hoosick*, 149 AD3d at 1383).⁸

The area is a commercial area adjacent to the Palisades Interstate Parkway. The site is served by US Route 202, a major east-west highway. There are no nearby homes.

B. The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous.

The site is currently developed and used as a diner. No changes are proposed to the existing exit/entry or to the general layout except that a new emergency access is proposed and the parking area is to be enlarged and better organized.

C. The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and buildings.

The site is currently developed. The proposed addition is within the footprint and developed area of the site.

D. The proposed use will not require such additional public facilities or services, or create such fiscal burdens upon the Town greater than those which characterize uses permitted by right.

The site will have more limited hours than does the existing diner. Traffic will be associated with events, rather than on-going throughout the day.

E. As a condition of all special permits, right of entry for inspection with reasonable notice shall be provided for to determine compliance with the conditions of said permit.

Noted.

F. As a condition of all special permits, a time limitation may be imposed.

Noted.

G. In addition to the general standards for special permits as set forth above, the approving board may, as a condition of approval of any such use, establish any other additional standards, conditions and requirements, including a limitation on hours of operation, as it may deem necessary or appropriate to promote the public health, safety and welfare and to otherwise implement the intent of this chapter.

⁸ *Matter of Hart v. Town of Guilderland*, 2021 N.Y. App. Div. LEXIS 4367, *12; 2021 NY Slip Op 04273

Noted.

Scenic Road District

US Route 202 and the Palisades Interstate Parkway are within the Town's Scenic Road District which includes all property in unincorporated areas of the Town of Ramapo within 1,000 feet from the centerline of the designated road. The Town of Ramapo established a Scenic Road District (Chapter 215 of the Town Code) to preserve its "historic resources, stone walls, other natural features, and scenic views from its roadways and other public areas" that contribute to the overall character of the Town.

While much of the Route 202 frontage is natural and forested, that is not the case for the area near the site. This portion of Route 202 is characterized by strip shopping centers of various sizes on the southern side, and by a former sand and gravel mine on the northern side.

The existing diner building will have updated facades. The existing blue and chrome metal facing will be replaced by more natural-looking materials. The proposed façade will be reviewed by CDRC under its architectural review authority.

SEQRA and GML status

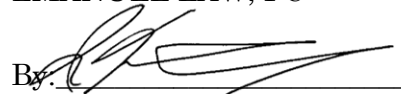
The project remains an Unlisted action. A revised EAF Part I is submitted herewith and reflects the elimination of the restaurant use.

The site is adjacent to US Route 202, the Palisades Interstate Parkway, lands of the Palisades Interstate Park Commission and Samuel G. Fisher Mount Ivy Environmental County Park. It is within 500 feet of the Long Path hiking trail. As such, referral to the Rockland County Planning Department is required under General Municipal Law § 239-m.

The site is also within 500 feet of the border with the Town of Haverstraw, requiring notice to that town under GML § 239-nn.

Dated: February 26, 2025
New City, New York

EMANUEL LAW, PC

By: 
Ira M. Emanuel



March 18, 2025

To: Ian Smith, Building Inspector
Hannah Ross, Planning Department
Abigail Shvartsman, Consulting Attorney to the Planning Board
Ed Moran, PE Town Dept of Public Works
Ira Emanuel, Emanuel Law PC
John Atzl, PE, Atzl, Nasher & Zigler P.C.

From: Joel Bianchi, PE, Principal / Municipal Engineering Group Manager
Dennis Lynch, PE, Civil Engineering Group Manager
MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

Re: La Parilla Huerto Restaurant and Catering Site Development Permit/Special Use Permit
1669 Route 202
Tax Lot 33.06-1-5
Ramapo File: 2023.041
MJ File: 1074.01.316

MJ Engineering, Architecture, Landscape Architecture and Land Surveying (MJ) has reviewed the submission for the above-referenced application within the Town of Ramapo. Documents received for our review included the following:

- Narrative Summary as prepared by Emanuel Law P.C. dated February 26, 2025
- Short Environmental Assessment Form as prepared by Atzl, Nasher & Zigler P.C. dated February 21, 2025
- Site Development Permit Application as prepared by Atzl, Nasher & Zigler P.C. dated February 21, 2025
- Special Permit Application as prepared by Atzl, Nasher & Zigler P.C. dated February 21, 2025
- Architectural drawings entitled, "Mount Ivy Restaurant Renovation and Addition," three sheets in total as prepared by Redwood Design Studio and dated February 12, 2025
- Plan entitled, "La Parilla Huerto Catering - Concept Plan," as prepared by Atzl, Nasher & Zigler P.C. dated February 14, 2025

The property for the project is a 1.31-acre piece of land that currently has a one-story diner occupying 4,063 square feet. The proposal is to add a second floor, which will cover a total area of 6,958 square feet. Approximately 4,100 square feet of the addition will be built above the existing diner, while the remaining 2,857 square feet will be constructed over the parking lot to the west of the building. The application has been amended to include only a catering facility. The site will be accessible via an existing entrance on Route 22 and will have a total of 99 on-site parking spaces. The interior of the building will be rearranged to accommodate catering-only usage. The site falls under the CS Zoning District and will require both a Site Development permit and a Special Use Permit.

Based upon our review of the above documents, we offer the following comments for consideration.

State Environmental Quality Review Act (SEQRA)

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project



appears to be an “Unlisted” action. The Ramapo Planning Board would serve as the Lead Agency under SEQR. The need to undergo a coordinated review is optional for Unlisted actions.

2. Under a coordinated review, involved / interested agencies to be engaged may include, but are not necessarily limited to, the following:
 - a. Ramapo Zoning Board of Appeals – Review the requested area variances.
 - b. Town of Haverstraw – parcel being within 500-feet of their municipal boundary.
 - c. Veolia Water - approval of reserve capacity for potable water.
 - d. Rockland County Sewer District No. 1 – Approval of reserve sewer capacity.
 - e. Rockland County Dept of Health – compliance with County Mosquito Code.
 - f. Rockland County Planning – GML referral
 - g. NYS Dept of Transportation – utility / non-utility work permit for potential activity within the Route 202 right-of-way.
 - h. Palisades Interstate Parkway - parcel being within 500-feet of the right-of-way
 - i. NYS Office of Parks, Recreation, and Historic Preservation – identification of cultural, historic, or archeological resources.
3. The applicant previously submitted Part I of the Short Environmental Assessment Form (SEAF) with comments provided as noted below. The EAF shall be updated accordingly based upon the current proposal.
 - a. Part 1.10: The applicant should provide the Town correspondence from the service provider to substantiate the response that the provider is willing and capable of servicing the project with potable water.
 - b. Part I.11: The response indicated that the project will connect to an existing wastewater utility. It is recommended that the applicant provide documentation to the Town stating that the sewer authority is willing and capable of servicing the project.
 - c. Part I.12b indicates that the project site is located on or adjacent to an archeologically sensitive site. The narrative refers to an SHPO Letter of No Effect dated May 28, 2024. However, this letter was not included in this submission. A copy of the letter shall be provided as part of a future submission.
4. Based upon the information submitted to date, Part II of the SEAF has been reviewed with potential impacts identified for the Town’s review. The purpose of Part II is to generally identify areas where significant environmental impacts may occur. This allows the Town to request additional information from the applicant to document the extent of the impact. The following items were identified in Part II, and other information may be needed to support the application to avoid, minimize, or mitigate potential moderate to large impacts.
 - a. Impact on Land—The proposed action can potentially increase erosion due to physical land disturbance and vegetation removal. To address these impacts, the applicant has prepared appropriate erosion and sediment control plans.
 - b. Impact on Surface Water – The proposed action may cause soil erosion or otherwise create a source of stormwater discharges that may lead to siltation of other degradation of receiving water bodies. Adherence to the above plans and the development of a project-specific drainage plan will substantially show these impacts potentially being mitigated.
 - c. Intensity of Use – The proposal includes two uses that will operate at independent times in an effort to overcome parking deficiencies. There are questions regarding whether each of the uses can be support with the current parking being provided which calls into question of whether the uses are to intense for the site and limited parking available on-



site with no opportunity to share parking on adjacent sites.

General Municipal Law

5. The project site is located within 500-feet of state highway route 202 (Haverstraw Road) and the Palisades Interstate Parkway, 500-feet of an adjoining municipality (Town of Haverstraw), county property (Mt. Ivy County Park). Therefore, the application requires a 239 I, m, or n referral to the Rockland County Planning Board.
6. Since the parcel is within 500-feet of the Town of Haverstraw, they shall be provided notice of any public hearing relating to the project at least 10-days prior to the scheduled hearing date.

Zoning Compliance

7. The project site is located in the CS Zoning District. Further, the project site is located in the Scenic Road District. The proposal is to expand an existing Neighborhood restaurant to include a Catering facility. Based upon a review of Section 376, Attachment 4 of the Town's Zoning, the proposal is defined as use group(s) H. The Catering Facility requires a Site Development Permit approval, as well as a Special Use Permit.
8. Based upon our review of the development proposal and the bulk lot requirements of the underlying zoning district, the following area variances appear necessary for the catering facility requirements, which shall be confirmed by the Town's Chief Zoning Official:
 - a. Minimum Front Setback, 35 FT Required, 20.1 Provided
 - b. Minimum Side Setback, 20 FT Required, 8 FT Provided
 - c. Minimum Side Yard, 10 FT Required, 8 FT
9. The applicant has provided a narrative discussion of the project and how it meets the requirements of Section 376-120 of the Town's Zoning concerning the Special Use Permit being applied for. The Planning Board shall review the applicant's submission to determine whether the special use criteria have been satisfied.
10. The applicant has provided a narrative discussion of the project and how it meets the requirements of Chapter 215 of the Town Code with respect to the Scenic Overlay District. The Planning Board shall review the applicant's submission to determine whether the criteria outlined in Section 215-4(A)(3) and (A)(4) of the Town Code has been satisfied.

Narrative

11. No comments.

Site Plans

12. As noted in Comment 12 of our June 25, 2024 review, provide the XBA number for the requested variances if and when approved.
13. Provide an explanation as to why 99 parking spaces are being provided when only 55 are required. This is 80% more than the number required and accounts for a large portion of the max development coverage exceeding the bulk lot requirements. It would be preferred that



the excess parking be banked and only constructed if deemed necessary.

14. As noted in Comment 14 of our November 19, 2024 review, the current proposal increased the number of parking spaces by extending the parking area. Stormwater runoff shall be managed to meet the zero-net requirement of the Town.
15. As noted in Comment 15 of our November 19, 2024 review, grading plans shall be provided based upon the expanded parking area.
16. As noted in Comment 15 of our November 19, 2024 review, subsequent submissions to include the following:
 - a. Grading plan clearly defining extents of disturbance
 - b. Site landscaping and notes pursuant to Section R376-605.B.3.e of the SDPRR
 - c. Site lighting including isometrics pursuant to Section R376-607.B of the SDPRR
 - d. Erosion and sediment control measures including, but not limited to silt fence, wetland protection fencing, concrete washout, construction entrances, and stockpiles and corresponding construction details for each measure. Provide notes pursuant to Section R376-605.B.2.g of the SDPRR.
 - e. Utility Analysis reports including water, sanitary, and storm

The applicant shall provide written responses to comments received from Town staff, consultants, and external agencies as part of their next submission. Should there be any questions regarding the above comments, please do not hesitate to contact this office at (518) 371-0799.



Town of Ramapo
237 Route 59
Suffern, New York 10901
(845) 357-5100 Fax: (845) 357-5140

Ian Smith, Building Inspector
Building, Planning & Zoning

Adam Peltz
Fire Inspector

Date: March 17, 2025

REF: La Parilla Huerto Catering-Project 2023.041

I have reviewed the plans and have the following comments:

1. Applicant must show there is sufficient fire flow requirements as per FCNYS 507.3 (ISO guide for determination of needed fire flow or equivalent method). A hydrant flow test from Veolia shall be provided.
2. The location of the nearest hydrant shall be shown on the plan. If the test hydrant is more than 600 feet from all portions of the building than one shall be provided as per FCNYS 507.5
3. Elevation for grade plane, eaves, and finished floors to be shown on the plan
4. Aerial fire apparatus access road shall be provided where the vertical distance between the grade plane and the highest roof surface exceeds 30' . For the purpose of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or to the top of parapet walls, whichever is greater as per FCNYS Appendix D- D 105.1
5. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26' as per FCNYS Appendix D- D 105.2
6. One or more of the required 26' wide access routes shall be located not less than 15' and not more than 30' from the building, and shall be positioned parallel to one entire side of the building as per FCNYS Appendix D- D 105.3
7. Commercial buildings exceeding 3 stories or 30' in height shall have not fewer than 2 means of fire apparatus access for each structure as per FCNYS Appendix D- D 104.1
8. Where 2 fire apparatus access roads are required, they shall be placed a distance apart equal to not less than ½ of the length of the maximum overall diagonal dimension of the lot or area to be served , measured in a straight line between accesses as per FCNYS Appendix D- D 104.3
9. A fire truck maneuverability plan shall be provided for largest fd vehicle
10. Plans shall indicate an unobstructed vertical clearance of not less than 13'6" as per FCNYS 503.2.1

The following comments are for architectural plans:

1. Building shall be sprinklered with a NFPA 13 system and plans shall be submitted
2. FDC shall be mounted on the street front of the building as per FCNYS 912.2.1

3. All egress components shall comply with chapter 10 of FCNYS
4. Emergency and exit lights shall comply with section 1008 of the FCNYS
5. Knox box to be shown on plan as per FCNYS 506.1
6. Truss signs shall comply with Rockland County and New York State
7. All basement storage areas shall meet required separation of table 508.4 BCNYS
8. A plan showing the following shall be provided
 - a. Fire/Carbon Monoxide detectors
 - b. Fire extinguishers/Pull stations
 - c. Exit/Emergency Lights
 - d. Occupancy load/ Egress paths



CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

SAMUEL RULLI, PE
Director, Environmental Health

March 17, 2025

Mr. Yisroel Eisenbach, Chairman
Town of Ramapo Planning Board
237 Route 59
Suffern, NY 10901

Re: Municipal Referral
DOH-MR-25-0036
La Parrilla Huerto Catering
1669 Route 202
Site Plan
Tax lot 33.06-1-5

Dear Mr. Eisenbach:

We have received an application and plans as prepared by Atzl, Nasher & Zigler, P.C., revised through February 14, 2025, for the above referenced project. Comments are as follows:

1. Food Service Establishments are regulated by the Rockland County Department of Health. Plans must be submitted and approved prior to construction.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Brandon Durant", written in a cursive style.

Brandon Durant, Ph.D.
Assistant Public Health Engineer
durantb@co.rockland.ny.us
(845) 364-2642

cc: Jake Palant, Rockland County Department of Planning
Atzl, Nasher & Zigler, P.C.
Patrice Robertson, RCDOH (via email)

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

March 11, 2025

Ms. Hannah Ross
Planning Department
Town of Ramapo
237 Route 59
Suffern, NY 10901

Re: La Parilla Huerto Restaurant and Catering
1669 Route 202, Pomona
Tax Lot 89/33.06-1-5 (formerly 4./7/B2B1)

Dear Ms. Ross:

Our office has downloaded and reviewed a concept plan that was last revised on February 14, 2025, which Atzl, Nasher & Zigler P.C. Engineers – Surveyors – Planners, prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewer from this lot is connected to the District's sewer system.
 - a. Approval of the application and the variances for the addition to an existing diner and then convert the whole site to a catering facility on a 57,150 square foot lot in the CS District to which the 2012 through 2023 Tax Rolls have assigned twelve (12) sewer units does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the building changes, the District will require further review and may impose an impact fee.**
2. Please advise the engineer this project is in a drainage area that is tributary to the District's Mount Ivy Pump Station, which discharges into the Haverstraw Joint Regional sanitary sewer system.
3. As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/ Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted at <https://www.rocklandcountyny.gov/departments/sewer->

[district-1/permits-forms](#) and approved by this office before any sewage is discharged into the District's sewerage system. **The owner must sign the wastewater questionnaire.**

4. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
5. All permits, fees and inspections associated with connections to the sanitary sewer mains on Route 202 are the responsibility of the District. If this project or a future project involves any work on a connection to the aforementioned sewer mains, a hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
6. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete.

Please inform us of all developments regarding this property. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin D. Gregory J. Roth
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Office of Fire and Emergency Services
Michael Sadowski, P.E. – Town of Ramapo DPW
Patrick Brady, P.E. – Haverstraw Joint Regional Sewerage Board, 20 Ecology Road, West
Haverstraw, NY 10993
John Atzl - Atzl, Nasher & Zigler – 234 North Main Street, New City, NY 10956
Daniel Kraushaar, Esq. – 300 Airport Executive Park #307, Nanuet, NY 10954
Wilson Bermeo – 1663 Route 202, Pomona, NY 10970

File: TOR 33.06-1-5 – La Parilla Huerto Restaurant and Catering
Reader



VICINITY MAP
SCALE: 1"=300'

GENERAL NOTES:

- THIS IS SECTION 33.06, BLOCK 1 LOT 5, AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
- AREA OF TRACT: 57,150 SQ. FT. OR 1.312 ACRE.
- ZONE: CS GROUP H
- PROPOSED USE: CATERING FACILITY
- RECORD OWNER: KARINA & DAVID, LLC
1663 ROUTE 202
POMONA, NY 10970
- APPLICANT: KARINA & DAVID, LLC
1663 ROUTE 202
POMONA, NY 10970
- FIRE DISTRICT: MOLESTON FIRE DEPARTMENT
- SCHOOL DISTRICT: EAST RAMAPO SCHOOL DISTRICT
- WATER DISTRICT: RAMAPO CONSOLIDATED
- WATER SUPPLY BY: VEOLA WATER NEW YORK
- SEWER DISTRICT: BENEFITED AREA NO.5
- DATUM: NAVD 1988
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, INCLUDING ELECTRICAL SERVICE CONNECTIONS.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLAN.
- NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD (TENANTS ARE TO BE ADVISED OF THIS CONDITION).
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.
- PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO:

LICENSED PROFESSIONAL ENGINEER / LAND SURVEYOR _____ DATE _____

OWNER & APPLICANT _____ DATE _____

18. ATTACHED HERETO ARE ARCHITECTURAL PLANS PREPARED BY:
REDWOODS DESIGN STUDIO ARCHITECT DATED _____

- THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN DEVELOPMENT SITE PLAN DRAWING AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT / OWNER IS AWARE THAT NO CHANGE OF THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- SPECIAL USE PERMIT REQUIRED BY THE PLANNING BOARD.
- THE EXISTING BUILDING AND PROPOSED ADDITION WILL HAVE A FIRE SPRINKLER SYSTEM.

BULK REQUIREMENTS

ZONE CS (GROUP H)	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SQ.FT.	57,150 SQ.FT.	57,150 SQ.FT.
MINIMUM LOT WIDTH	200 FT.	460 FT.	460 FT.
MINIMUM FRONT SETBACK	35 FT.	20.1 FT.	20.1 FT. **
MINIMUM FRONT YARD	20 FT.	20 FT.	20 FT.
MINIMUM SIDE SETBACK	20 FT.	58.1 FT.	8 FT. **
MINIMUM TOTAL SIDE SETBACK	40 FT.	129.7 FT.	129.7 FT.
MINIMUM SIDE YARD	10 FT.	10 FT.	8 FT. **
MINIMUM REAR SETBACK	35 FT.	510.2 FT.	510.2 FT.
MINIMUM REAR YARD	10 FT.	147 FT.	147 FT.
MINIMUM STREET FRONTAGE	200 FT.	332 FT.	332 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	20 FT.	30 FT.
MAXIMUM DEVELOPMENT COVERAGE	75%	58.6%	72.2%
MAXIMUM FLOOR AREA RATIO	0.40	0.07	0.10

* VARIANCE GRANTED JANUARY 5, 1995 AS CASE XBA 2411.
** DENOTES VARIANCE REQUIRED.

DEVELOPMENT COVERAGE:

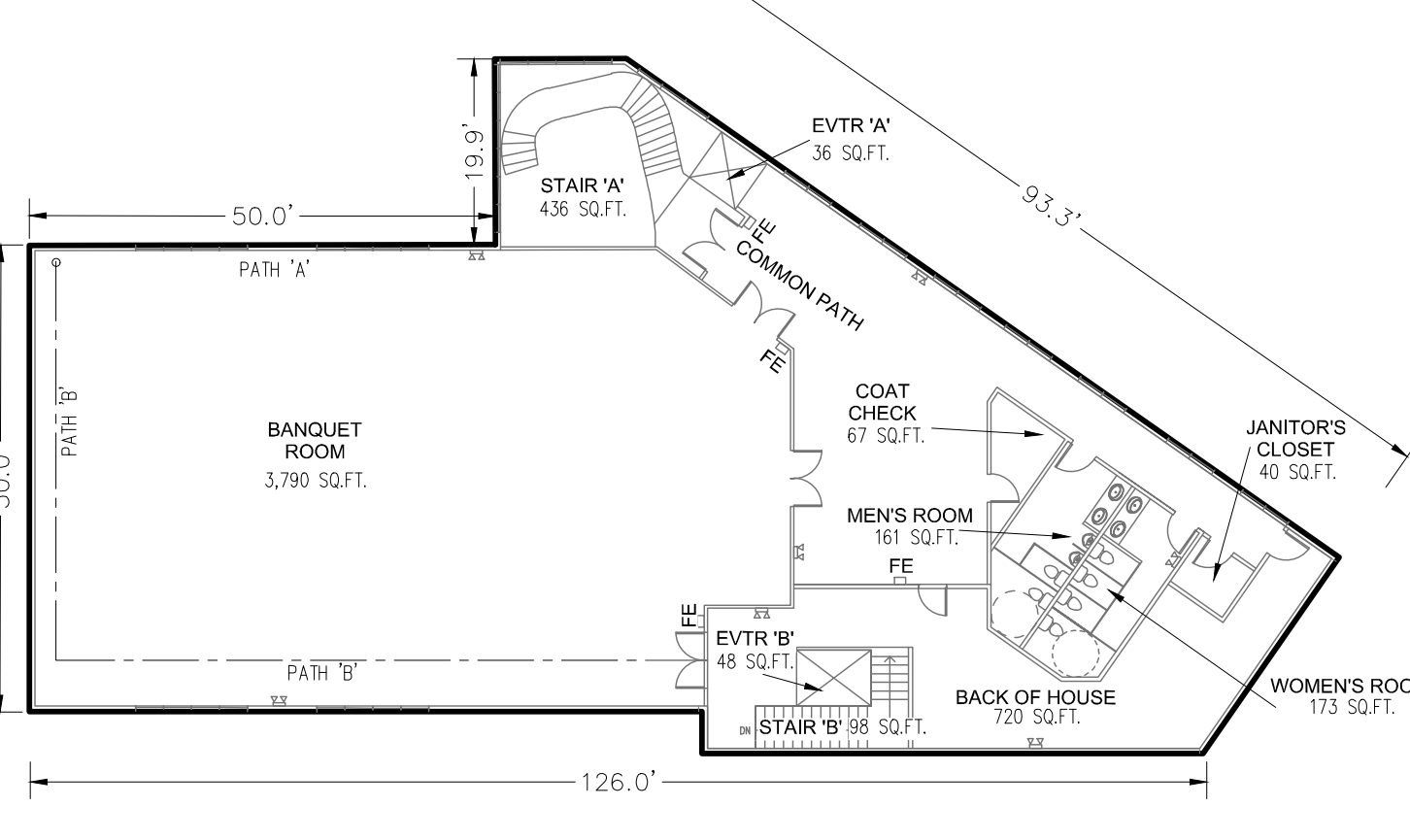
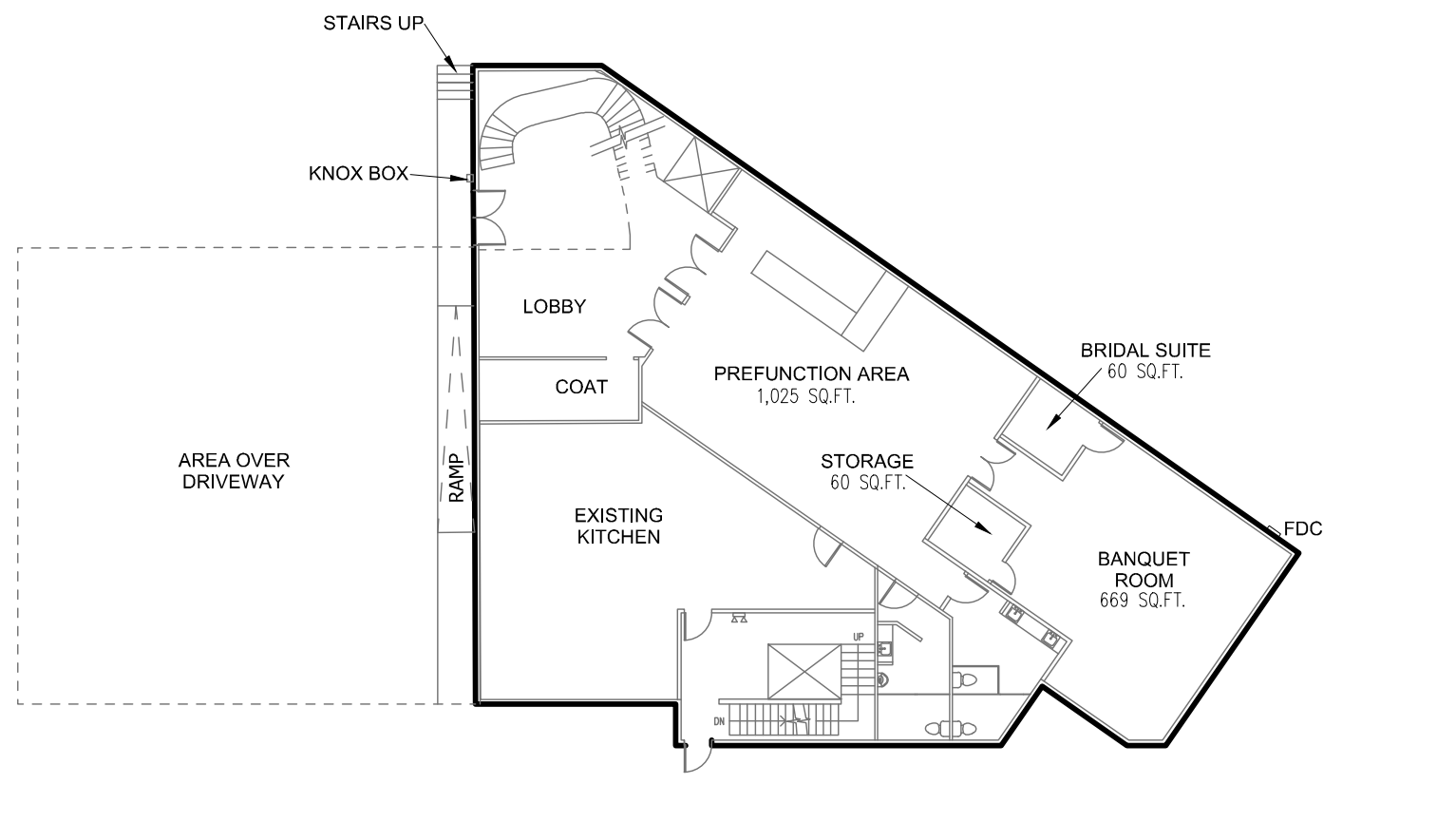
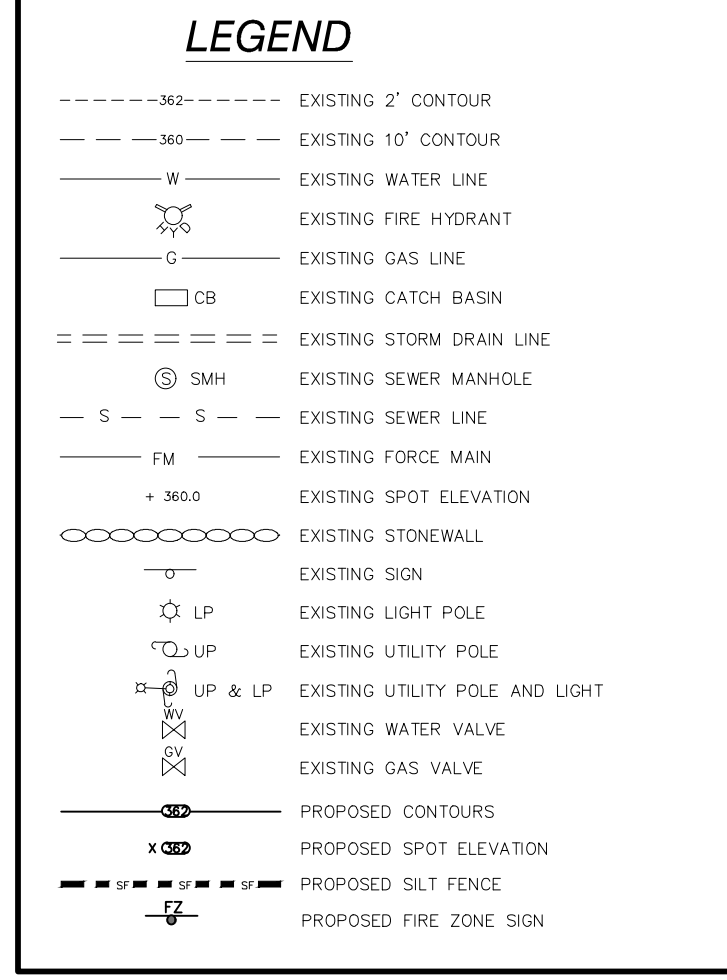
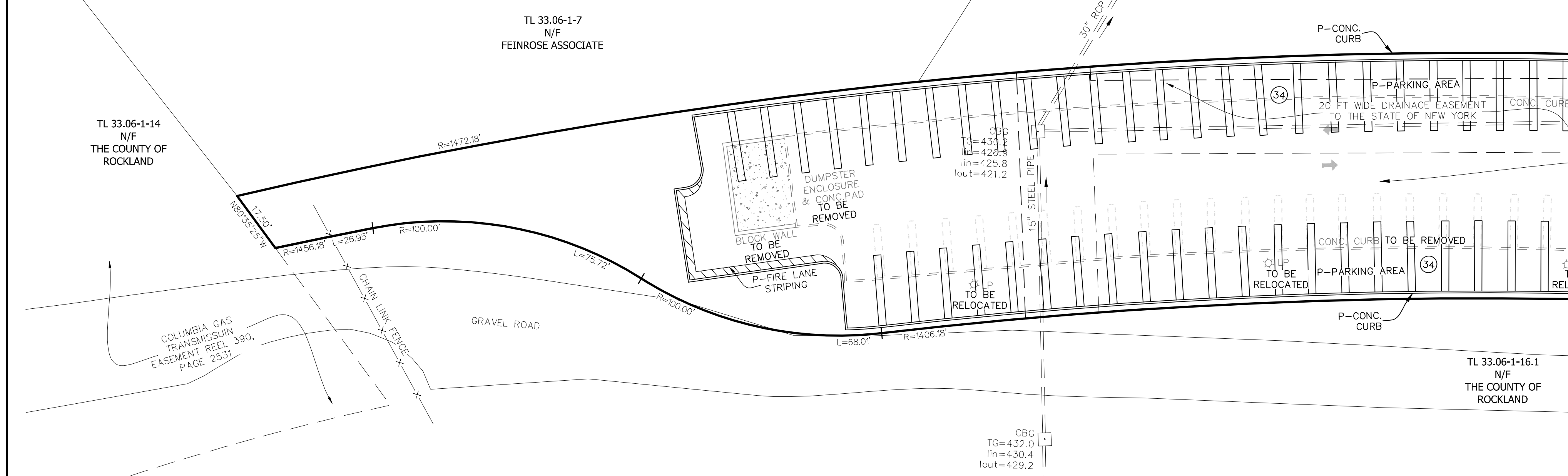
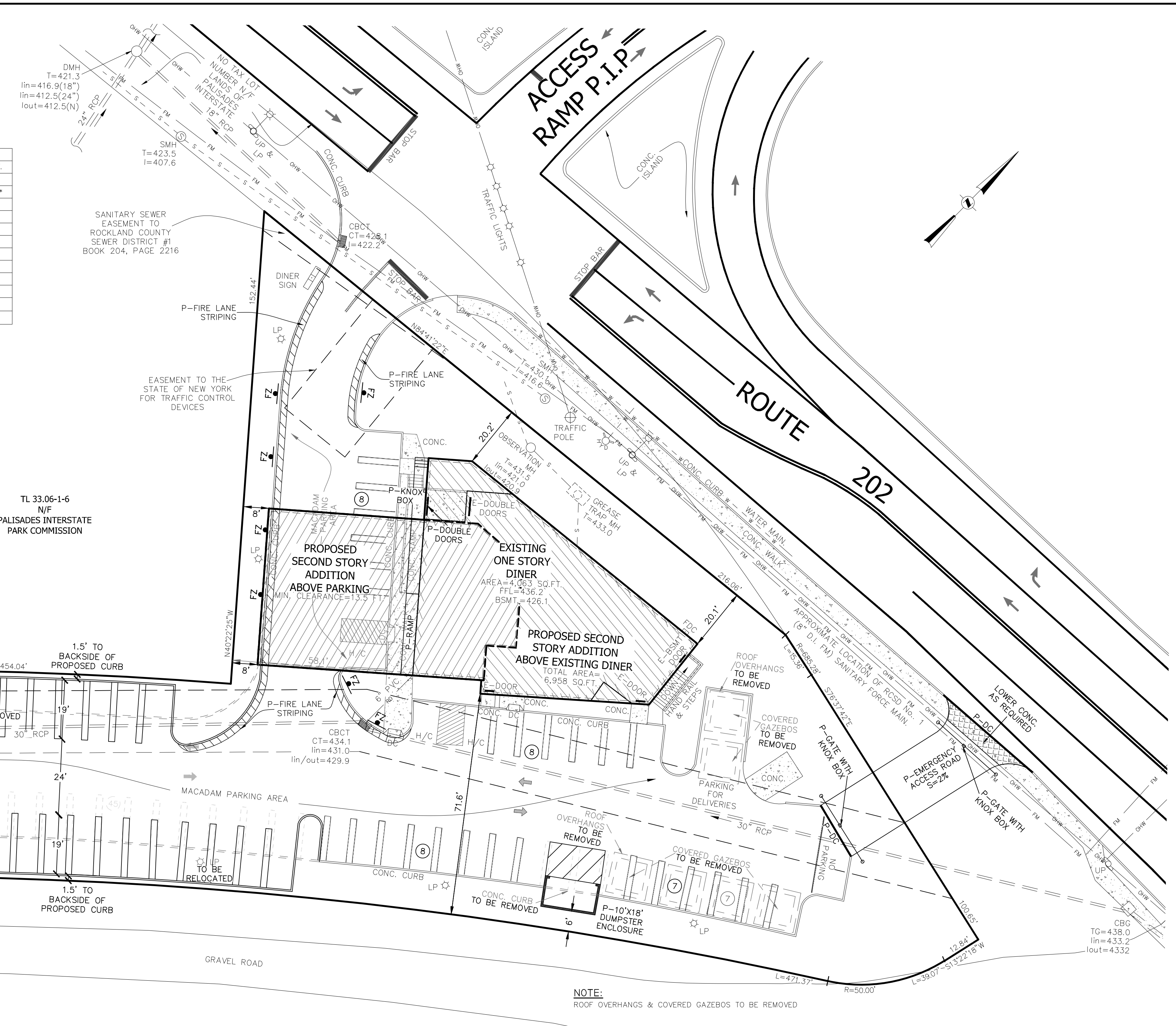
	EXISTING	PROPOSED
BUILDING	4,063 SQ.FT.	6,958 SQ.FT.
CONCRETE	1,790 SQ.FT.	1,719 SQ.FT.
MACADAM PARKING	27,250 SQ.FT.	34,393 SQ.FT.
DUMPSTER	420 SQ.FT.	180 SQ.FT.
TOTAL	33,503 SQ.FT.	43,250 SQ.FT.

HOURS OF OPERATIONS

FRIDAY - SUNDAY 12:00 PM TO 2:00 AM

PARKING CALCULATIONS:

1 PARKING SPACE PER 100 SQUARE FEET OF USABLE AREA,
PLUS 1 SPACE PER 2 EMPLOYEES
5,484 SQ.FT. ÷ 100 = 54.8 OR 55 SPACES
PLUS 20 EMPLOYEES ÷ 2 = 10 SPACES
REQUIRED = 65 SPACES
PROVIDED = 99 SPACES



NOTE:
AREAS PER ARCHITECT, WALL AREAS NOT INCLUDED.

DRAWING LIST

DRAWING No.	TITLE	ORIGIN DATE
DRAWING 1	AMENDED SITE PLAN	FEBRUARY 14, 2025

OWNER:
KARINA & DAVID, LLC
1663 ROUTE 202
POMONA, NY 10970

TAX MAP REFERENCE:
TOWN OF RAMAPO TAX MAP
SECTION 33.06, BLOCK 1, LOT 5.

SUBDIVISION REFERENCE:
SUBDIVISION ENTITLED "CARLA REALTY COMPANY"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
ON DECEMBER 22, 1992, IN BOOK 114, PAGE 41,
AS MAP No. 6.709.

SITE PLAN REFERENCE:
SITE PLAN ENTITLED "CARLA REALTY COMPANY"
LAST REVISED JULY 21, 1995, FILED WITH THE
TOWN OF RAMAPO.

AREA:
57,150 SQ.FT.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON FROM PROVIDING OR RECEIVING ANY SERVICES OR PRODUCTS UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR UNLESS THE PERSON IS A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR. ANY VIOLATION OF THIS SECTION SHALL BE CONSIDERED TO BE A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK.

RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

JOHN R. ZIGLER, P.E.
N.Y.S. P.E. LIC. NO. 60228

REVISION	DATE	DESCRIPTION

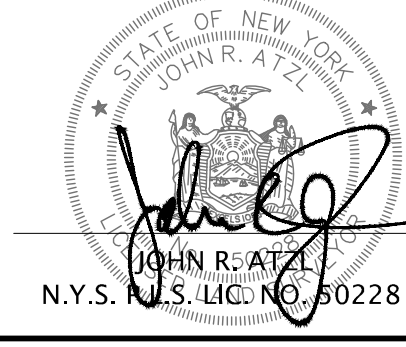
ATZL, NASHER & ZIGLER P.C.
ENGINEERS - SURVEYORS - PLANNERS
232 North Main Street
New City, New York 10996
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT: LA PARILLA HUERTO CATERING

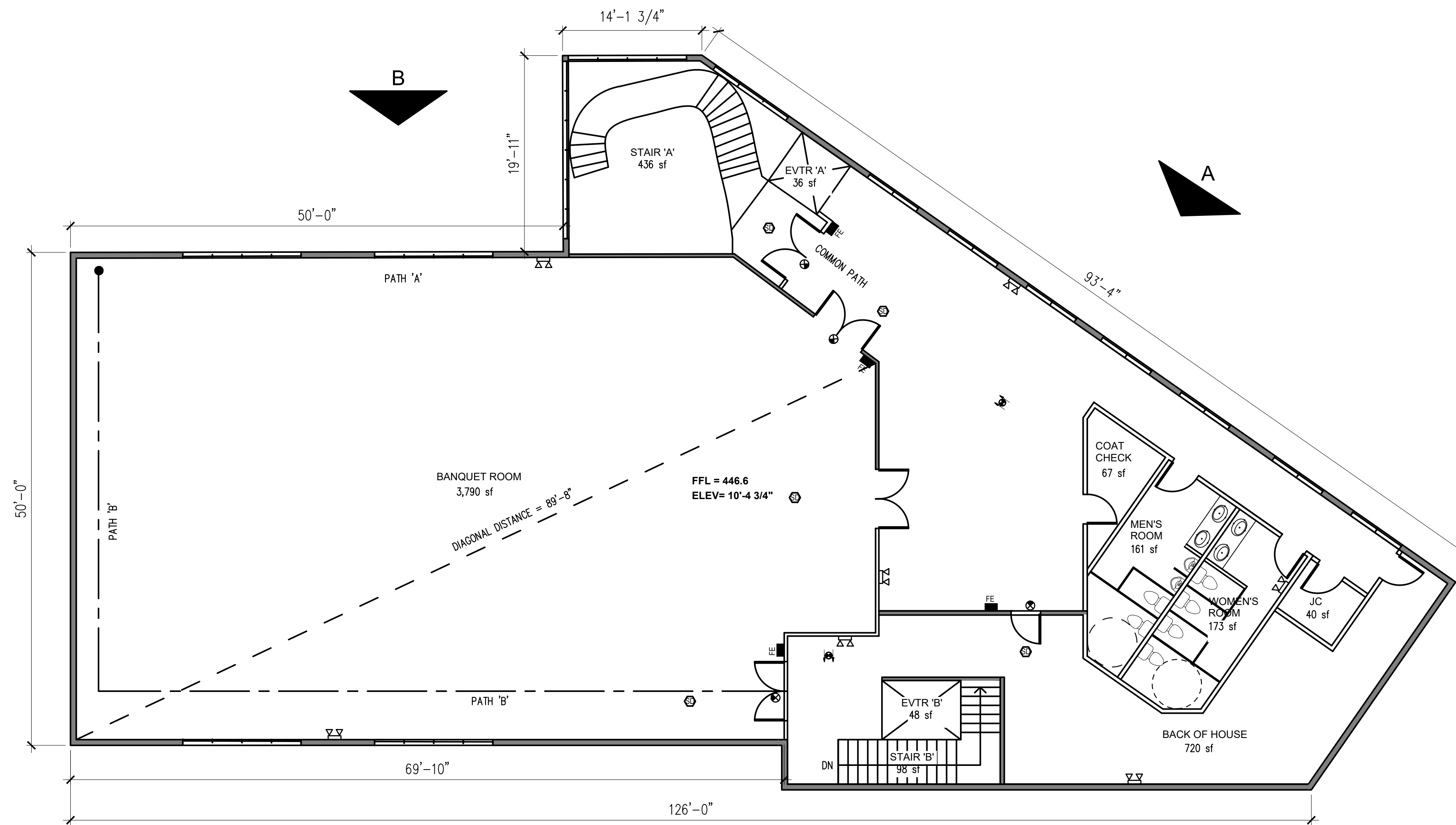
**TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK**

TITLE: AMENDED SITE PLAN

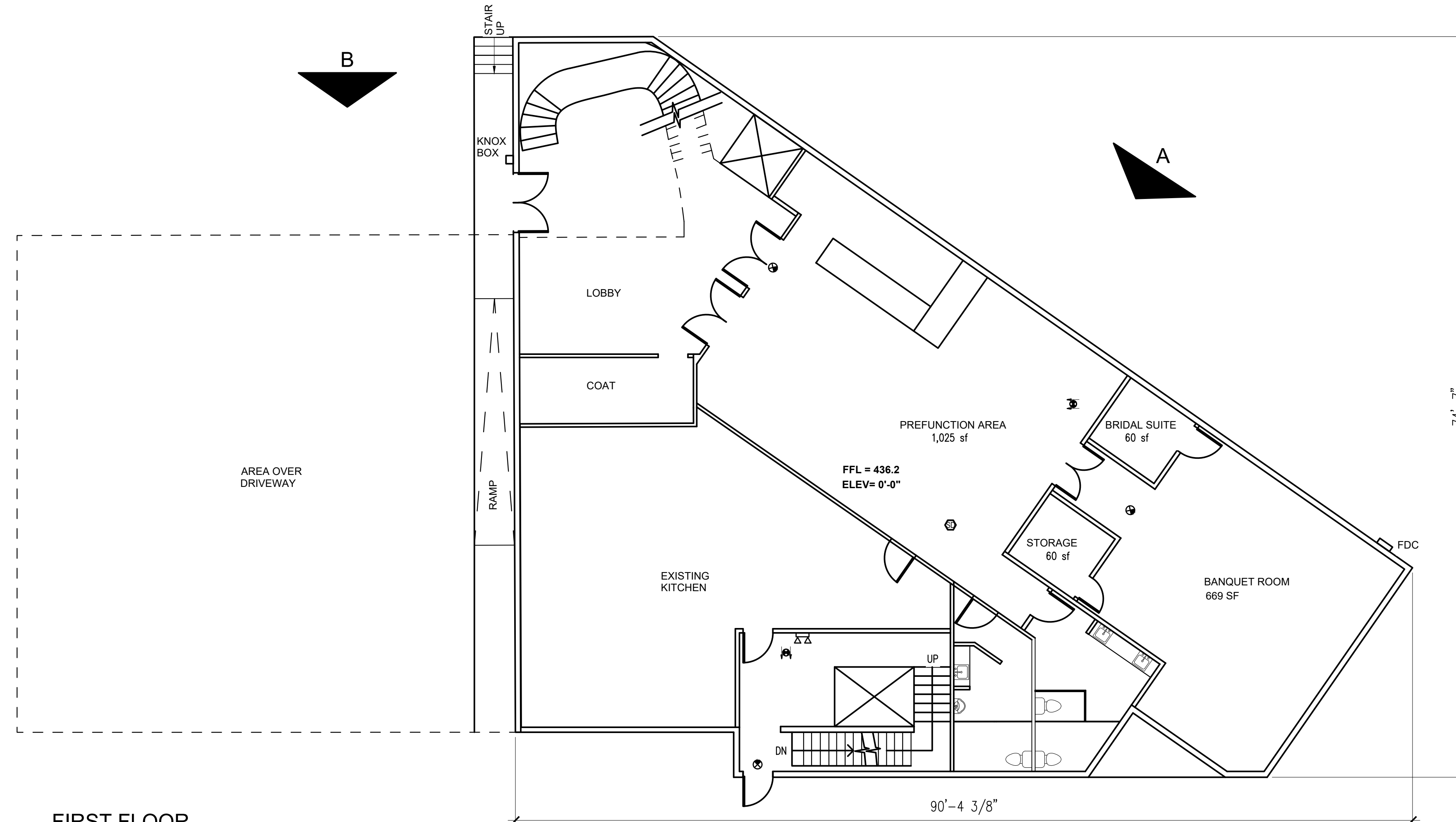
DRAWN BY: IS	CHECKED BY: JRA
DATE: FEBRUARY 14, 2025	SCALE: 1 IN. = 20 FT.
PROJECT NO: 2117	DRAWING NO: 1



P:\DRAWINGS\2117\2117 AMENDED SITE PLAN 02-14-25.DWG



SECOND FLOOR 6,958 GROSS SF
SCALE: 1/8"=1'-0"



FIRST FLOOR
SCALE: 1/8"=1'-0"

LIFE SAFETY SCHEDULE

NAME	AREA (SF)	OCCUPANCY	USE CLASSIFICATION FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	MAX OCCUPANT LOAD	PATH	TOTAL DISTANCE	MAX BY CODE
BANQUET RM	3,790 SF	ASSEMBLY	UNCONCENTRATED TABLES & CHAIRS	15 NET	253	PATH-A	83'-8"	250
PREFUNCTION	3,371 SF	ASSEMBLY	UNCONCENTRATED TABLES & CHAIRS	15 NET	92	PATH-B	112'-2"	250
STORAGE	117 SF	STORAGE	STORAGE	300 GROSS	1	PATH-B	38'-8"	250
TOTAL	5,278 SF							

TRAVEL DISTANCES

*COMMON PATH OF TRAVEL = 7'-9"
MAX. / TABLE 1006.2.1 = 75'

TOTAL EGRESS CAPACITY

REQUIRED *	PROVIDED	LOSS OF (1) EXIT **
SECOND FL	346 OCCUPANT X 0.2' = 69.2' (4) DOORS AT 36" THEREFORE: (4 X 36") = 144'	50% OF REQ'D CAPACITY WIDTH = 69.2' / 2 = 34.6' (2) DOORS AT 36" THEREFORE: 2 X 36" = 72' > 34.6'

* SECTION 1003.3.2 IBC 2020 BUILDING CODE OF NYS
THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY
MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1
MM) PER OCCUPANT.

** SECTION 1005.5 IBC 2020 BUILDING CODE OF NYS
WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE
CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE
THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.

*** EXIT SEPARATION**

SECOND FL
DIAGONAL DISTANCE = 89'-8" / 1.0 DIAGONAL DISTANCE = 89'-8" / 3 = 29'-11"
EXIT SEPARATION = 35'-8" > 29'-11"

* SECTION 1007.1.1 EXCEPTION 2, IBC BUILDING CODE OF NYS
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL
DIAGONAL DIMENSION OF THE AREA SERVED.

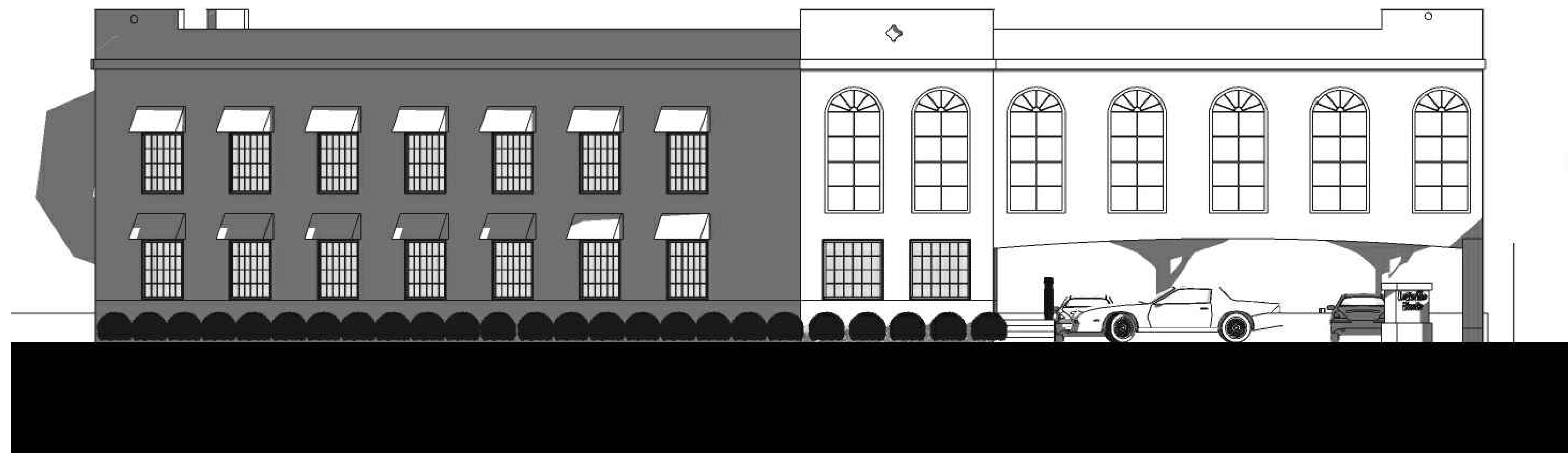
- FE FIRE EXTINGUISHER
- EXIT SIGN
- SMOKE DETECTOR
- EMERGENCY LIGHT FIXTURE

- GENERAL NOTES:
- BUILDING SHALL BE SPRINKLERED WITH A NFPA 13 SYSTEM AND PLANS SHALL BE SUBMITTED
 - FDC SHALL BE MOUNTED ON THE STREET FRONT OF THE BUILDING AS PER FCNYS 9122.1
 - ALL EGRESS COMPONENTS SHALL COMPLY WITH CHAPTER 10 OF FCNYS
 - EMERGENCY AND EXIT LIGHTS SHALL COMPLY WITH SECTION 1008 OF THE FCNYS
 - KNOX BOX TO BE SHOWN ON PLAN AS PER FCNYS 506.1
 - TRUSS SIGNS SHALL COMPLY WITH ROCKLAND COUNTY AND NEW YORK STATE
 - ALL BASEMENT STORAGE AREAS SHALL MEET REQUIRED SEPARATION OF TABLE 508.4 BCNYS



Elevation A

Scale: N.T.S.



Elevation B

Scale: N.T.S.

GRADE PLANE CALCULATION:
 $(432' + 432' + 433' + 434' + 434') / 5 = 433'$



East Bound 202

Scale: N.T.S.



West Bound 202

Scale: N.T.S.

Note: Renderings provided are for general illustration of the concept only. This does not represent the final site improvement or in any attempt represent the actual site condition.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.


Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

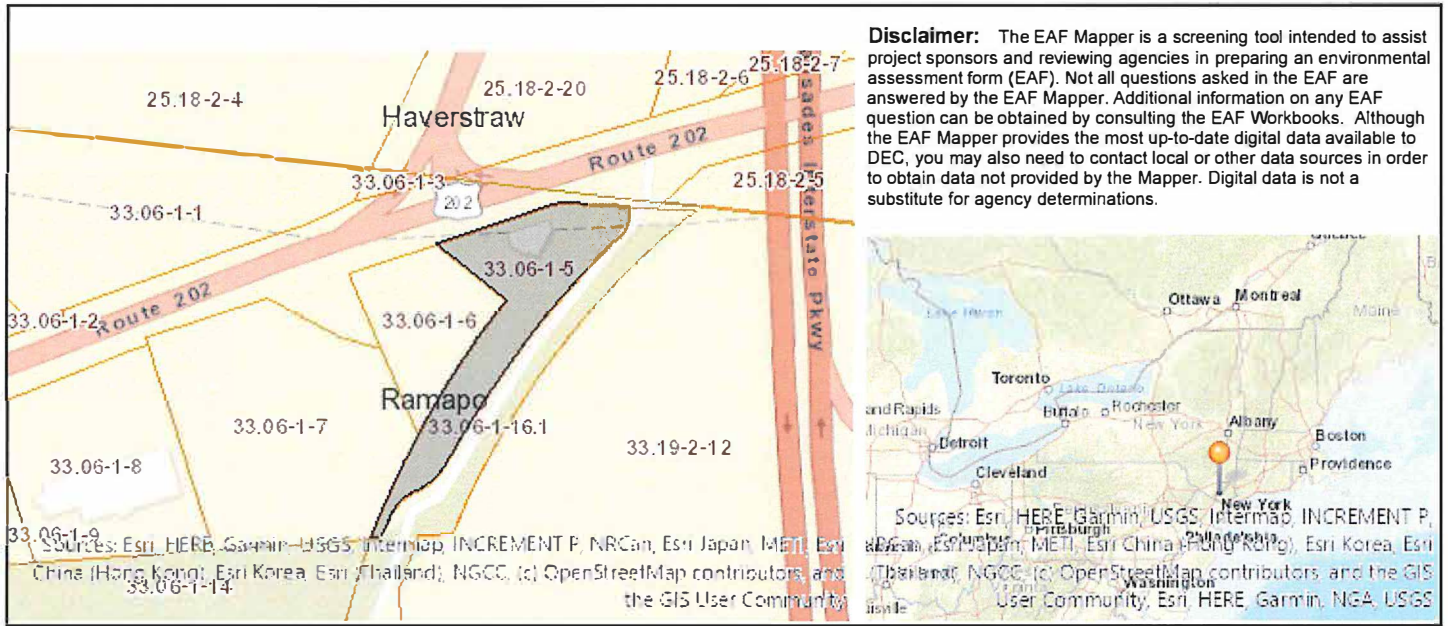
Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? *			NO
If Yes, list agency(s) name and permit or approval: Ramapo ZBA - Variance Approval, Town of Haverstraw - parcel being within 500-feet of their municipal boundary			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

* RCSD No. 1 - reserve sewer capacity approval, RC Health Dept - Mosquito Code compliance, RC Planning - GML referral, NYSDOT- utility / non-utility work permit, Palisades Interstate Parkway - parcel within 500-feet of the right-of-way, NYS Office of Parks, Recreation, and Historic Preservation - identification of cultural, historic, or archeological resources.

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. <ul style="list-style-type: none"> a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? 	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. <ul style="list-style-type: none"> a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? * 	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. <ul style="list-style-type: none"> a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ NO WETLANDS OR WATERBODIES ON PROJECT SITE _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

* See attached SHPO Letter of No Effect dated May 28, 2024.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Storm water discharges to be directed to existing catch basins		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: Environmental Site Remediation Database Search Results attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>DEC ID 344086: Located at 1581 US Route 202, approx. 1,500 ft. from project site. This site is classified P (potential Registry site) and is by definition preliminary in nature and unverified because the DEC's investigation of the site is not yet complete.</small>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Atz, Nasher & Zigler - John Atzl	Date: October 27, 2023	
Signature: 	Revised May 24, 2024	
	Revised February 21, 2025	
	Title: Land Surveyor	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Touch of Class Cleaners

Site Code: 344086

Program: State Superfund Program

Classification: P *

EPA ID Number:

Location

DEC Region: 3

Address: 1581 US Route 202

City: Pomona Zip: 10970

County: Rockland

Latitude: 41.182545341

Longitude: -74.046305121

Site Type:

Estimated Size: 10.33 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Pacesetter 202, LLC

Current Owner(s) Address: 95 Chestnut Ridge Road
Montvale, NJ, 07645

Site Description

Site Location: The site is located on US Route 202 approximately 0.5 miles west of the Palisades Parkway in the Town of Ramapo, Rockland County. This site consists of a commercial shopping center which includes a dry cleaner (Touch of Class Cleaners). The site is bordered to the north by Route 202, to the east by the South Branch of the Minisceongo Creek, to the south by Mount Ivy County Park, and to the west by commercial properties. **Site Features:** The site is 10.33 acres in size and is located on a single tax lot (33.05-2-8). The site includes two multi-tenant commercial structures along the southern and western property boundaries. The remainder of the site consists of paved areas (parking) and landscaped areas. The dry cleaner (Touch of Class Cleaners) is located in the southern commercial structure with three tenant spaces to the west and five tenant spaces to the east all connected in the same structure. The uses of the tenant spaces include a toy store,

restaurants, insurance company, clothing store, bank, hair salon and a grocery store. Current Zoning and Land Use: The site is zoned for commercial use. The site is in a State Regulated Wetland Checkzone due to its proximity to the Mt. Ivy County Park. Past Use of the Site: The full-service dry-cleaning facility has operated at the site from 1976 through present time. The southern commercial structure housed vehicle maintenance and auto body repair facilities between 1977 and 1995. Site Geology and Hydrogeology: The site topography is mostly flat. The subsurface consists of fine grey sand with pebbles and asphalt to a depth of 5 feet below ground surface (ft bgs) underlain by clay and peat to depths of 20 ft bgs. Groundwater flow in the area is anticipated to flow to the south towards the South Branch of the Minisceongo Creek. Groundwater was encountered between the depths of 7 to 8 ft bgs.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

tetrachloroethane

cis-1,2-dichloroethene

vinyl chloride

trichloroethene (TCE)

Site Environmental Assessment

Subsurface investigation was completed on site during February, November, and December 2020. Contaminants of concern include chlorinated Volatile Organic Compounds (VOCs). Soil: Three soil borings were screened using a photo-ionization detector at one-inch intervals for VOCs in February 2020. No visual or olfactory evidence of impacts was noted. Three additional soil borings were sampled in November 2020. The unrestricted soil cleanup objectives (USCOs) were exceeded for tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene, and acetone. The greatest exceedance was for PCE at 9.6 parts per million (ppm) at 7 ft bgs (USCO: 1.3 ppm). Groundwater: Three existing and three newly installed groundwater monitoring wells were sampled for VOCs in February 2020. One well, MW-1, located immediately downgradient of the site, had exceedances for cis-1,2-Dichloroethene at 27 parts per billion (ppb) (groundwater standard: 5 ppb) and for vinyl chloride at 36 ppb (groundwater standard: 2 ppb). Soil Vapor: Sampling was conducted in February 2020 within the dry cleaner tenant space. The greatest concentration of PCE in indoor air was 3,200 micrograms per cubic meter (ug/m³), with a corresponding sub-slab concentration of 11 ug/m³. The greatest concentration of TCE in indoor air was 131 ug/m³, with a corresponding sub-slab concentration of 0.38 ug/m³. The greatest concentration of cis-1,2-dichloroethene in sub slab air was 229 ug/m³, with a corresponding in indoor air concentration of 0.43 ug/m³. A second round of sampling was conducted in the neighboring tenant spaces in December of 2020. The greatest concentration of PCE in indoor air was 915 ug/m³, with a corresponding sub-slab concentration of 668 ug/m³. The greatest concentration of TCE in indoor air was 30.9 ug/m³, with a corresponding sub-slab concentration of 11.9 ug/m³. The greatest concentration of cis-1,2-dichloroethene in sub slab air was 332 ug/m³, with a corresponding in indoor air concentration of 0.2 ug/m³.

Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

* **Class P Sites:** "DEC offers this information with the caution that it should not be used to form conclusions about site contamination beyond what is implied by the classification of this site, namely, that there is a potential for concern about site contamination. Information regarding a Class P site (potential Registry site) is by definition preliminary in nature and unverified because the DEC's investigation of the site is not yet complete. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: [E-mail Us](#)

Refine This Search



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

May 28, 2024

Ramya Ramanathan
Senior Planner
Atzl, Nasher & Zigler, P.C.
232 North Main Street
New City, NY 10956

Re: DEC
La Parrilla Huerto Restaurant and Catering
1669 Route 202, Pomona, NY 10970
24PR04685

Dear Ramya Ramanathan:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Bradley Russell at the following email address:

Bradley.Russell@parks.ny.gov

Sincerely,

A handwritten signature in black ink that reads "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



Town of Ramapo Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

SITE DEVELOPMENT PERMIT APPLICATION REVIEW SUBMITTAL CHECKLIST

[This Form MUST be Submitted with Application]

This application is for a Site Development Permit. In order to be placed on a CDRC agenda for consideration of a Site Development Permit, the following must be submitted to the Town Planning Department no later than two (2) weeks prior to the CDRC meeting.

- Site Development Permit application
- Site Development Permit application fee payable to the Town of Ramapo.
- Payment of required escrows for reviews by Town consulting planners/engineers.
- Affidavit of Ownership
- Owner's Consent Affidavit
- 809 GML Affidavit
- Billing Contact
- List of Neighbors within 500 feet of project address (list obtained at Assessor's office)
- Narrative that described the proposed project. The Narrative should include but is not limited to the parcel size, the zoning district, existing and planned use of the property, project program utilities services, parking and access provided and any potential waivers or variances that may be requested.
- Response to CDRC/agency comments, as applicable
- Site Plans
- Technical Reports (Drainage, Sewer, Water, Traffic, etc)
- Short of Full Environmental Assessment Form

***Provide eight (8) hard copies and an electronic copy of all documents. A submission is not complete unless both hard copies and electronic copies are received on or before the submission deadline.**

***Additional copies may be requested by the Town for GML and/or SEQR coordination.**

For Official Use only

- Complete application - placed on the CDRC agenda for review.
- Incomplete application - applicant notified.

Application No.



Town of Ramapo
Planning Department
237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

SITE DEVELOPMENT PERMIT APPLICATION

Date: June 6, 2024, Amended on February 21, 2025

1. Name of Project La Parilla Huerto Catering
2. Address of Project 1669 Route 202, Pomona, NY 10970
3. Location: On the south side of Route 202
(Street Name)
265 Feet southwest of Route 202 & Palisades Interstate Pkwy
(Direction) (Street Name of Intersection)
4. Total Acreage 1.31 Zoning District CS
5. Tax Map Designation (Section, Block & Lot): 33.06-1-5
6. Current Parcel(s) Use: Restaurant Proposed Parcel(s) Use: Catering Facility
7. Has the Zoning Board of Appeals granted any variances or special permit concerning this property? Yes
If so, list case no. and name XBA 2411
8. List all contiguous holdings in the same ownership (as defined in the Ramapo Zoning Ordinance).
Tax Map Designation (Section, Block & Lot): None
9. Applicant Information:
Name Karina & David, LLC - Wilson Bermeo
Address 1663 Route 202, Pomona, NY 10970
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 914-262-4364 Email robin@ahs-connect.com
10. Owner of Record Information (if different than applicant):
Name Karina & David, LLC - Wilson Bermeo
Address 1663 Route 202, Pomona, NY 10970
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 914-262-4364 Email robin@ahs-connect.com
11. Design Professional Information Preparing Plan:
Name Atzl, Nasher & Zigler - John Atzl
Address 232 North Main Street, New City, NY 10956
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 845-634-4694 Email jatzl@anzny.com
12. Legal Counsel Information
Name Ira M. Emanuel, Esq.
Address 4 Laurel Road, New City, NY 10956
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 845-634-4141 Email ira@emanuellaw.com
13. Project Contact Information (all project notifications will be sent to this individual)
Name Atzl, Nasher & Zigler - John Atzl
Address 232 North Main Street, New City, NY 10956
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 845-634-4694 Email jatzl@anzny.com

Attached hereto is a narrative summary prepared by the applicant's design professional stating the nature of the use; compliance with the Zoning Law compliance with Site Development Rules and Regulations; any requested waivers or modifications.

At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution and/or Community Design Review Committee Report, or the rationale for deviation from compliance.

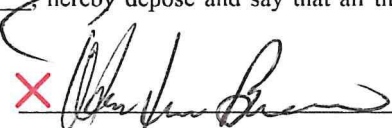
Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded into the Rockland County clerk's office. This affidavit shall indicate the legal owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.: TOWN
TOWN OF RAMAPO

Wilson Bermeo

statements and the statements contained in the papers submitted herewith are true.

_____ hereby depose and say that all the above
statements and the statements contained in the papers submitted herewith are true.

Mailing Address _____
1663 Route 202
Pomona, NY 10970

Affirmed to before me this

6th day of June
Katherine Hartlin Strauss
Notary Public

KATHERINE HARTLIN STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01HA6446408
COMM. EXP. 01/23/2027



Town of Ramapo
Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

I, [X] (Wilson Bermeo), being duly sworn, hereby depose and say that I have an office reside at:

1663 Route 202 Pomona NY 10970
Street Address City/Town State

I am the (See note 1 & 2) [X] MANAGING MEMBER OF owner
KARINA & DAVID, LLC
in fee simple of premises located at:

1669 Route 202 Pomona NY 10970
Street Address City/Town State

Described in a certain deed of said premises recorded in the Rockland County Clerk's Office in:

Liber 2022 of conveyances Page 28307

Said premises have been in my/its possession since 2022. Said premises are also known and designated on the Town of Ramapo tax map as:

Table with 3 columns: Section, Block, Lot. Row 1: 33.06, 1, 5.

[X] [Signature]

Sworn to before me this 6th day of June

[Signature]
Notary Public

KATHERINE HARTLIN STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01HA6446408
COMM. EXP. 01/23/2027

Notes:

- 1. If owner is a corporation, fill in the office held by deponent and name of corporation and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.
2. If corporate officer indicate position.



**Town of Ramapo
Planning Department**

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

OWNER'S CONSENT AFFIDAVIT

Project Name: La Parilla Huerto Catering

Project Address: 1669 Route 202 Pomona NY 10970
Street Address City/Town State Zip Code

Name of Fee Owner: Karina & David, LLC - Wilson Bermeo

Phone No.: 914-262-4364

Email: robin@ahs-connect.com

Address: 1663 Route 202 Pomona NY 10970
Street Address City/Town State Zip Code

Name of Applicant: Karina & David, LLC - Wilson Bermeo (if different than owner)

Phone No.: 914-262-4364

Email: robin@ahs-connect.com

Address: 1663 Route 202 Pomona NY 10970
Street Address City/Town State Zip Code

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

Wilson Bermeo being duly sworn, deposed and say that he/^{has an office}she resides at
Owner Name
1663 Route 202, Pomona, NY 10970 in the County of Rockland
Street Address County

In the State of New York that he/~~she~~ is the owner in fee of all that certain lot, piece of land situated, lying and being in the Town of Ramapo aforesaid and designated as

KATHERINE HARTLIN STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01HA6446408
COMM. EXP. 01/23/2027

Sworn to before me this
10th day of June
Katherine Hartlin Strauss
Notary Public
County of Rockland

Owner [Signature]
Mailing Address:
1663 Route 202
Pomona, NY 10970

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Ramapo
Ramapo Town Hall
237 Route 59
Suffern, New York 10901
(914) 357-5100

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

I, X (Wilson Bermeo) being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interest set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and Post Office Address:

Karina & David, LLC - Wilson Bermeo
1663 Route 202
Pomona, NY 10970

certifies that he/she is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and it not the owner that he/she has been duly and properly authorized to make in connection with this application for the relief below set forth:

2. To the Planning Board of the Town of Ramapo:
(Board, Commission or Agency)

Application, petition or request is hereby submitted for:

- Variance or modification from the requirements of Section 376 SEE NARRATIVE AND PLAN FOR MORE DETAILS ON REQUESTED VARIANCES
- Special Permit per the requirements of Section 376-120
- Review and approval of proposed subdivision plat
- Exemption from a plat or official map
- An order to issue a Certificate, Permit or License
- An amendment to the Zoning Ordinance or Maps or change thereof
- Other (explain): Site Plan Approval
- to permit the construction, maintenance and use of (explain) a second floor addition above the existing building. The existing building and proposed addition will be used as a a catering facility. See attached narrative.

3. Premises affected are in the CS Zoning District and from the Ramapo Tax Map, the property is known as Section 33.06, Block 1 Lot 5

4. There is no state officer, Rockland County Officer or employee or Town of Ramapo officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and the owner of the subject premises, there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town of Ramapo is the petition, request or application or in the property or subject matter to which it relates (if none, so state).

a. Name and Address of officer or employee NONE

b. Nature of interest NONE

c. If stockholder, number of shares NONE


d. If officer or partner, nature of office and name of partnership NONE

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such, State County or Town of Ramapo officers or employee, state name and address of such relatives and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having in interest in such ownership or in any business entity sharing in such ownership.

f. IN THE EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Ramapo.

NONE

Do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

X 

Sworn to before me this 6th day of June


Notary Public



Town of Ramapo Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

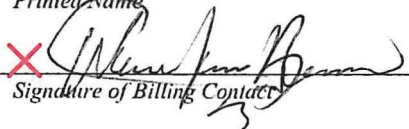
Billing Contact Form

Please note it is the applicant's responsibility to keep the Billing Contact information up to date with the Planning Department. Complete only Part I with any new submittal package and make sure the address accurately reflects the proper mailing address. If you are revising the Billing Contact information, please complete both Part I and II.

Part I

I will be the Billing Contact for this project: La Parilla Huerto Catering
Project Name

Contact: Wilson Bermeo
Printed Name


Signature of Billing Contact

X 06/06/24
Date

Organization: Karina & David, LLC

Mailing Address: 1663 Route 202, Pomona, NY 10970

Town: Ramapo State: NY Zip Code: 10970

Phone: 914-262-4364

Email: robin@ahs-connect.com

Part II – Revised Billing Information (For changes to Billing Contacts ONLY)

I _____, by completing this Part II Section of the Billing Contact Form, allow for the project's original Billing Contact Form to be edited and updated to reflect the current information reflected in Part I and II of this form.

Signature of Billing Contact *Date*

Organization: _____

Mailing Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: _____

Email: _____



Town of Ramapo Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

To: Applicants and Consultants

From: Town of Ramapo Planning Department

Re: 6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQR)

The webpage below will provide helpful guidance information to applicants and their design professionals on completing an environmental assessment form (EAF) for both short and full forms:

<https://www.dec.ny.gov/permits/357.html>

The Town encourages the use of the EAF Mapper Application which is an Internet-based Geographic Information System (GIS) specifically designed to facilitate the NY State Environmental Quality Review (SEQR) process by answering geographic or place-based questions on the Short and Full Environmental Assessment Forms (EAFs). The EAF Mapper will provide its results by directly filling out many place-based questions in Part 1 of an electronically fillable SEAF or FEAF form and returning the partially completed form to the applicant or sponsor to finish. It may be found at the following web address and then clicking on "EAF Mapper Application."

<https://www.dec.ny.gov/permits/6191.html>

The type of action will dictate whether a short or full environmental assessment form is to be submitted. All Type I Actions under SEQR must complete Part I Full EAF.



**Town of Ramapo
Planning Department**

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

**SPECIAL PERMIT APPLICATION
REVIEW SUBMITTAL CHECKLIST**

[This Form MUST be Submitted with Application]

This application is for a Special Permit. In order to be placed on a CDRC agenda for consideration of a Special Permit, the following must be submitted to the Town Planning Department no later than two (2) weeks prior to the CDRC meeting.

- Special Permit application
- Special Permit application fee payable to the Town of Ramapo.

The items listed below shall only be provided if there is not also a site development permit and/or subdivision application is being provided simultaneously. **Site Development Permit Application is being provided simultaneously.**

- Payment of required escrows for reviews by Town consulting planners/engineers.
- Affidavit of Ownership
- Owner's Consent Affidavit
- 809 GML Affidavit
- Billing Contact
- List of Neighbors within 500 feet of project address (list obtained at Assessor's office)
- Narrative that described the proposed project. The Narrative should include but is not limited to the parcel size, the zoning district, existing and planned use of the property, project program utilities services, parking and access provided and any potential waivers or variances that may be requested.
- Response to CDRC/agency comments, as applicable
- Site Plans
- Technical Reports (Drainage, Sewer, Water, Traffic, etc)
- Short of Full Environmental Assessment Form

***Provide eight (8) hard copies and an electronic copy of all documents. A submission is not complete unless both hard copies and electronic copies are received on or before the submission deadline.**

***Additional copies may be requested by the Town for GML and/or SEQR coordination.**

For Official Use only

- Complete application - placed on the CDRC agenda for review.
- Incomplete application - applicant notified.

Application No.



Town of Ramapo
Planning Department
237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

Special Use Submitted to:

- Town Board
 Planning Board

SPECIAL PERMIT APPLICATION

Date: June 6, 2024, Amended on February 21, 2025

1. Name of Project La Parilla Huerto Catering
2. Address of Project 1669 Route 202, Pomona, NY 10970
3. Location: On the south side of Route 202
(Street Name)
265 Feet southwest of Route 202 & Palisades Interstate Pkwy
(Direction) (Street Name of Intersection)
4. Total Acreage 1.31 Zoning District CS
5. Tax Map Designation (Section, Block & Lot): 33.06-1-5
6. Current Parcel(s) Use: Restaurant Proposed Parcel(s) Use: Catering Facility
7. Has the Zoning Board of Appeals granted any variances or special permit concerning this property? Yes
If so, list case no. and name XBA 2411
8. List all contiguous holdings in the same ownership (as defined in the Ramapo Zoning Ordinance).
Tax Map Designation (Section, Block & Lot): None
9. Applicant Information:
Name Karina & David, LLC - Wilson Bermeo
Address 1663 Route 202, Pomona, NY 10970
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 914-262-4364 Email robin@ahs-connect.com
10. Owner of Record Information (if different than applicant):
Name Karina & David, LLC - Wilson Bermeo
Address 1663 Route 202, Pomona, NY 10970
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 914-262-4364 Email robin@ahs-connect.com
11. Design Professional Information Preparing Plan:
Name Atzl, Nasher & Zigler - John Atzl
Address 232 North Main Street, New City, NY 10956
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 845-634-4694 Email jatzl@anzny.com
12. Legal Counsel Information
Name Ira M. Emanuel, Esq.
Address 4 Laurel Road, New City, NY 10956
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 845-634-4141 Email ira@emanuellaw.com
13. Project Contact Information (all project notifications will be sent to this individual)
Name Atzl, Nasher & Zigler - John Atzl
Address 232 North Main Street, New City, NY 10956
(Street Name and No.) (Town/City) (State) (Zip Code)
Phone No. 845-634-4694 Email jatzl@anzny.com

14. Standards for Special Permits pursuant to §376-120 of Town Zoning: Before granting approval to any special use, the Planning Board shall determine whether the proposed special use will, among other things, satisfy the general conditions and standards outlined in §376-120 of Town Zoning. Provide responses to each of the criteria listed below either in the space provided or as part of the narrative submitted.

a. That the proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties. _____

See narrative submitted

b. That the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous. _____

See narrative submitted

c. That the location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and buildings. See narrative submitted

d. That the proposed use will not require such additional public facilities or services or create such fiscal burdens upon the Town greater than those which characterize uses permitted by right. See narrative submitted

Attached hereto is a narrative summary prepared by the applicant's design professional stating the nature of the use; compliance with the Zoning Law compliance with Site Development Rules and Regulations; any requested waivers or modifications.

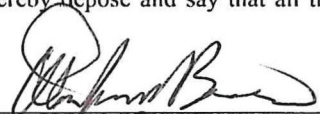
At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution and/or Community Design Review Committee Report, or the rationale for deviation from compliance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded into the Rockland County clerk's office. This affidavit shall indicate the legal owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.: TOWN
TOWN OF RAMAPO

Wilson Bermeo, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

X 

Mailing Address _____

1663 Route 202

Pomona, NY 10970

Affirmed to before me this

6th day of June
Katherine Hartlin Strauss
Notary Public

KATHERINE HARTLIN STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01HA6446408
COMM. EXP. 01/23/2027



Town of Ramapo
Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

I, X Wilson Bermeo, being duly sworn, hereby depose and say that I reside at:

1663 Route 202 Pomona NY 10970
Street Address City/Town State

I am the (See note 1 & 2) X Managing Member of owner
Karina & David, LLC
in fee simple of premises located at:

1669 Route 202 Pomona NY 10970
Street Address City/Town State

Described in a certain deed of said premises recorded in the Rockland County Clerk's Office in:

Liber 2022 of conveyances Page 28307

Said premises have been in my/its possession since 2022. Said premises are also known and designated on the Town of Ramapo tax map as:

Table with 3 columns: Section, Block, Lot. Row 1: 33.06, 1, 5

Sworn to before me this 16th day of June

Katherine Hartlin Strauss
Notary Public

X [Signature]

KATHERINE HARTLIN STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01HA6446408
COMM. EXP. 01/23/2027

Notes:

- 1. If owner is a corporation, fill in the office held by deponent and name of corporation and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.
2. If corporate officer indicate position.



**Town of Ramapo
Planning Department**

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

OWNER'S CONSENT AFFIDAVIT

Project Name: La Parilla Huerto Catering

Project Address: 1669 Route 202 Pomona NY 10970
Street Address City/Town State Zip Code

Name of Fee Owner: Karina & David, LLC - Wilson Bermeo

Phone No.: 914-262-4364

Email: robin@ahs-connect.com

Address: 1663 Route 202 Pomona NY 10970
Street Address City/Town State Zip Code

Name of Applicant: Karina & David, LLC - Wilson Bermeo (if different than owner)

Phone No.: 914-262-4364

Email: robin@ahs-connect.com

Address: 1663 Route 202 Pomona NY 10970
Street Address City/Town State Zip Code

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

Wilson Bermeo being duly sworn, deposited and say that he/~~she~~^{has an office} resides at
Owner Name

1663 Route 202, Pomona, NY 10970 in the County of Rockland
Street Address County

In the State of New York that he/~~she~~ is the owner in fee of all that certain lot, piece of land situated, lying and being in the Town of Ramapo aforesaid and designated as

KATHERINE HARTLIN STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01HA6446408
COMM. EXP. 01/23/2027

Sworn to before me this

16th day of Jan

Katherine Hartlin Strauss

Notary Public
County of Rocklan

Owner

Mailing Address:

1663 Route 202

Pomona, NY 10970

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Ramapo
Ramapo Town Hall
237 Route 59
Suffern, New York 10901
(914) 357-5100

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
TOWN OF RAMAPO)

I, X Wilson BERMEO (Wilson Bermeo), being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interest set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and Post Office Address:

Karina & David, LLC - Wilson Bermeo
1663 Route 202
Pomona, NY 10970

certifies that he/she is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and it not the owner that he/she has been duly and properly authorized to make in connection with this application for the relief below set forth:

2. To the Planning Board of the Town of Ramapo:
(Board, Commission or Agency)

Application, petition or request is hereby submitted for:

Variance or modification from the requirements of Section 376 SEE NARRATIVE AND PLAN FOR MORE DETAILS ON REQUESTED VARIANCES

Special Permit per the requirements of Section 376-120

Review and approval of proposed subdivision plat

Exemption from a plat or official map

An order to issue a Certificate, Permit or License

An amendment to the Zoning Ordinance or Maps or change thereof

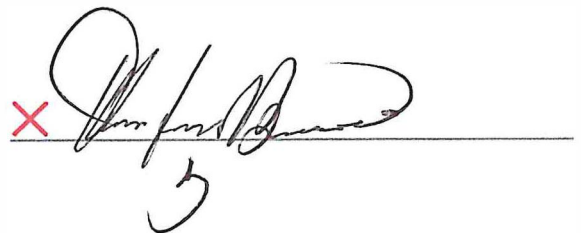
Other (explain): Site Plan Approval

to permit the construction, maintenance and use of (explain) a second floor addition above the existing building. The existing building and proposed addition will be used as a a catering facility. See attached narrative.

3. Premises affected are in the CS Zoning District and from the Ramapo Tax Map, the property is known as Section 33.06, Block 1 Lot 5

4. There is no state officer, Rockland County Officer or employee or Town of Ramapo officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.
5. That to the extent that the same is known to your applicant, and the owner of the subject premises, there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town of Ramapo is the petition, request or application or in the property or subject matter to which it relates (if none, so state).
- a. Name and Address of officer or employee NONE
 - b. Nature of interest NONE
 - c. If stockholder, number of shares NO NE
 - d. If officer or partner, nature of office and name of partnership NO NE
 - e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such, State County or Town of Ramapo officers or employee, state name and address of such relatives and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having in interest in such ownership or in any business entity sharing in such ownership.
 - f. IN THE EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Ramapo.
- NONE

Do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.



Sworn to before me this 28th day of June


 Notary Public

KATHERINE HARTLIN STRAUSS
 NOTARY PUBLIC STATE OF NEW YORK
 ROCKLAND COUNTY
 LIC. #01HA6446408
 COMM. EXP. 01/23/2027



Town of Ramapo Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

Billing Contact Form

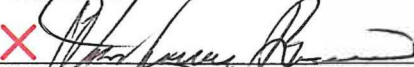
Please note it is the applicant's responsibility to keep the Billing Contact information up to date with the Planning Department. Complete only Part I with any new submittal package and make sure the address accurately reflects the proper mailing address. If you are revising the Billing Contact information, please complete both Part I and II.

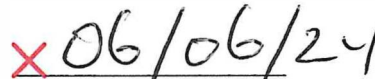
Part I

I will be the Billing Contact for this project: La Parilla Huerto Catering

Wilson Bermeo

Printed Name


Signature of Billing Contact


Date

Organization: Karina & David, LLC

Mailing Address: 1663 Route 202, Pomona, NY 10970

Town: Ramapo State: NY Zip Code: 10970

Phone: 914-262-4364

Email: robin@ahs-connect.com

Part II – Revised Billing Information (For changes to Billing Contacts ONLY)

I _____, by completing this Part II Section of the Billing Contact Form, allow for the project's original Billing Contact Form to be edited and updated to reflect the current information reflected in Part I and II of this form.

Signature of Billing Contact

Date

Organization: _____

Mailing Address: _____

Town: _____ State: _____ Zip Code: _____

Phone: _____

Email: _____



Town of Ramapo Planning Department

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

To: Applicants and Consultants

From: Town of Ramapo Planning Department

Re: 6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQR)

The webpage below will provide helpful guidance information to applicants and their design professionals on completing an environmental assessment form (EAF) for both short and full forms:

<https://www.dec.ny.gov/permits/357.html>

The Town encourages the use of the EAF Mapper Application which is an Internet-based Geographic Information System (GIS) specifically designed to facilitate the NY State Environmental Quality Review (SEQR) process by answering geographic or place-based questions on the Short and Full Environmental Assessment Forms (EAFs). The EAF Mapper will provide its results by directly filling out many place-based questions in Part 1 of an electronically fillable SEAF or FEAF form and returning the partially completed form to the applicant or sponsor to finish. It may be found at the following web address and then clicking on "EAF Mapper Application."

<https://www.dec.ny.gov/permits/6191.html>

The type of action will dictate whether a short or full environmental assessment form is to be submitted. All Type I Actions under SEQR must complete Part I Full EAF.