

VILLAGE OF POMONA  
BOARD OF TRUSTEES MEETING/ PUBLIC HEARING  
100 LADENTOWN ROAD  
POMONA, NEW YORK 10970  
OCTOBER 24, 2022  
8:00 PM

**AGENDA**

**SALUTE TO THE FLAG**

**OPEN PERIOD**

**PUBLIC HEARING**

- A. 60 HALLEY DRIVE
- B. 7 HIDDEN VALLEY DRIVE
- C. 43 TAMARACK LANE
- D. 34 NORTH RIDGE ROAD

**APPROVAL OF AUDITED CLAIMS**

**CULTURAL CENTER REPORT**

**NEW BUSINESS**

- A. APPROVAL OF PKF O CONNER 2021 & 2022 AUDIT PROPOSAL
- B. SNOW CONTRACT
- C. APPROVAL OF RAMAPO HIGHWAY & SNOW REMOVAL PROPOSAL
- D. BAN DISCUSSION
- E. TAX WARRANTS
- F. CREST GRANT RESOLUTION

**OLD BUSINESS**

- A. APPROVAL OF SPEED TABLES CAVALIERE PROPOSAL
- B. APPROVAL OF PERSONNEL POLICY

**PARKS AND MAINTENANCE**

- A. RESIDENT REQUEST- WOODFIELD & BROOKSIDE LITTER

**TRUSTEES PERIOD**

**OFFICE PERIOD**

- A. APPROVAL OF NYCOM ELECTION TRAINING

**LEGAL**

**EXECUTIVE SESSION**

**VILLAGE OF POMONA**  
**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that a Public Hearing will be held by the Village of Pomona on the 19th day of September, 2022, at approximately 8:00 pm to receive and hear public comment on the Special Permit application for a House of Worship located at 60 Halley Drive in the Village of Pomona. Members of the public may attend the Village Board meeting and Public Hearing in person at 100 Ladentown Road, Village of Pomona, New York 10970 commencing at 8:00 p.m. in the meeting room.

A copy of the application is available from the Village Clerk's office at 100 Ladentown Road, Pomona, New York 10970. For any person unable to participate at the time of the Public Hearing, email comments may be submitted in advance to [chakiera.locust@pomonavillage.com](mailto:chakiera.locust@pomonavillage.com).

The Village of Pomona will make every effort to assure that the Meeting is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

Dated: Pomona, New York  
September 8, 2022  
Chakiera Locust  
*Village Clerk*

Continued 10/24/22 8pm

**Village of Pomona  
PART I**

**Date:** 8/9/2022

**Project Name:** Cong. Pomona Heights

**Applicant Name:** Shimon Galandauer

**Phone #** 914-906-0675      **Cell Phone #** 914-906-0675

**E-Mail Address:** shimmy@shimmysenterprise.com

**Address:** 16 South Ridge Road Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

**Property Owner:** Cong Pomona Heights

**E-Mail Address:** shimmy@shimmysenterprise.com

**Phone #** 914-906-0675      **Cell Phone #** 914-906-0675

**Address:** 60 Halley Drive Pomona NY 10970  
Street Name & Number (Post Office) State Zip Code

**Engineer/Architect/Surveyor:** Paul Gdanski P.E. PLLC

**Web Site:** \_\_\_\_\_

**E-Mail Address:** pgski@earthlink.net

**Phone #** 917-418-0999      **Cell Phone #** 917-418-0999

**License #** 075890      **State of issue** NY

**Address:** 633 Woodmont Lane Sloatsburg, NY10974  
Street Name & Number (Post Office) State Zip Code

## Village of Pomona

Date: 8/9/2022

Attorney: Paul S. Baum | Sarajian & Baum PLLC

Web Site: \_\_\_\_\_

E-Mail Address: pbaum@sbnewyorklaw.com

Phone # 845-205-4556 Cell Phone # 914-261-6030

Address: 67 North Main Street | Suite 300 | New City, New York 10956  
Street Name & Number (Post Office) State Zip Code

Contact Person: Shimon Galandauer

E-Mail Address: shimmy@shimmysenterprise.com

Phone # 914-906-0675 Cell Phone # 914-906-0675

Address: 16 South Ridge Road Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

Secondary Contact Person: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) State Zip Code





## Village of Pomona

If so, what amount?

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**Project History:** Has this project ever been reviewed before by any Board within the Village?

No

If so, list case number, name, date, and the board you appeared before. \_\_\_\_\_

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List tax map section, block & lot numbers for all other abutting properties with the same ownership as this project including any entity for which the applicant holds more than a 5% interest.

N/A

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## Village of Pomona

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY  
COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW,  
SECTIONS 239 l, m, AND n.

**The subject property is within 500 feet of:**  
(Check all that apply)

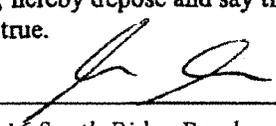
<input type="checkbox"/> State Road / Highway	<input type="checkbox"/> County or State Parkway, Thruway, Expressway, Road, or Highway
<input type="checkbox"/> State or County Park or Recreation Area	<input type="checkbox"/> County Stream or Channel
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Owned Land with a Public Building
<input type="checkbox"/> Boundary of a Farm or Agricultural District	<input type="checkbox"/> State Owned Land with a Public Building

List name(s) of locations checked above. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Applicant's Signature and Certification

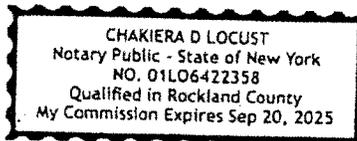
State of New York )  
County of Rockland ) SS.:

I, Shimon Galandauer, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address:   
 \_\_\_\_\_  
 16 South Ridge Road  
 \_\_\_\_\_  
 Pomona, NY 10970  
 \_\_\_\_\_

SWORN to before this

18 day of August, 2022  
Chakiera Locust  
 Notary Public



**Village of Pomona**  
**Affidavit of Ownership/Owner's Consent**

State of New York )  
County of Rockland ) SS.:

I, Shimon Galandauer, being duly sworn, hereby  
deposes and states that I reside at: 16 South Ridge Road Pomona NY 10970

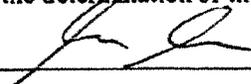
in the county of Rockland in the state of NY.

I am the \* Rabbi at Cong Pomona Heights owner in fee simple of premises located at:  
60 Halley Drive Pomona NY 10970

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in  
Liber 2020-00027415 of conveyances, page \_\_\_\_\_.

Said premises have been in my/its possession since 2020. Said premises are also known and  
designated on the Village / Village of Pomona Tax Map as:  
Section 25.09 block 1 lot(s) 33.

I, hereby authorize the within application on my behalf, and hereby certify that the statements of fact  
contained in said application are true, and hereby agree to be bound by the determination of the  
Board.

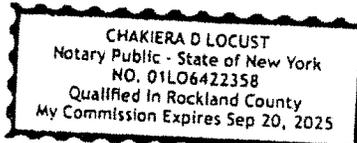
Owner: 

Mailing Address: 16 South Ridge Road

Pomona, NY 10970

SWORN to before this

18 day of August, 2022  
Chakiera Locust  
Notary Public



\* 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.

**Village of Pomona**  
**Affidavit Pursuant to Section 809 of the General Municipal Law**

State of New York )  
County of Rockland) SS.:

I, Shimon Galandauer, being duly sworn, hereby deposes and states that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address: Shimon Galandauer  
16 South Ridge Road Pomona, NY 10970

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

2. To the Village Board of the Village of Pomona, Rockland County, New York:

An application is hereby submitted for a:

Special Permit per the requirements of Article XVIII of the Village Code;

To permit construction, maintenance and use of Convert Rabbi's residence to a house of worship with a small addition and parking in rear.

3. Premises affected are in a R-40 zone and from the Village of Pomona tax map, the property is known as Section 25.09, Block, 1, Lot(s) 33.

4. There is no state officer, Rockland County Officer or employee or Village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or 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 Village 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 service 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 to 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 Village of Pomona in the application or in the property or subject matter to which it relates: (If none, so state).

Village of Pomona

a. Name and address of the officer or employee None

b. Nature of the officer's or employee's interest: \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, provide the nature of office and name of partnership  
\_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or Village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership.

N/A

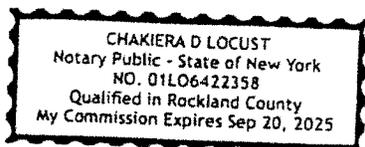
f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Pomona.

I, Shimon Galandauer, do hereby depose and state 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.

Mailing Address: 16 South Ridge Road Pomona, NY 10970

Sworn to before me this 18 day of August, 2022

Chakiera Locust  
Notary Public



Village of Pomona  
AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }  
COUNTY OF Rockland

} SS:

Shimon Galandauer being duly sworn, deposes and says that he/she resides at  
16 South Ridge Road Pomona, NY 10970

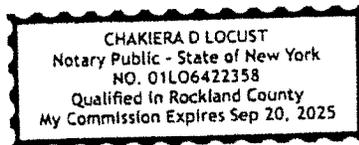
in the County of NY, State of New York; that he/she is the owner in fee of all that certain lot,  
piece or parcel of land situated, lying and being in the Village of Pomona, and designated on the  
Village of Pomona Map as Section No. 25.09 Block No. 1 Lot No. 33 and that  
he/she hereby authorizes the attached application to be submitted in his/her behalf and that the  
statements of fact contained in said application are true to the best of the applicant's knowledge. The  
applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 16 South Ridge Road  
Pomona, NY 10970

Sworn to before me this

18 day of Aug 2022  
Chakiera D Locust  
Notary Public

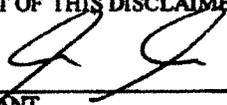




Village of Pomona  
**DISCLAIMER**

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES. THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

  
\_\_\_\_\_  
APPLICANT

8/19/2022  
\_\_\_\_\_  
DATED

## **Village of Pomona**

### **SPECIAL USE PERMIT NOTE**

The Village may approve, approve with conditions, or deny a Special Permit Application after review and consideration of the standards set forth in the Village Code for the Special Use sought in addition to general considerations of the public health, safety and welfare.

The Village Board or Zoning Board of Appeals, as authorized, shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit. Upon its granting of said special use permit, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the village.

The village board of trustees may further empower the authorized board to, when reasonable, waive any requirements for the approval, approval with modifications or disapproval of special use permits submitted for approval. Any such waiver is subject to appropriate conditions set forth in the Village Code and may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular special use permit.

In order to obtain a Special Use Permit, the Applicant must comply with all site plan requirements under the Village Code and applicable State Laws.

## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Cong Pomona Heights - 60 Halley Drive			
Project Location (describe, and attach a location map): 60 Halley Drive Pomona NY 10970			
Brief Description of Proposed Action: Convert Rabbi's Residence to a house of worship with a small addition and parking in rear			
Name of Applicant or Sponsor: Cong Pomona Heights / Shimon Galandauer		Telephone: 914-906-0675	
		E-Mail: shimmys@shimmysenterprise.com	
Address: 60 Halley Drive			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Pomona Planning Board - Site Plan Rockland County Health Dept - Water Connection			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.92 acres	
b. Total acreage to be physically disturbed?		0.43 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.92 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



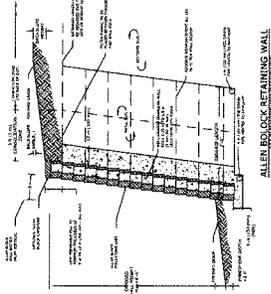
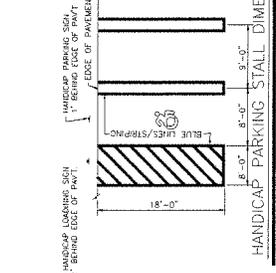
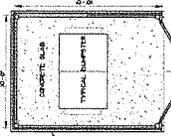
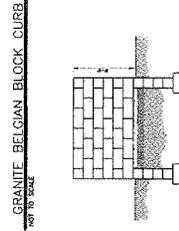
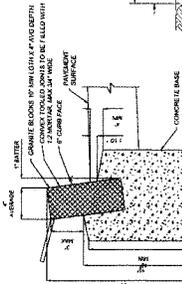
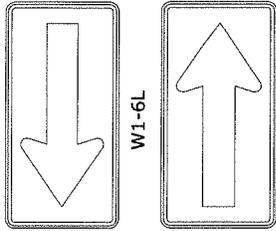




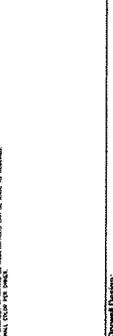
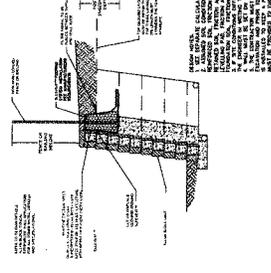
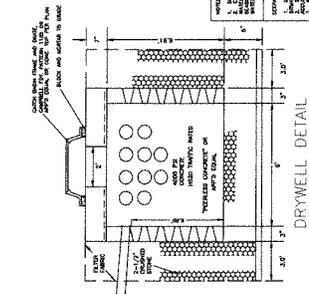
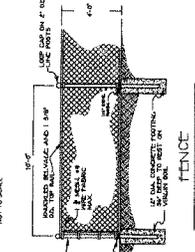
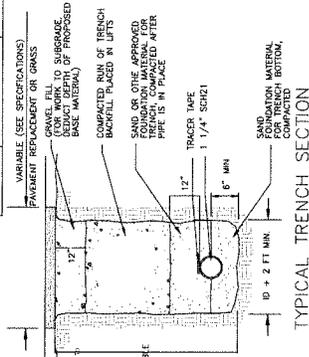




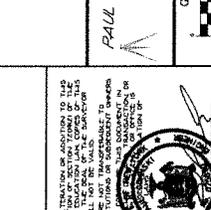
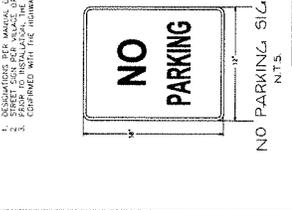
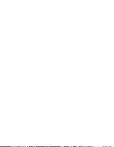
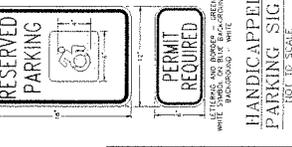
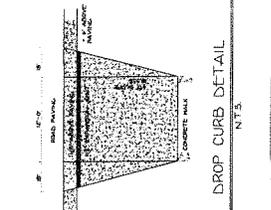




UNIT	GEOGRID LOC.	ELEVATION	LENGTH
2	0.61	2.00'	16'-0"
4	2.00'	16'-0"	16'-0"
6	3.33'	16'-0"	16'-0"
8	4.67'	16'-0"	16'-0"
10	6.00'	16'-0"	16'-0"
12	7.33'	16'-0"	16'-0"
14	8.67'	16'-0"	16'-0"
16	10.00'	16'-0"	16'-0"



DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1. 16' x 24" SIGN	1	1,000.00	1,000.00
2. 16' x 24" SIGN	1	1,000.00	1,000.00
3. 16' x 24" SIGN	1	1,000.00	1,000.00
4. 16' x 24" SIGN	1	1,000.00	1,000.00
5. 16' x 24" SIGN	1	1,000.00	1,000.00
6. 16' x 24" SIGN	1	1,000.00	1,000.00
7. 16' x 24" SIGN	1	1,000.00	1,000.00
8. 16' x 24" SIGN	1	1,000.00	1,000.00
9. 16' x 24" SIGN	1	1,000.00	1,000.00
10. 16' x 24" SIGN	1	1,000.00	1,000.00
11. 16' x 24" SIGN	1	1,000.00	1,000.00
12. 16' x 24" SIGN	1	1,000.00	1,000.00
13. 16' x 24" SIGN	1	1,000.00	1,000.00
14. 16' x 24" SIGN	1	1,000.00	1,000.00
15. 16' x 24" SIGN	1	1,000.00	1,000.00
16. 16' x 24" SIGN	1	1,000.00	1,000.00
17. 16' x 24" SIGN	1	1,000.00	1,000.00
18. 16' x 24" SIGN	1	1,000.00	1,000.00
19. 16' x 24" SIGN	1	1,000.00	1,000.00
20. 16' x 24" SIGN	1	1,000.00	1,000.00
21. 16' x 24" SIGN	1	1,000.00	1,000.00
22. 16' x 24" SIGN	1	1,000.00	1,000.00
23. 16' x 24" SIGN	1	1,000.00	1,000.00
24. 16' x 24" SIGN	1	1,000.00	1,000.00
25. 16' x 24" SIGN	1	1,000.00	1,000.00
26. 16' x 24" SIGN	1	1,000.00	1,000.00
27. 16' x 24" SIGN	1	1,000.00	1,000.00
28. 16' x 24" SIGN	1	1,000.00	1,000.00
29. 16' x 24" SIGN	1	1,000.00	1,000.00
30. 16' x 24" SIGN	1	1,000.00	1,000.00
31. 16' x 24" SIGN	1	1,000.00	1,000.00
32. 16' x 24" SIGN	1	1,000.00	1,000.00
33. 16' x 24" SIGN	1	1,000.00	1,000.00
34. 16' x 24" SIGN	1	1,000.00	1,000.00
35. 16' x 24" SIGN	1	1,000.00	1,000.00
36. 16' x 24" SIGN	1	1,000.00	1,000.00
37. 16' x 24" SIGN	1	1,000.00	1,000.00
38. 16' x 24" SIGN	1	1,000.00	1,000.00
39. 16' x 24" SIGN	1	1,000.00	1,000.00
40. 16' x 24" SIGN	1	1,000.00	1,000.00
41. 16' x 24" SIGN	1	1,000.00	1,000.00
42. 16' x 24" SIGN	1	1,000.00	1,000.00
43. 16' x 24" SIGN	1	1,000.00	1,000.00
44. 16' x 24" SIGN	1	1,000.00	1,000.00
45. 16' x 24" SIGN	1	1,000.00	1,000.00
46. 16' x 24" SIGN	1	1,000.00	1,000.00
47. 16' x 24" SIGN	1	1,000.00	1,000.00
48. 16' x 24" SIGN	1	1,000.00	1,000.00
49. 16' x 24" SIGN	1	1,000.00	1,000.00
50. 16' x 24" SIGN	1	1,000.00	1,000.00
51. 16' x 24" SIGN	1	1,000.00	1,000.00
52. 16' x 24" SIGN	1	1,000.00	1,000.00
53. 16' x 24" SIGN	1	1,000.00	1,000.00
54. 16' x 24" SIGN	1	1,000.00	1,000.00
55. 16' x 24" SIGN	1	1,000.00	1,000.00
56. 16' x 24" SIGN	1	1,000.00	1,000.00
57. 16' x 24" SIGN	1	1,000.00	1,000.00
58. 16' x 24" SIGN	1	1,000.00	1,000.00
59. 16' x 24" SIGN	1	1,000.00	1,000.00
60. 16' x 24" SIGN	1	1,000.00	1,000.00
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62. 16' x 24" SIGN	1	1,000.00	1,000.00
63. 16' x 24" SIGN	1	1,000.00	1,000.00
64. 16' x 24" SIGN	1	1,000.00	1,000.00
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66. 16' x 24" SIGN	1	1,000.00	1,000.00
67. 16' x 24" SIGN	1	1,000.00	1,000.00
68. 16' x 24" SIGN	1	1,000.00	1,000.00
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82. 16' x 24" SIGN	1	1,000.00	1,000.00
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92. 16' x 24" SIGN	1	1,000.00	1,000.00
93. 16' x 24" SIGN	1	1,000.00	1,000.00
94. 16' x 24" SIGN	1	1,000.00	1,000.00
95. 16' x 24" SIGN	1	1,000.00	1,000.00
96. 16' x 24" SIGN	1	1,000.00	1,000.00
97. 16' x 24" SIGN	1	1,000.00	1,000.00
98. 16' x 24" SIGN	1	1,000.00	1,000.00
99. 16' x 24" SIGN	1	1,000.00	1,000.00
100. 16' x 24" SIGN	1	1,000.00	1,000.00



CONCRETE SIDEWALK NOTES:  
1. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
2. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
3. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
4. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
5. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
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9. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
10. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.

CONCRETE SIDEWALK DETAIL NOTES:  
1. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
2. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
3. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
4. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
5. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
6. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
7. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
8. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
9. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.  
10. SIDEWALK SHALL BE 4" THICK WITH 1" FINISH.

DO NOT ENTER SIGN  
NO PARKING SIGN

REVISIONS  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
APPROVED BY

60 HALLEY DRIVE  
VILLAGE OF RAMAPO  
TOWN OF RAMAPO  
ROSELAND COUNTY, NEW YORK  
PAUL GDANSKI P.E. PLLC  
643 HOOVERMAN LANE  
SLAUGHTERBURG, NY 10874  
TEL: (917) 418-0999

GRAPHIC SCALE  
1" = 20'  
1" = 50'



**VILLAGE OF POMONA**  
**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that a Public Hearing will be held by the Village of Pomona on the 19th day of September, 2022, at approximately 8:00 pm to receive and hear public comment on the Special Permit application for a House of Worship located at 7 Hidden Valley Drive in the Village of Pomona. Members of the public may attend the Village Board meeting and Public Hearing in person at 100 Ladentown Road, Village of Pomona, New York 10970 commencing at 8:00 p.m. in the meeting room.

A copy of the application is available from the Village Clerk's office at 100 Ladentown Road, Pomona, New York 10970. For any person unable to participate at the time of the Public Hearing, email comments may be submitted in advance to [chakiera.locust@pomonavillage.com](mailto:chakiera.locust@pomonavillage.com).

The Village of Pomona will make every effort to assure that the Meeting is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

Dated: Pomona, New York  
September 8, 2022  
Chakiera Locust  
*Village Clerk*

Continued 10/24/22 8pm

## Village of Pomona

# Special Permit Application

All applicants are encouraged to read and review the Village Code when preparing an application for a Special Permit. **Note:** Any fee paid along with this application for a Special Permit is in addition to any fee that may be paid as it relates to an application for Planning Board Site Plan Approval.

### INSTRUCTIONS

Only completed applications will be scheduled for review by the appropriate Board as provided in the Village Code for the Village of Pomona. An application will not be deemed complete until all requirements are met and the Village Board receives the reports of its professionals, board and other entities in accordance with Section 130-28(E)(4)(b) of the Village Code. The following shall also be submitted in order for an application to be deemed complete:

1. Filing fee (see fee schedule);
2. An application for site development plan approval with the Village of Pomona Planning Board and 4 copies of the site plan.
3. 12 copies of the application, 12 plot plans drawn to scale (showing setbacks and other dimensions) or 12 surveys that has been sworn or attested to as being true and accurate;
4. 12 copies of a narrative describing why the applicant is applying for a Special Permit;
5. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a **500 foot radius** of the property covered in the application;
6. 12 copies of a vicinity map;
7. 12 copies of a site plan; and
8. Full Environmental Assessment Form (FEAF) (regardless of type of action).
9. Applicable escrow fees as determined by the Village's professionals.

The completed application must be received at least 21 days prior to the next regularly scheduled meeting in order to be scheduled for review by the appropriate Board at their next regularly scheduled meeting following receipt of the application. The application is subject to the review by the Village's professionals. You will be notified as the date of the meeting and/or pre-application conference to review this application.

**NOTE:** *Incomplete applications, which include applications submitted without the proper fees will not be considered for any preliminary or Pre-submission conference and/or meeting with any Board or any of the Board's professionals. By submitting this application, the applicant/property owner hereby grants permission to the Village of Pomona, its agents, servants, officials, contractors, and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the applicant, owner or tenant in possession.*

Village of Pomona  
PART I

Date: \_\_\_\_\_

Project Name: Tiferes Tefillah - 7 Hidden Valley Drive

Applicant Name: Cong. Tiferes Tefillah

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

E-Mail Address: rabbiarilevitan@gmail.com

Address: 7 Hidden Valley Drive, Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

Property Owner: ZED Equities, LLC

E-Mail Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: 11 N. Airmont Rd, Suite 11, Suffern, NY 10901  
Street Name & Number (Post Office) State Zip Code

Engineer/Architect/Surveyor: Sparaco & Youngblood, PLLC

Web Site: \_\_\_\_\_

E-Mail Address: Sparaco.Steve@SELSNY.com

Phone # 845-782-8543 Cell Phone # \_\_\_\_\_

License # 079513 State of issue NY

Address: 18 North Main Street, P.O. Box 818, Harriman, NY 10926  
Street Name & Number (Post Office) State Zip Code

# Village of Pomona

Date: \_\_\_\_\_

Attorney: Emanuel Law, PC - Ira M. Emanuel \_\_\_\_\_

Web Site: EmanuelLaw.com \_\_\_\_\_

E-Mail Address: Ira@EmanuelLaw.com \_\_\_\_\_

Phone # 845-634-4141 \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: 4 Laurel Road, New City, NY 10956  
Street Name & Number (Post Office) State Zip Code

Contact Person: Ira M. Emanuel \_\_\_\_\_

E-Mail Address: Ira@EmanuelLaw.com \_\_\_\_\_

Phone # 845-634-4141 \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: 4 Laurel Road, New City, NY 10956  
Street Name & Number (Post Office) State Zip Code

Secondary Contact Person: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) State Zip Code

Village of Pomona

Date: \_\_\_\_\_

**TYPE OF SPECIAL USE REQUESTED: (CHECK THE ONLY ONES THAT APPLIES)**

- Recreational facilities; playgrounds, swimming clubs, tennis courts and recreational buildings not conducted as a business enterprise (Zoning Board of Appeals)
- Reservoirs on lots of three acres or more, and water towers and water tanks owned and operated by a public utility (Village Board)
- Telephone Exchange/ Public Utility Substation, communications centers for emergency and other purposes, and any and all other public utility facilities which are or support the primary function of the public utility company (Zoning Board of Appeals)
- Camp (Village Board)
- Wireless Telecommunications Service (Village Board)
- Educational Institutions (Village Board)
- House of Worship (Village Board)
  - Community
  - Neighborhood
- Other Use Permitted by Special Permit: \_\_\_\_\_

**TO THE BEST OF YOUR ABILITY, PLEASE DESCRIBE THE NATURE OF THE SPECIAL USE REQUESTED: (Attach separate page, if necessary)**

<p>Construction of a neighborhood place of worship (synagogue) with gross floor area of approximately 10,000sf over two stories plus a basement, together with a parking area</p> <hr/>
---



Village of Pomona

If so, what amount?

---

**Project History:** Has this project ever been reviewed before by any Board within the Village?

No

---

If so, list case number, name, date, and the board you appeared before. \_\_\_\_\_

---

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List tax map section, block & lot numbers for all other abutting properties with the same ownership as this project including any entity for which the applicant holds more than a 5% interest.

N/A

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Village of Pomona

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 l, m, AND n.

The subject property is within 500 feet of:

(Check all that apply)

<input type="checkbox"/> State Road / Highway	<input type="checkbox"/> County or State Parkway, Thruway, Expressway, Road, or Highway
<input type="checkbox"/> State or County Park or Recreation Area	<input type="checkbox"/> County Stream or Channel
<input checked="" type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Owned Land with a Public Building
<input type="checkbox"/> Boundary of a Farm or Agricultural District	<input type="checkbox"/> State Owned Land with a Public Building

List name(s) of locations checked above. Town of Ramapo

Applicant's Signature and Certification

State of New York )  
County of Rockland ) SS.:

I, Yehuda Ari Leviton, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address: 9 Hidden Valley Dr

Suffern NY 10901

[Signature]

SWORN to before this

19 day of July, 2022

Notary Public

[Signature]

MARKA, HERTZ  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01HE4850154  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES JANUARY 6, 2026

Village of Pomona  
Affidavit of Ownership/Owner's Consent

State of New York )  
County of Rockland ) SS.:

I, Tina Cohen, being duly sworn, hereby

deposes and states that I reside at: \_\_\_\_\_  
\_\_\_\_\_

in the county of \_\_\_\_\_ in the state of \_\_\_\_\_.

I am the \* \_\_\_\_\_ owner in fee simple of premises located at:

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in  
Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_.

Said premises have been in my/its possession since \_\_\_\_\_. Said premises are also known and  
designated on the Village / Village of Pomona, NY Tax Map as:

Section 32.15 block 1 lot(s) 5.

I, hereby authorize the within application on my behalf, and hereby certify that the statements of fact  
contained in said application are true, and hereby agree to be bound by the determination of the  
Board.

Owner: [Signature]

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

SWORN to before this

3<sup>rd</sup> day of August, 2022

[Signature]  
Notary Public

LEONARD KIRZNER  
Notary Public, State of New York  
Reg. No. 01K16357909  
Qualified in Rockland County  
Commission Expires May 1, 2025

\* 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.

Village of Pomona

**Affidavit Pursuant to Section 809 of the General Municipal Law**

State of New York )  
County of Rockland ) SS.:

I, Yehuda H. Levitan, being duly sworn, hereby deposes and states that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address: 9 Hidden Valley Dr Suffern NY 10901

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

2. To the Village Board of the Village of Pomona, Rockland County, New York:

An application is hereby submitted for a:

Special Permit per the requirements of Article XVIII of the Village Code;

To permit construction, maintenance and use of neighborhood place of worship

---

3. Premises affected are in a R-40 zone and from the Village of Pomona tax map, the property is known as Section 32.15, Block, 1, Lot(s) 5.

4. There is no state officer, Rockland County Officer or employee or Village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or 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 Village 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 service 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 to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York

Village of Pomona

or the County of Rockland or of the Village of Pomona in the application or in the property or subject matter to which it relates: (If none, so state).

a. Name and address of the officer or employee NONE

b. Nature of the officer's or employee's interest: \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, provide the nature of office and name of partnership \_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or Village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership.

f. In the event of corporate 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 Village of Pomona.

I, Yehuda Arc Levitan, do hereby depose and state 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.

Mailing Address: 9 Hidden Valley Dr Suffern NY 10901

[Signature]  
Applicant

Sworn to before me this 19 day of July, 2022

[Signature]  
Notary Public

MARKA, HERTZ  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01HE4850154  
QUALIFIED IN ROCKLAND COUNTY  
COMMISSION EXPIRES JANUARY 6, 2026

Village of Pomona

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW YORK }  
COUNTY OF Rockland }

SS:

71124 Cohen being duly sworn, deposes and says that he/she resides at

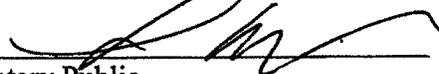
in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Pomona, and designated on the Village of Pomona Map as Section No. 32.15 Block No. 1 Lot No. 5 and that he/she hereby authorizes the attached application to be submitted in his/her behalf and that the statements of fact contained in said application are true to the best of the applicant's knowledge. The applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 7 Hidden Valley Drive  
Pomona, NY 19870

Sworn to before me this

3<sup>rd</sup> day of August 2022

  
Notary Public

**LEONARD KIRZNER**  
Notary Public, State of New York  
Reg. No. 01KI6357909  
Qualified in Rockland County  
Commission Expires May 1, 2025



Village of Pomona

**AFFIDAVIT OF POSTING**

STATE OF NEW YORK }  
COUNTY OF Rockland } SS:

Yehuda Avri Levinson being duly sworn, deposes and says that he/she is the applicant in the matter of an application before the Village of Pomona affecting property located at 7 Hidden Valley Drive, Village of Pomona, Rockland County, New York.

That on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, he/she posted the notices provided by the Village of Pomona giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

[Signature]

Sworn to before me this

19 day of July 2022

[Signature]  
Notary Public

**MARK A. HERTZ**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**NO. 01HE4860154**  
**QUALIFIED IN ROCKLAND COUNTY**  
**COMMISSION EXPIRES JANUARY 6, 2024**

Village of Pomona  
**DISCLAIMER**

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES. THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

\_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
DATED

# Village of Pomona

## **SPECIAL USE PERMIT NOTE**

The Village may approve, approve with conditions, or deny a Special Permit Application after review and consideration of the standards set forth in the Village Code for the Special Use sought in addition to general considerations of the public health, safety and welfare.

The Village Board or Zoning Board of Appeals, as authorized, shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit. Upon its granting of said special use permit, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the village.

The village board of trustees may further empower the authorized board to, when reasonable, waive any requirements for the approval, approval with modifications or disapproval of special use permits submitted for approval. Any such waiver is subject to appropriate conditions set forth in the Village Code and may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular special use permit.

In order to obtain a Special Use Permit, the Applicant must comply with all site plan requirements under the Village Code and applicable State Laws.

09/32.15-1-43  
**MERMELSTEIN AVRAHAM &  
 RIVKA**  
 8 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-17  
**MARINELLI RICHARD**  
 3 SCENIC DR  
 SUFFERN, NY 10901

09/32.15-1-16  
**GRIFFIN RICHARD & DESMARI**  
 7 SCENIC DR  
 SUFFERN, NY 10901

09/32.15-1-44  
**SONTAG PERETZ & TAMAR**  
 10 HIDDEN VALLEY DR.  
 SUFFERN, NY 10901

09/32.15-1-9  
**HYDE JOHN E IRREVOCABLE  
 TRUST**  
 2 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-12  
**GOLDMAN YEHOShUA & ZISSY**  
 4 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-45  
**GITTLESON AARON &  
 ABRAHAM ESTHER**  
 12 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-46  
**HANS JOSHUA & EVELYN**  
 14 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-15  
**LEFF YOSEF & STERN ROBIN**  
 6 SUNSET TERR  
 SUFFERN, NY 10901

09/32.15-1-41  
**SIMMONDS PAULA L**  
 7 SUNSET TERR  
 SUFFERN, NY 10901

09/32.15-1-40  
**BLUMENTHAL JONAH M &  
 DAVID**  
 13 SCENIC DR  
 SUFFERN, NY 10901

09/32.15-1-39  
**REICHMANN MARC & MIRYAM T**  
 15 SCENIC DR  
 SUFFERN, NY 10901

09/32.15-1-38  
**CYWIAK SAMUEL & VIVIAN**  
 1473 EAST 24TH ST  
 BROOKLYN, NY 11210

09/32.15-1-37  
**GILBERT DAVID S TRUST**  
 19 SCENIC DR  
 SUFFERN, NY 10901

09/32.15-1-11  
**DEAN GANEEN R**  
 25 WEST 132ND STREET APT 9E  
 NEW YORK, NY 10037

09/32.15-1-14  
**TEITELBAUM TZVI & JOSHUA  
 & GOLOMB SHIRA**  
 4 SUNSET TERRACE  
 SUFFERN, NY 10901

09/32.15-1-10  
**OLIVEIRA FRANCISCO**  
 591 RT 306  
 SUFFERN, NY 10901

09/32.15-1-42  
**LEISER MORDECAI L**  
 6 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-13  
**HANIFIN JOHN W + MARTHA K**  
 2 SUNSET TERR  
 SUFFERN, NY 10901

09/32.15-1-8  
**ANTEBY YAAKOV & RIVKY**  
 1 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-7  
**KONOVITCH ELIYAHU &  
 BACK CHAYA**  
 3 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-6  
**BAKER BILL M**  
 IRREVOCABLE TRUST  
 5 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-5  
**DESSLER LEVI & LEEBA**  
 4341 SHERIDAN AVE  
 MIAMI BEACH, FL 33140

09/32.15-1-4  
**LEVITAN YEHUDA A & BELLA**  
 63 BABCOCK LANE  
 SUFFERN, NY 10901

09/32.15-1-3  
**LEVITAN YEHUDA A**  
 11 HIDDEN VALLEY DR  
 POMONA, NY 10901

09/32.15-1-2  
**NOROWITZ ELIE &  
 MARKIN LEAH**  
 13 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

09/32.15-1-1  
**TURNIER JEAN E & DUNCAN  
 LEE ANNA**  
 15 HIDDEN VALLEY DR  
 SUFFERN, NY 10901

89/32.15-2-12  
**WEIS DAVID**  
 P O BOX 293  
 MONSEY, NY 10952

89/32.15-2-11  
**SIXTY THREE BABCOCK LLC**  
 C/O ZVI E KOZICKI  
 UNIT 301  
 210 MAPLE AVE  
 MONSEY, NY 10952

89/32.15-2-7  
**LOPEZ PATRICK C**  
 68 BABCOCK LA  
 SUFFERN, NY 10901

89/32.15-2-10  
 DE PAOLA RONALD B +  
 JUDITH M  
 67 BABCOCK LA  
 SUFFERN, NY 10901

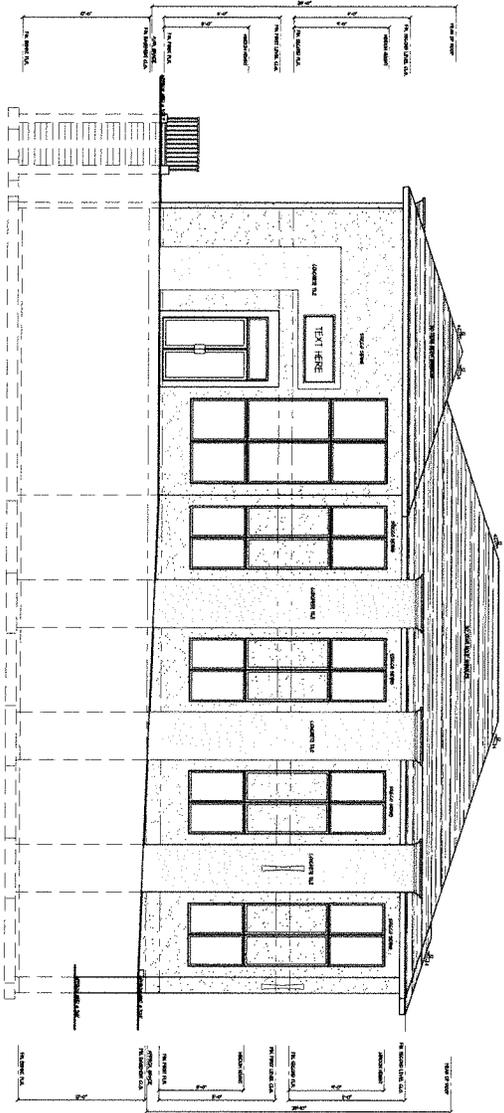
89/32.15-2-13  
 BRODIE ALI &  
 REICHMANN STEPHEN  
 603 ROUTE 306  
 SUFFERN, NY 10901

89/32.15-2-8  
 FRIEDMAN SHLOMA  
 456 FLUSHING AVE #1B  
 BROOKLYN, NY 11205

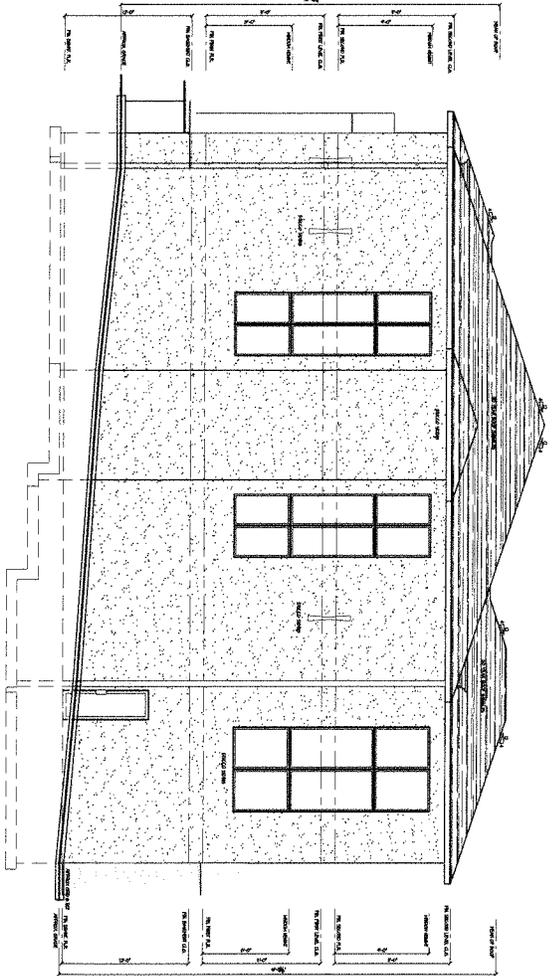
89/32.15-2-9.1  
 FORTY SIX - FIFTY TWO  
 WADSWORTH TERRACE CORP  
 14 FRANCIS PL  
 MONSEY, NY 10952

89/32.15-2-14  
 GOTTLIEB JODY  
 605 RT 306  
 SUFFERN, NY 10901

89/32.15-2-9.4  
 CONG KHAL TORATH CHAIM  
 PO BOX 446  
 MONSEY, NY 10952



1 FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



1 RIGHT ELEVATION  
SCALE: 3/8" = 1'-0"

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**WILLIAM  
BATEMAN  
ARCHITECT**

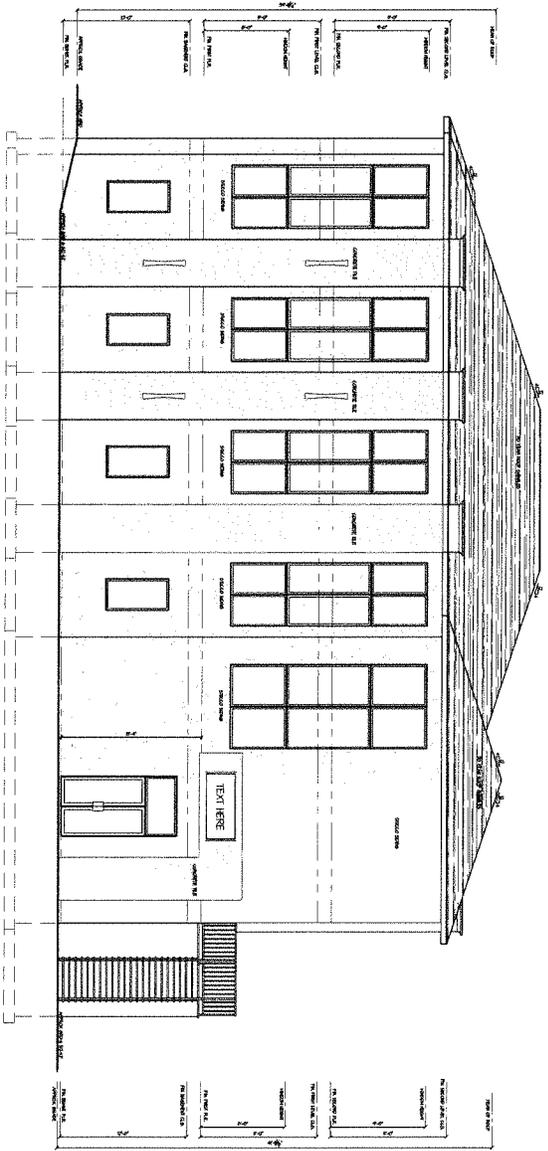
144 Route 59, Suite 2  
Suffern, NY 10901  
Tel. 845.517.0094  
Fax. 845.517.0095

PROPOSED NEW 3 STORY CONSTRUCTION FOR:  
**TIFERES TEFILAH SHUL**  
32.15 - 1 - 5  
7 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901  
VILLAGE OF POMONA, ROCKLAND COUNTY, NY

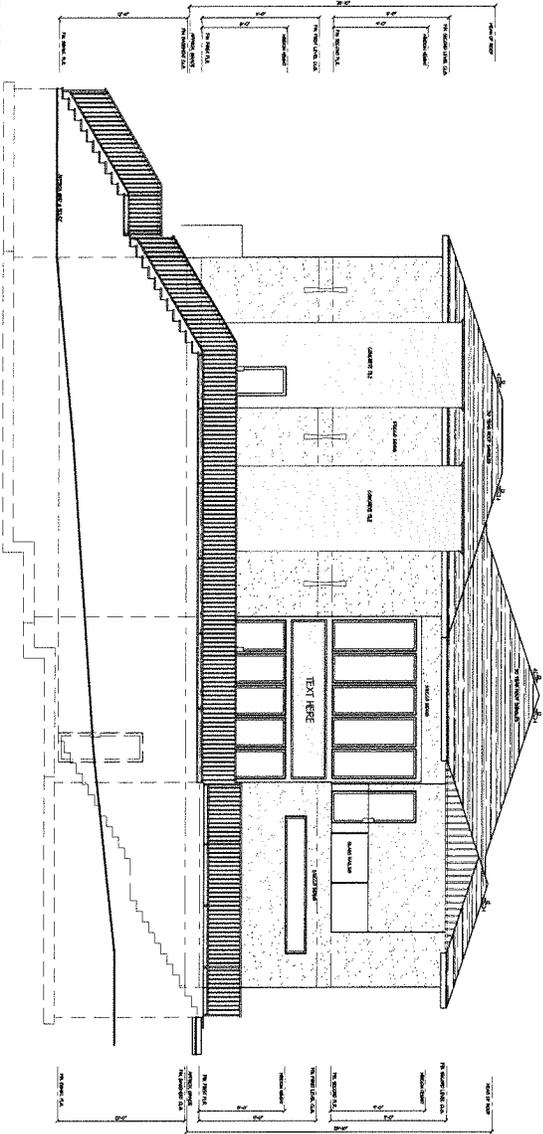
DATE: 04.07.22  
DRAWN BY: H.L.  
SCALE: 3/16" = 1'-0"  
PROJECT NO.: L-0422  
CONTRACT OF THIS SHEET: FRONT & RIGHT EXTERIOR ELEVATIONS

SHEET NO.: **A-1 OF 5**

1 REAR ELEVATION  
SCALE: 3/8" = 1'-0"



1 LEFT ELEVATION  
SCALE: 3/8" = 1'-0"



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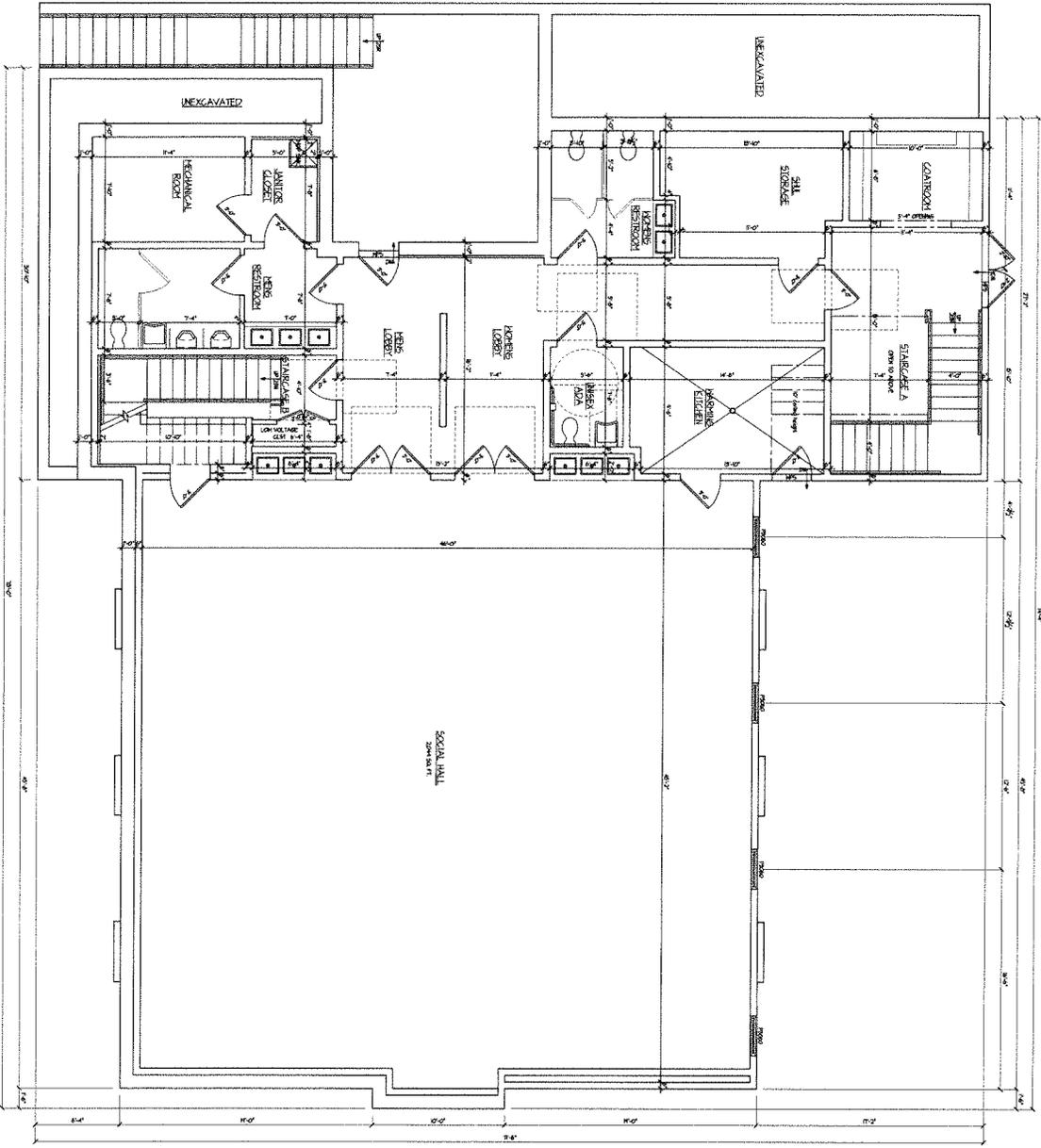
**WILLIAM  
BATEMAN  
ARCHITECT**

144 Route 59, Suite 2  
Suffern, NY 10901  
Tel. 845.517.0094  
Fax. 845.517.0095

PROPOSED NEW 3 STORY CONSTRUCTION FOR:  
**TIFERES TEFILAH SHUL**  
32.15 - 1 - 5  
7 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901  
VILLAGE OF POMONA, ROCKLAND COUNTY, NY

PROJECT NO. L-04223  
DRAWN BY: HLL  
SCALE: 3/16" = 1'-0"  
CONTENT OF THIS SHEET:  
REAR& LEFT  
EXTERIOR ELEVATIONS

SHEET NO.  
**A-2 of 5**



1 BASEMENT FLOOR PLAN - 3914 SQ. FT.  
SCALE 1/8" = 1'-0"

APPROXIMATE FLOOR AREA	
PROPOSED LAYOUT AREA	3914 SQ. FT.
EXISTING FLOOR	3487 SQ. FT.
NET FLOOR AREA	3227 SQ. FT.
NET FLOOR AREA AND CORRIDOR TO BE DEMOLISHED	687 SQ. FT.

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**WILLIAM BATEMAN ARCHITECT**

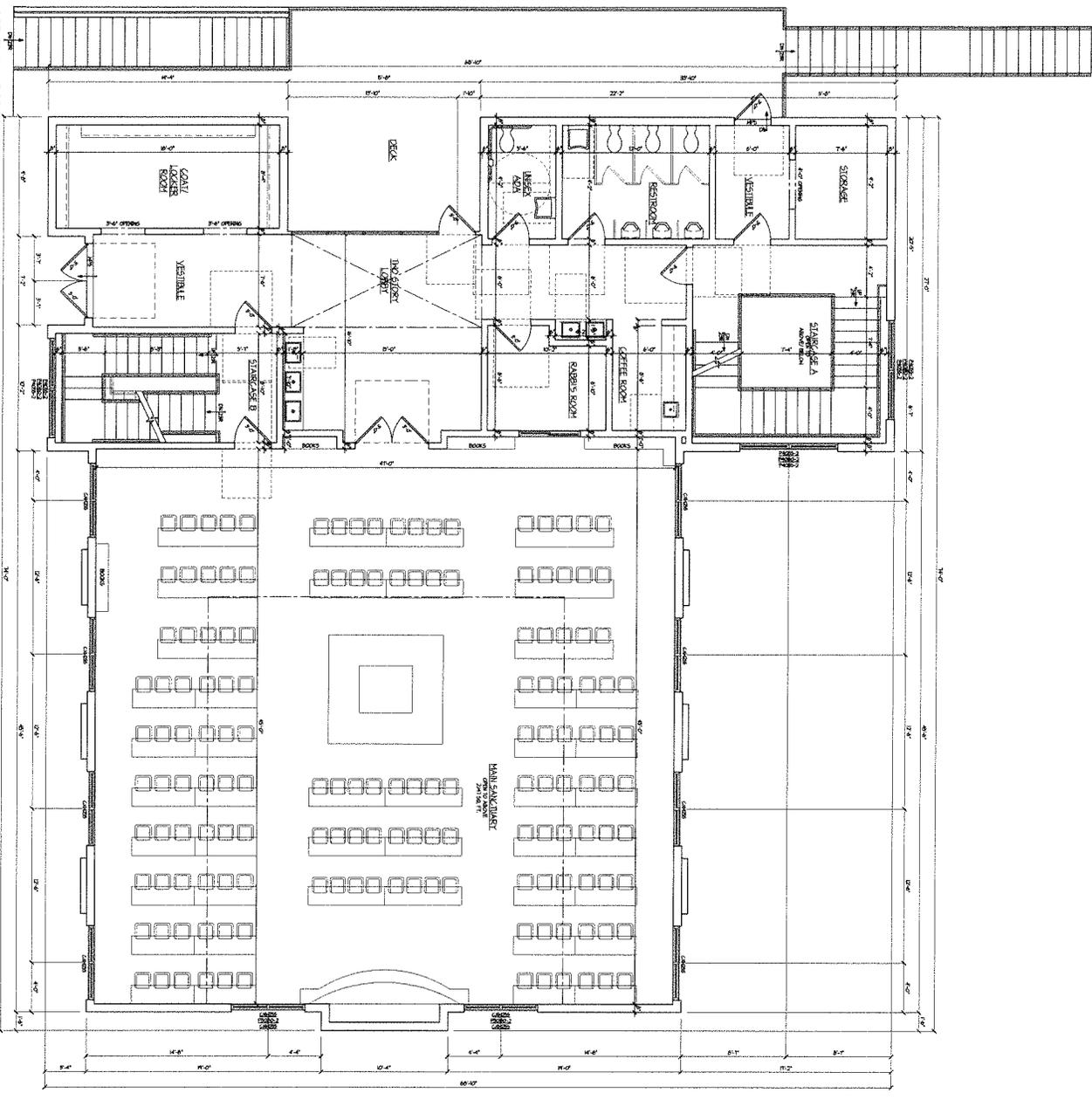
144 Route 39, Suite 2  
Suffern, NY 10901  
Tel: 845.517.0994  
Fax: 845.517.0995

PROPOSED NEW 3 STORY CONSTRUCTION FOR:  
**TIFERES TEFILAH SHUL**  
32.15-1-5  
7 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901  
VILLAGE OF POMONA, ROCKLAND COUNTY, NY

PROJECT NO. L-0422  
SCALE 1/8" = 1'-0"  
DATE H.L.  
CONSIST OF THIS SHEET  
BASEMENT FLOOR PLAN

A-3 of 5

1 FIRST FLOOR PLAN - 3931 SQ. FT.  
SCALE: 1/8" = 1'-0"



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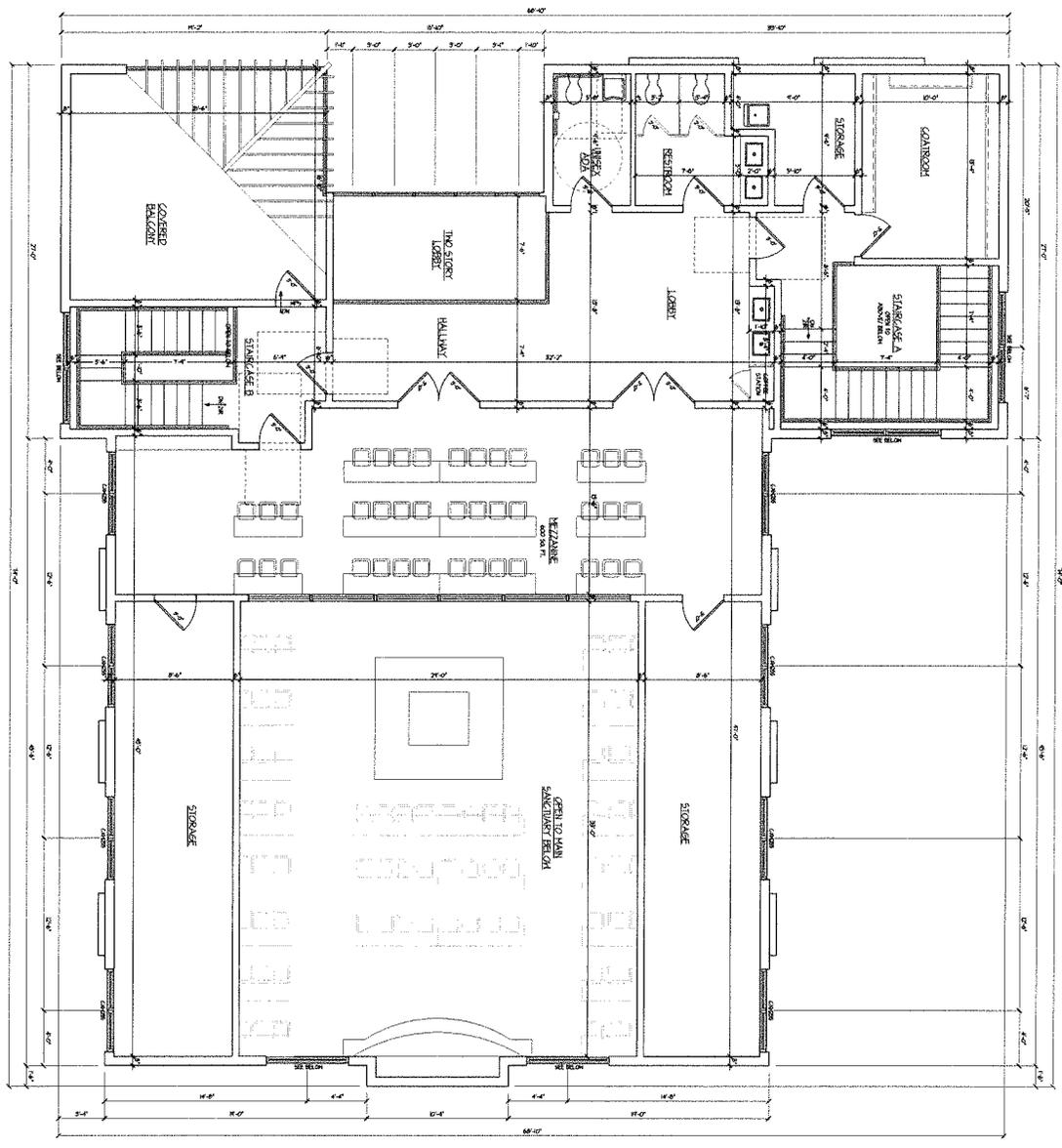
SHEET NO.  
**A-4 of 5**

PROJECT NO.	LAM12
DATE	1/04
SCALE	1/8" = 1'-0"
CONTRACTOR	H.L.
CONTRACT NO.	
PROJECT NAME	FIRST FLOOR PLAN

PROPOSED NEW 3 STORY CONSTRUCTION FOR:  
**TIFERES TEFILAH SHUL**  
 32.15-1-5  
 7 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901  
 VILLAGE OF POMONA, ROCKLAND COUNTY, NY

WILLIAM BATEMAN ARCHITECT  
 144 Route 59, Suite 2  
 Suffern, NY 10901  
 Tel: 845.517.0094  
 Fax: 845.517.0095

1 SECOND FLOOR PLAN - 2247 SQ. FT.  
SCALE 1/8" = 1'-0"



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SHEET NO.  
**A-5 of 5**

PROJECT NO. L-2422  
DRAWN BY H.L.  
SCALE 1/8" = 1'-0"  
CONTENT OF THIS SHEET  
SECOND FLOOR PLAN

DATE 06/12/2022  
BY H.L.  
CHECKED BY H.L.  
DATE 06/12/2022  
BY H.L.  
DATE 06/12/2022  
BY H.L.  
DATE 06/12/2022  
BY H.L.

PROPOSED NEW 3 STORY CONSTRUCTION FOR:  
**TIFERES TEFILAH SHUL**  
32.15 - 1 - 5  
7 HIDDEN VALLEY DRIVE, SUFFERN, NY 10901  
VILLAGE OF POMONA, ROCKLAND COUNTY, NY

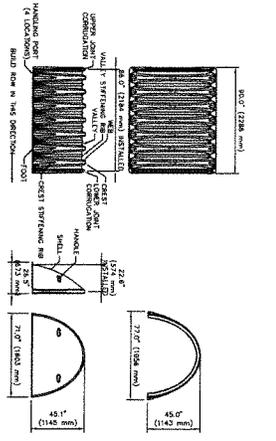
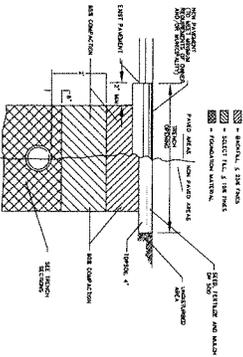
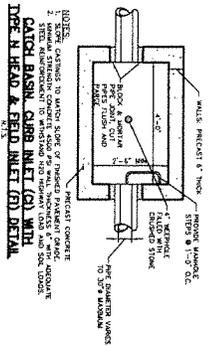
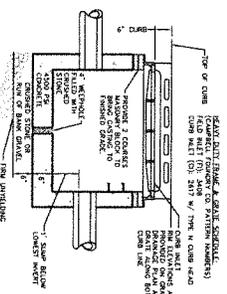
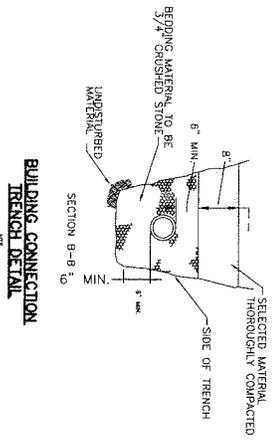
144 Route 59, Suite 2  
Suffern, NY 10901  
Tel. 845.517.0094  
Fax. 845.517.0095

**WILLIAM BATEMAN ARCHITECT**







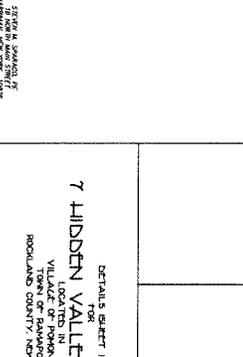
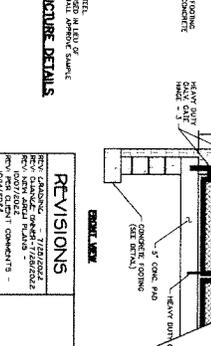
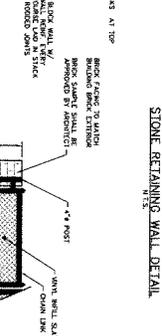
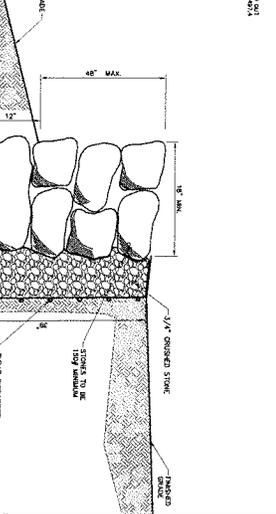
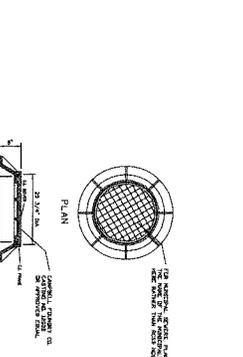
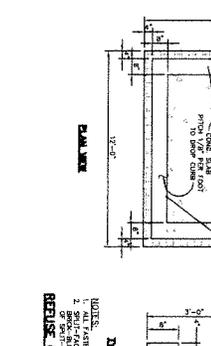
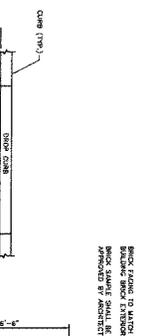
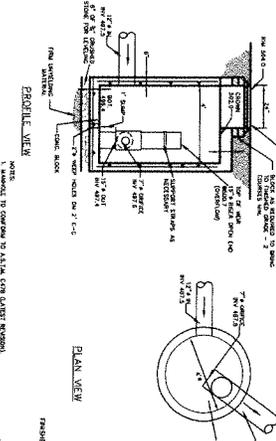


**STORMTECH MC-3500 CHAMBER DETAIL**  
N.T.S.

TABLE 1: STRENGTH AT BOTTOM OF END CAP FOR 100 PSI UNIFORM LOADS

MANUFACTURER	TYPE	STRENGTH (KIP)	STRENGTH (KIP)	STRENGTH (KIP)	STRENGTH (KIP)
MC-3500 (TYPE 1)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 2)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 3)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 4)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 5)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 6)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 7)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 8)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 9)	1.0"	1.12	1.12	1.12	1.12
MC-3500 (TYPE 10)	1.0"	1.12	1.12	1.12	1.12

NOTE: ALL DIMENSIONS ARE NOMINAL.



**SPADCO & YONKOR ADD FILE**  
1800 W. 10th Street  
New York, NY 10011  
Tel: (212) 246-1111  
Fax: (212) 246-1112

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07-17-11	ISSUED FOR PERMIT
2	07-21-11	REVISED PER ARCHITECT COMMENTS
3	07-21-11	REVISED PER ARCHITECT COMMENTS
4	07-21-11	REVISED PER ARCHITECT COMMENTS

**DETAILS SHEET II**  
FOR  
**7 HIDDEN VALLEY DRIVE**  
VILLAGE OF BAYVIEW  
TOWN OF BAYVIEW  
ROCKLAND COUNTY, NEW YORK

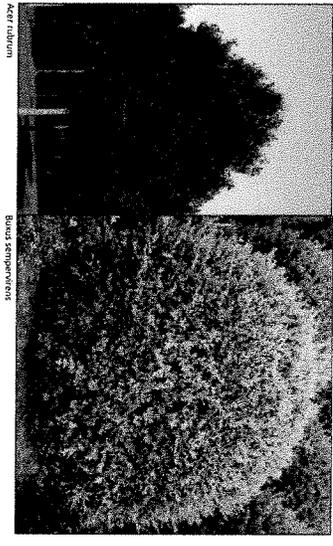
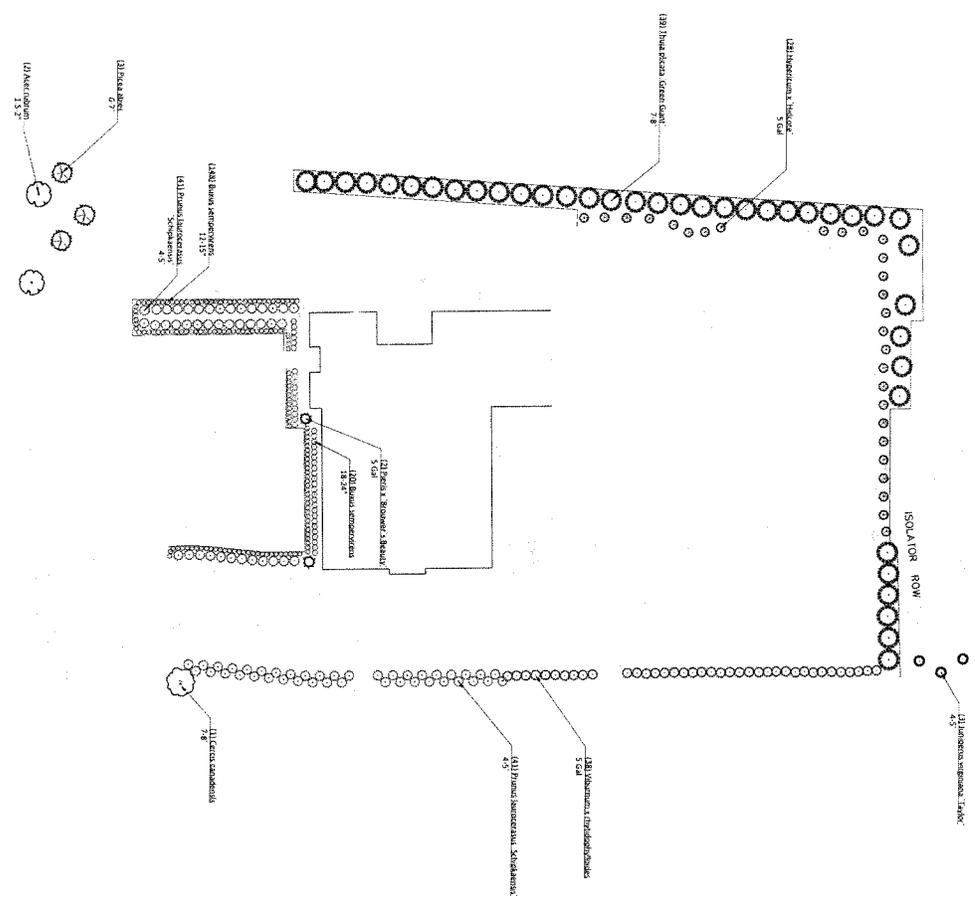
**SPADCO & YONKOR ADD FILE**  
1800 W. 10th Street  
New York, NY 10011  
Tel: (212) 246-1111  
Fax: (212) 246-1112

**SPADCO & YONKOR ADD FILE**  
1800 W. 10th Street  
New York, NY 10011  
Tel: (212) 246-1111  
Fax: (212) 246-1112

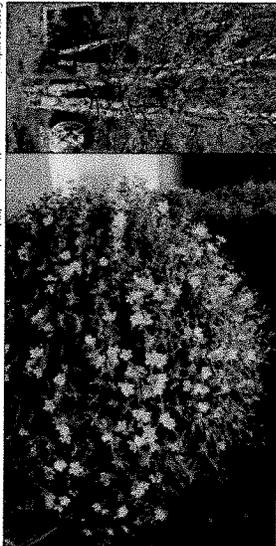


**PLANT SCHEDULE**

TITLE	BOTANICAL NAME	COMMON NAME	HT.
1	<i>Acet. rubrum</i>	Eastern Redbud	15'-2'
2	<i>Prunus serotina</i>	Black Cherry	15'-2'
3	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
4	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
5	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
6	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
7	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
8	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
9	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
10	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
11	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
12	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
13	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
14	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
15	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
16	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
17	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
18	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
19	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
20	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
21	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
22	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
23	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
24	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
25	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
26	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
27	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'
28	<i>Prunus pennsylvanica</i>	Black Cherry	15'-2'



*Acet. rubrum*



*Bonus serotina*



*Prunus pennsylvanica*



*Prunus pennsylvanica*



TO SCALE WHEN PLOTTED ON 24x36  
 PROGRESS SET NOT FOR CONSTRUCTION

**YOST DESIGN**  
 LANDSCAPE ARCHITECTURE  
 178 Elizabeth St.  
 West Nyack, NY 10994  
 P 845.341.1111  
 yostdesign.com

7 HIDDEN VALLEY DRIVE  
 POMONA, NY

DATE: OCTOBER 12, 2022  
 DRAWN BY: EER  
 JOB NO.: 221003  
 FILENAME: 202\_2012120601\_Vision

**PLANTING PLAN**  
 SHEET NO. L-701  
 SHEET 1 OF 1



**VILLAGE OF POMONA**  
**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that a Public Hearing will be held by the Village of Pomona on the 24th day of October 2022, at 8:00 p.m. or as soon thereafter as can be heard to receive and hear public comment on the Special Permit application for a House of Worship located at 43 Tamarack Lane in the Village of Pomona. Members of the public may attend the Village Board meeting and Public Hearing in person at 100 Ladentown Road, Village of Pomona, New York 10970 commencing at 8:00 p.m. in the meeting room.

A copy of the application is available from the Village Clerk's office at 100 Ladentown Road, Pomona, New York 10970. For any person unable to participate at the time of the Public Hearing, email comments may be submitted in advance to [chakiera.locust@pomonavillage.com](mailto:chakiera.locust@pomonavillage.com).

The Village of Pomona will make every effort to assure that the Meeting is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

Dated: Pomona, New York  
September 27, 2022  
Chakiera Locust  
*Village Clerk*

# Village of Pomona

## Special Permit Application

All applicants are encouraged to read and review the Village Code when preparing an application for a Special Permit. **Note:** Any fee paid along with this application for a Special Permit is in addition to any fee that may be paid as it relates to an application for Planning Board Site Plan Approval.

### INSTRUCTIONS

Only completed applications will be scheduled for review by the appropriate Board as provided in the Village Code for the Village of Pomona. An application will not be deemed complete until all requirements are met and the Village Board receives the reports of its professionals, board and other entities in accordance with Section 130-28(E)(4)(b) of the Village Code. The following shall also be submitted in order for an application to be deemed complete:

1. Filing fee (see fee schedule);
2. An application for site development plan approval with the Village of Pomona Planning Board and 4 copies of the site plan.
3. 12 copies of the application, 12 plot plans drawn to scale (showing setbacks and other dimensions) or 12 surveys that has been sworn or attested to as being true and accurate;
4. 12 copies of a narrative describing why the applicant is applying for a Special Permit;
5. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a **500 foot radius** of the property covered in the application;
6. 12 copies of a vicinity map;
7. 12 copies of a site plan; and
8. Full Environmental Assessment Form (FEAF) (regardless of type of action).
9. Applicable escrow fees as determined by the Village's professionals.

The completed application must be received at least 21 days prior to the next regularly scheduled meeting in order to be scheduled for review by the appropriate Board at their next regularly scheduled meeting following receipt of the application. The application is subject to the review by the Village's professionals. You will be notified as the date of the meeting and/or pre-application conference to review this application.

***NOTE:** Incomplete applications, which include applications submitted without the proper fees will not be considered for any preliminary or Pre-submission conference and/or meeting with any Board or any of the Board's professionals. By submitting this application, the applicant/property owner hereby grants permission to the Village of Pomona, its agents, servants, officials, contractors, and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the applicant, owner or tenant in possession.*

# Village of Pomona

## PART I

Date: 9/2/2022

Project Name: Ohr Yaakov Shlomo, Inc.

Applicant Name: Shneur Levertov

Phone # 323-572-5843 Cell Phone # 323-572-5843

E-Mail Address: zlevertov@gmail.com

Address: 6 Deer Run Rd, Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

Property Owner: Shneur Levertov

E-Mail Address: zlevertov@gmail.com

Phone # 323-572-5843 Cell Phone # 323-572-5843

Address: 43 Tamarack Ln, Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

Engineer/Architect/Surveyor: Paul Gdanski PE, PLLC

Web Site: \_\_\_\_\_

E-Mail Address: pgski@earthlink.net

Phone # 917-418-0999 Cell Phone # 917-418-0999

License # 075890 State of issue NY

Address: 633 Woodmont Lane, Sloatsburg, NY 10974  
Street Name & Number (Post Office) State Zip Code

# Village of Pomona

Date: 9/2/2022

Attorney: Yitzchak Zelman

Web Site: \_\_\_\_\_

E-Mail Address: yzelman@marcuszelman.com

Phone # 347-526-4093 Cell Phone # 347-526-4093

Address: 1 Deer Run Road, Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

Contact Person: Shneur Levertov

E-Mail Address: zlevertov@gmail.com

Phone # 323-572-5843 Cell Phone # 323-572-5843

Address: 6 Deer Run Rd, Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

Secondary Contact Person: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) State Zip Code





# Village of Pomona

If so, what amount?

---

---

**Project History:** Has this project ever been reviewed before by any Board within the Village?

No

---

If so, list case number, name, date, and the board you appeared before. \_\_\_\_\_

---

---

---

List tax map section, block & lot numbers for all other abutting properties with the same ownership as this project including any entity for which the applicant holds more than a 5% interest.

N/A

---

---

# Village of Pomona

## Affidavit of Ownership/Owner's Consent

State of New York )  
County of Rockland ) SS.:

I, Shneur Levertov, being duly sworn, hereby  
deposes and states that I reside at: 6 Deer Run Rd, Pomona, NY 10970

in the county of Rockland in the state of NY.

I am the \* President at Ohr Yaakov Shlomo owner in fee simple of premises located at:  
43 Tamarack Lane, Pomona, NY 10970

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in  
Liber 2016-00034481 of conveyances, page \_\_\_\_\_.

Said premises have been in my/its possession since 2020. Said premises are also known and  
designated on the Village / Village of Pomona Tax Map as:

Section 25.10 block 1 lot(s) 54.

I, hereby authorize the within application on my behalf, and hereby certify that the statements of fact  
contained in said application are true, and hereby agree to be bound by the determination of the  
Board.

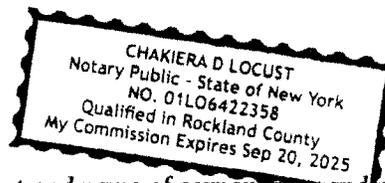
Owner: Shneur Levertov *shneur levertov*

Mailing Address: 6 Deer Run Rd

Pomona, NY 10970

SWORN to before this

8<sup>th</sup> day of September, 2022  
Chakiera D Locust  
Notary Public



\* 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.

# Village of Pomona

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 l, m, AND n.

**The subject property is within 500 feet of:**  
(Check all that apply)

<input type="checkbox"/> State Road / Highway	<input type="checkbox"/> County or State Parkway, Thruway, Expressway, Road, or Highway
<input type="checkbox"/> State or County Park or Recreation Area	<input type="checkbox"/> County Stream or Channel
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Owned Land with a Public Building
<input type="checkbox"/> Boundary of a Farm or Agricultural District	<input type="checkbox"/> State Owned Land with a Public Building

List name(s) of locations checked above. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Applicant's Signature and Certification

State of New York )  
County of Rockland ) SS.:

I, Shneur Levertov, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address: Shneur Levertov *ML*

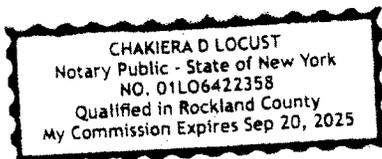
6 Deer Run Rd

Pomona, NY 10970

SWORN to before this

8th day of Sept, 2022  
Chakiera Locust

Notary Public



# Village of Pomona

## Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York )  
County of Rockland ) SS.:

I, Shneur Levertov, being duly sworn, hereby deposes and states that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address: Shneur Levertov  
6 Deer Run Rd, Pomona, NY 10970

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

2. To the Village Board of the Village of Pomona, Rockland County, New York:

An application is hereby submitted for a:

Special Permit per the requirements of Article XVIII of the Village Code;

To permit construction, maintenance and use of \_\_\_\_\_  
Converting residential home to a house of worship with parking in rear

3. Premises affected are in a R-40 zone and from the Village of Pomona tax map, the property is known as Section 25.10, Block, 1, Lot(s) 54.

4. There is no state officer, Rockland County Officer or employee or Village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or 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 Village 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 service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

# Village of Pomona

5. That to the extent that the same is known to your applicant, and to 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 Village of Pomona in the application or in the property or subject matter to which it relates: **(If none, so state)**.

a. Name and address of the officer or employee None

b. Nature of the officer's or employee's interest: \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, provide the nature of office and name of partnership  
\_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or Village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. N/A

f. In the event of corporate 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 Village of Pomona.

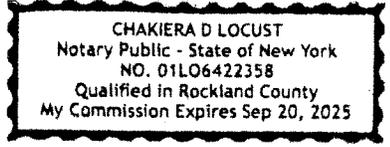
I, Shneur Levertov, do hereby depose and state that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

*Shneur Levertov*

Mailing Address: 6 Deer Run Rd, Pomona, NY 10970

Sworn to before me this 8<sup>th</sup> day of September 2022

Chakiera D Locust  
Notary Public



# Village of Pomona

## AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }  
COUNTY OF Rockland } SS:

Shneur Levertov being duly sworn, deposes and says that he/she resides  
at 6 Deer Run Rd, Pomona, NY 10970

in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot,  
piece or parcel of land situated, lying and being in the Village of Pomona, and designated on the  
Village of Pomona Map as Section No. 25.10 Block No. 1 Lot No. 54 and that  
he/she hereby authorizes the attached application to be submitted in his/her behalf and that the  
statements of fact contained in said application are true to the best of the applicant's knowledge. The  
applicant is the (owner) (contract vendee) of the said property.

Owner: Shneur Levertov 

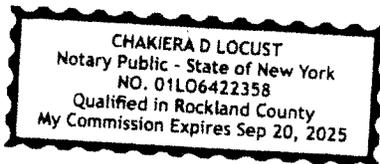
Address: 6 Deer Run Rd,

Pomona, NY 10970

Sworn to before me this

8<sup>th</sup> day of Sept 2022

Chakiera Locust  
Notary Public





# Village of Pomona

## AFFIDAVIT OF POSTING

STATE OF NEW YORK }  
COUNTY OF Rockland } SS:

Shneur Levertov being duly sworn, deposes and says that he/she is the applicant in the matter of an application before the Village of Pomona affecting property located at 43 Tamarack Lane, Village of Pomona, Rockland County, New York.

That on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, he/she posted the notices provided by the Village of Pomona giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

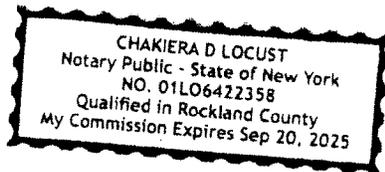


Sworn to before me this

8<sup>th</sup> day of Sept 2022

Chakiera D Locust

Notary Public



# Village of Pomona

## DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES. THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

Shneur Levertov  
APPLICANT



9/3/22  
DATED

# Village of Pomona

## **SPECIAL USE PERMIT NOTE**

The Village may approve, approve with conditions, or deny a Special Permit Application after review and consideration of the standards set forth in the Village Code for the Special Use sought in addition to general considerations of the public health, safety and welfare.

The Village Board or Zoning Board of Appeals, as authorized, shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit. Upon its granting of said special use permit, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the village.

The village board of trustees may further empower the authorized board to, when reasonable, waive any requirements for the approval, approval with modifications or disapproval of special use permits submitted for approval. Any such waiver is subject to appropriate conditions set forth in the Village Code and may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular special use permit.

In order to obtain a Special Use Permit, the Applicant must comply with all site plan requirements under the Village Code and applicable State Laws.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

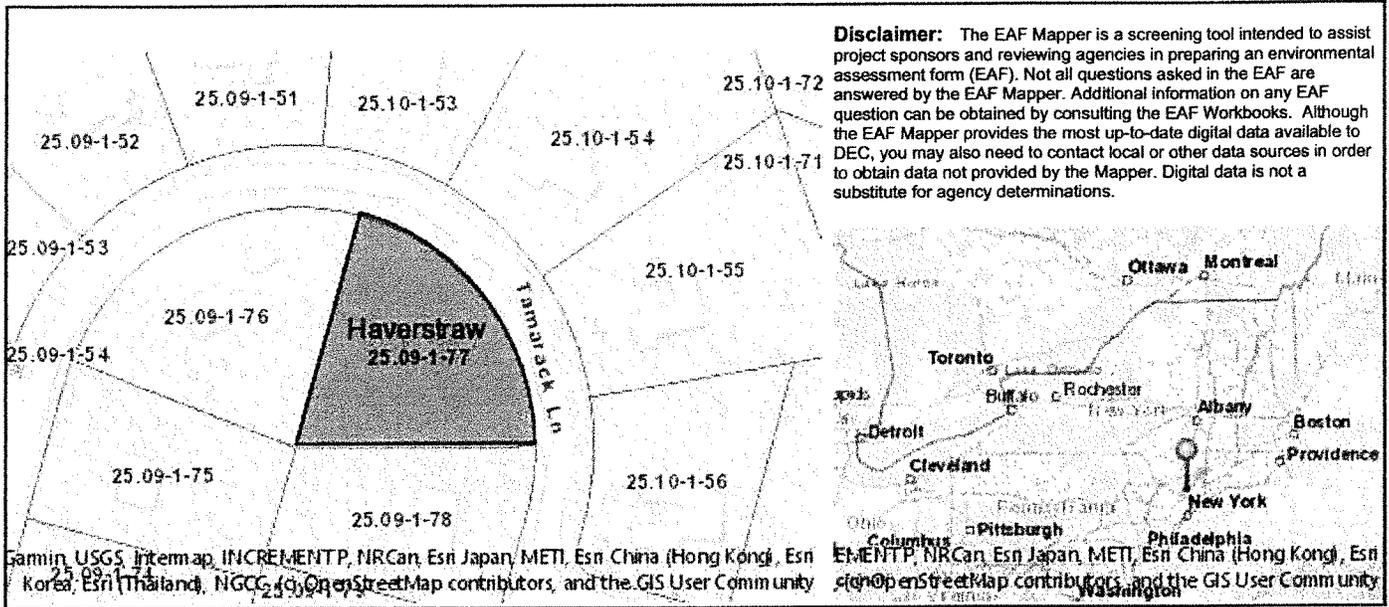
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Ohr Yaakov Shlomo - 43 Tamarack Lane			
Project Location (describe, and attach a location map): 43 Tamarack Lane, Pomona, NY 10970			
Brief Description of Proposed Action: Convert residential home to a house of worship via an addition and parking in rear.			
Name of Applicant or Sponsor: Ohr Yaakov Shlomo, Inc. / Shneur Levertov		Telephone: (323)572-5843 E-Mail: zlevertov@gmail.com	
Address: 43 Tamarack Lane			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Pomona Planning Board - Site Plan Rockland County Health Department - Water Connection			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.86 acres b. Total acreage to be physically disturbed? _____ 0.38 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.92 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. 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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. 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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Ohr Yaakov Shlomo / Shneur Levertov</u> Date: <u>09/06/2022</u>		
Signature: <u></u> Title: <u>President</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Garmin, USGS, Intermap, INCREMENTP, NRCAn, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC (c), OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

NARRATIVE SUMMARY  
OHR YAAKOV SHLOMO, INC.  
FOR SITE PLAN APPROVAL  
43 Tamarack Lane  
Tax Lot 25.10-1-54

Ohr Yaakov Shlomo is a local congregation that wishes to establish a Neighborhood House of Worship at 43 Tamarack Lane, a property currently owned by its President, Shneur Levertov. The property is located in an R-40 Zoning District. The Congregation wishes to construct an addition to the existing structure to create a Neighborhood House of Worship.

The site is located on the East side of Tamarack Lane, approximately 290 feet north of Trappers Circle. It has a lot area of 37,591 SF. The existing structure consists of a two story dwelling. The Congregation proposes an addition to the structure and the elimination of the residential use. The main (ground) floor will be used for the main sanctuary. The basement will be used for a mikvah.

A parking area with 14 spaces, is provided in the rear.

The Neighborhood House of Worship. is a permitted use in the R-40 Zoning District subject to the issuance of a special permit by the Village Board. This proposal meets the standards of issuance of a special permit pursuant to section 120-10(H) of the zoning code as follows:

- 1) The minimum lot area for a neighborhood house of worship shall be a net lot area of 32,670 square feet or 0.75 acres.*

The subject lot are is 37,591 SF.

- 2) The use shall have a minimum of 100 feet of frontage on and access to a public road.*

The property has 109 feet of street frontage on Tamarack Lane, which is a public road.

- 3) The proposed structure meets all state requirements for a place of public assembly, including the New York State Uniform Fire Prevention and Building Code. The maximum occupancy of a neighborhood house of worship shall be determined by the maximum allowable occupancy of the main sanctuary or assembly space, pursuant to said Code.*

The proposed structure shall comply with all requirements of the NYS uniform fire prevention and building code.

- 4) Adequate off-street parking on the same lot as the house of worship shall be provided. A minimum of one parking space for every 200 square feet of gross floor area shall be required*

The main sanctuary floor is 2700 SF / 200 = 13.5 parking spaces required, we have 14 parking spaces

- 5) *All buildings and structures shall be set back a minimum of 25 feet from all property lines. Other uses outside of buildings, including driveways and parking areas shall be set back a minimum of 5 feet from all property lines*

The proposed structure, driveway, and parking lot are at least 5 feet from the nearest property line.

- 6) *The total building coverage shall not exceed 15% of the net lot area. The total coverage of impervious surfaces ( which includes all buildings, structures, parking areas, driveways, sidewalks and other areas covered in concrete, asphalt or packed stone) shall not exceed 50% of the net lot area.*

The proposed structure meets these requirements. The building coverage is 14.9% and total the total coverage is 45.2%

The proposed structure plan provided also meets 7 – 11 of the code.

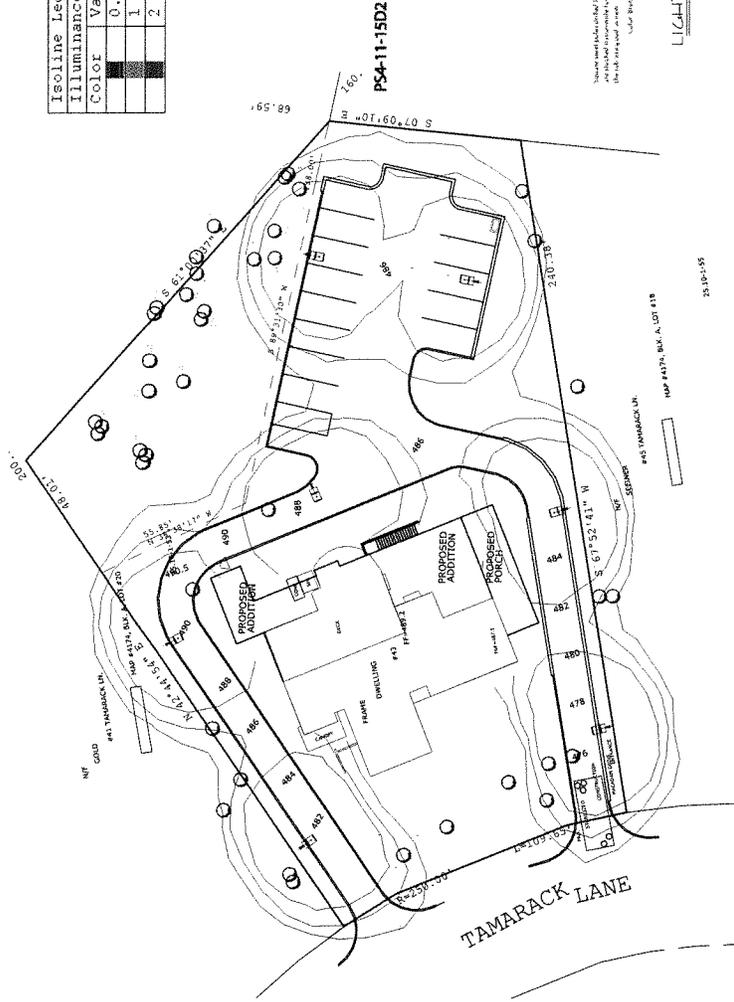
**Conclusion:** Based on the plans provided and the proposed structure the applicant meets all the conditions of a special use permit for a neighborhood house of worship and requests the village board issue the permit







Isoline Legend	
Illuminance (Fc)	Color Value
0.5	1
1	2



PSA-11-15D2

LIGHT POLE DETAILS - LIGHT

N.T.S.

These are not to be used for any other project without the express written consent of the author. © 2004 Paul Gdanski, PE, LLC. All rights reserved.

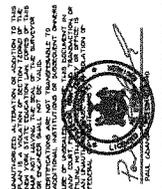
REVISIONS

No.	Date	Description
1		ISSUED FOR PERMITS

LIGHTING PLAN  
 OLIV YAAKOV SHILOMO  
 2510-1-54  
 VILLAGE OF TOWN  
 ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE  
 0 10 20 30 40 50  
 FEET

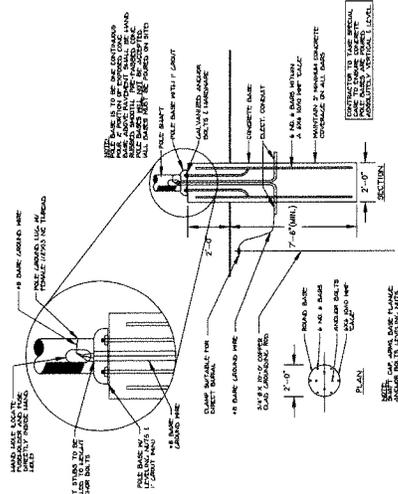
PAUL GDANSKI, PE, PLLC  
 633 MIDDLETOWN LANE  
 SUITE 200  
 MIDDLETOWN, NY 10941  
 TEL: 847.418.0099  
 FAX: 847.418.0097  
 P. E. 20  
 4 OF 7



Luminaire Label	Quantity	Mounting Height
A17ZU150VAT17RHS1	15	15

Luminaire Schedule	By	Label	Quantity	Height	Mounting	Beam Angle	Beam Type	Beam Spread	Beam Diameter	Beam Length	Beam Width	Beam Area	Beam Volume
A17ZU150VAT17RHS1	15	15	15	15	15	15	15	15	15	15	15	15	15

Calculation Summary	Units	Value	Units	Value
Beam Area	Sq. Ft.	219	Sq. Ft.	10
Beam Volume	Cu. Ft.	3285	Cu. Ft.	150



LIGHT POLE BASE DETAIL

N.T.S.

A17ZU150



LIGHT FIXTURE DETAIL

N.T.S.

LIGHTING PLAN

N.T.S.







**VILLAGE OF POMONA**  
**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that a Public Hearing will be held by the Village of Pomona on the 24th day of October 2022, at 8:00 p.m. or as soon thereafter as can be heard to receive and hear public comment on the Special Permit application for a House of Worship located at 34 North Ridge Road in the Village of Pomona. Members of the public may attend the Village Board meeting and Public Hearing in person at 100 Ladentown Road, Village of Pomona, New York 10970 commencing at 8:00 p.m. in the meeting room.

A copy of the application is available from the Village Clerk's office at 100 Ladentown Road, Pomona, New York 10970. For any person unable to participate at the time of the Public Hearing, email comments may be submitted in advance to [chakiera.locust@pomonavillage.com](mailto:chakiera.locust@pomonavillage.com).

The Village of Pomona will make every effort to assure that the Meeting is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk.

Dated: Pomona, New York  
September 27, 2022  
Chakiera Locust  
*Village Clerk*



07/20/2022

**Chabad of the Heights**  
**34 N Ridge Rd, Pomona, NY 10970**  
**25.05-2-13**

**PROJECT DESCRIPTION**

---

The applicant is proposing an addition to and conversion of the existing house in order to establish a neighborhood shul. The property in question is a 1.04-acre lot, located at the corner of North Ridge Rd and Overlook Rd. The existing house is 7,388 sf and the addition will be 3,211 sf, totaling 10,599 sf. The shul will consist of a 2,092 sf sanctuary, a large mikvah, and a gallery above. There will be approximately 35 members who live in the area and will walk to the Shul. 13 parking spots are proposed with a one-way lane around the property.

## Village of Pomona

# Special Permit Application

All applicants are encouraged to read and review the Village Code when preparing an application for a Special Permit. **Note:** Any fee paid along with this application for a Special Permit is in addition to any fee that may be paid as it relates to an application for Planning Board Site Plan Approval.

### INSTRUCTIONS

Only completed applications will be scheduled for review by the appropriate Board as provided in the Village Code for the Village of Pomona. An application will not be deemed complete until all requirements are met and the Village Board receives the reports of its professionals, board and other entities in accordance with Section 130-28(E)(4)(b) of the Village Code. The following shall also be submitted in order for an application to be deemed complete:

1. Filing fee (see fee schedule);
2. An application for site development plan approval with the Village of Pomona Planning Board and 4 copies of the site plan.
3. 12 copies of the application, 12 plot plans drawn to scale (showing setbacks and other dimensions) or 12 surveys that has been sworn or attested to as being true and accurate;
4. 12 copies of a narrative describing why the applicant is applying for a Special Permit;
5. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a **500 foot radius** of the property covered in the application;
6. 12 copies of a vicinity map;
7. 12 copies of a site plan; and
8. Full Environmental Assessment Form (FEAF) (regardless of type of action).
9. Applicable escrow fees as determined by the Village's professionals.

The completed application must be received at least 21 days prior to the next regularly scheduled meeting in order to be scheduled for review by the appropriate Board at their next regularly scheduled meeting following receipt of the application. The application is subject to the review by the Village's professionals. You will be notified as the date of the meeting and/or pre-application conference to review this application.

***NOTE:** Incomplete applications, which include applications submitted without the proper fees will not be considered for any preliminary or Pre-submission conference and/or meeting with any Board or any of the Board's professionals. By submitting this application, the applicant/property owner hereby grants permission to the Village of Pomona, its agents, servants, officials, contractors, and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the applicant, owner or tenant in possession.*

**Village of Pomona**  
**PART I**

Date: 08/04/2022

**Project Name:** Chabad of the Heights

Applicant Name: Eliezer Steinmetz

Phone # 845-721-5068 Cell Phone # \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Address: 103 Overlook Rd, Pomona, NY 10970  
Street Name & Number (Post Office) State Zip Code

**Property Owner:** Same as applicant

E-Mail Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) State Zip Code

**Engineer/Architect/Surveyor:** Paul Gdanski

Web Site: \_\_\_\_\_

E-Mail Address: pgski@earthlink.net

Phone # 917-418-0999 Cell Phone # \_\_\_\_\_

License # 075890 State of issue New York

Address: 633 Woodmont Ln, Sloatsburg, NY 10974  
Street Name & Number (Post Office) State Zip Code

# Village of Pomona

Date: 08/04/2022

Attorney: Kevin Conway

Web Site: \_\_\_\_\_

E-Mail Address: kconway@ktclaw.com

Phone # 845-729-2096 Cell Phone # \_\_\_\_\_

Address: 7 Stokum Ln, New City, NY 10956  
Street Name & Number (Post Office) State Zip Code

Contact Person: Mendy - Fast Forward Permits

E-Mail Address: mendy@fastforwardpermit.com

Phone # 845-533-4473 Cell Phone # \_\_\_\_\_

Address: PO Box 141, Tallman, NY 10982  
Street Name & Number (Post Office) State Zip Code

Secondary Contact Person: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Address: \_\_\_\_\_  
Street Name & Number (Post Office) State Zip Code





## Village of Pomona

If so, what amount?

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---

**Project History:** Has this project ever been reviewed before by any Board within the Village?

---

If so, list case number, name, date, and the board you appeared before. \_\_\_\_\_

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List tax map section, block & lot numbers for all other abutting properties with the same ownership as this project including any entity for which the applicant holds more than a 5% interest.

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# Village of Pomona

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 l, m, AND n.

## The subject property is within 500 feet of:

(Check all that apply)

<input type="checkbox"/> State Road / Highway	<input type="checkbox"/> County or State Parkway, Thruway, Expressway, Road, or Highway
<input type="checkbox"/> State or County Park or Recreation Area	<input type="checkbox"/> County Stream or Channel
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Owned Land with a Public Building
<input type="checkbox"/> Boundary of a Farm or Agricultural District	<input type="checkbox"/> State Owned Land with a Public Building

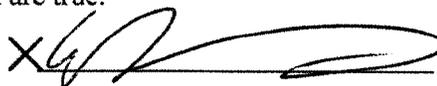
List name(s) of locations checked above. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Applicant's Signature and Certification

State of New York )  
County of Rockland ) SS.:

I, Eliezer Steinmetz, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

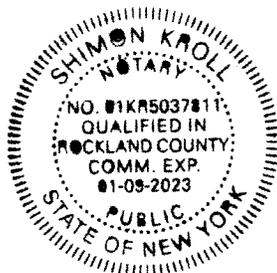


103 Overlook Rd, Pomona, NY 10970

SWORN to before this

9<sup>th</sup> day of August, 2022

Shimon Kroll  
Notary Public



**Village of Pomona**  
**Affidavit of Ownership/Owner's Consent**

State of New York     )  
County of Rockland ) SS.:

I, Eliezer Steinmetz, being duly sworn, hereby  
deposes and states that I reside at: 103 Overlook Rd, Pomona, NY 10970

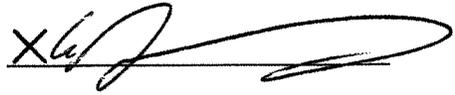
in the county of Rockland in the state of New York.

I am the \* Eliezer Steinmetz owner in fee simple of premises located at:

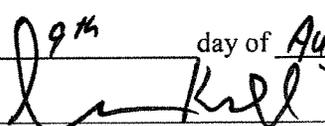
described in a certain deed of said premises recorded in the Rockland County Clerk's Office in  
Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_.

Said premises have been in my/its possession since \_\_\_\_\_. Said premises are also known and  
designated on the Village / Village of Pomona Tax Map as:  
Section 25.05 block 2 lot(s) 13.

I, hereby authorize the within application on my behalf, and hereby certify that the statements of fact  
contained in said application are true, and hereby agree to be bound by the determination of the  
Board.

Owner: 

Mailing Address: 103 Overlook Rd,  
Pomona, NY 10970

SWORN to before this  
19th day of August, 2022  
  
Notary Public



\* 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.

**Village of Pomona**  
**Affidavit Pursuant to Section 809 of the General Municipal Law**

State of New York )  
County of Rockland ) SS.:

I, Eliezer Steinmetz, being duly sworn, hereby deposes and states that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address: Eliezer Steinmetz  
103 Overlook Rd, Pomona, NY 10970

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

2. To the Village Board of the Village of Pomona, Rockland County, New York:

An application is hereby submitted for a:

Special Permit per the requirements of Article XVIII of the Village Code;

To permit construction, maintenance and use of a neighborhood house of worship

---

3. Premises affected are in a R-40 **zone** and from the Village of Pomona tax map, the property is known as Section 25.05, Block, 2, Lot(s) 13.

4. There is no state officer, Rockland County Officer or employee or Village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or 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 Village 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 service 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 to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York

Village of Pomona

or the County of Rockland or of the Village of Pomona in the application or in the property or subject matter to which it relates: (If none, so state).

a. Name and address of the officer or employee None

b. Nature of the officer's or employee's interest:

c. If stockholder, number of shares

d. If officer or partner, provide the nature of office and name of partnership

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or Village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership.

f. In the event of corporate 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 Village of Pomona.

I, Eliezer Steinmetz, do hereby depose and state 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.

Mailing Address: 103 Overlook Rd, Pomona, NY 10970

Sworn to before me this 9th day of August, 2022

[Signature of Notary Public]

Notary Public

[Signature]



# Village of Pomona

## AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }  
COUNTY OF Rockland } SS:

Eliezer Steinmetz being duly sworn, deposes and says that he/she resides at  
103 Overlook Rd, Pomona, NY 10970

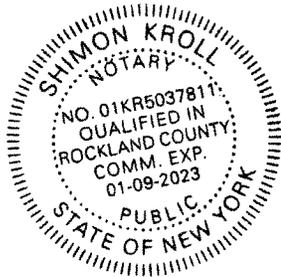
in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Pomona, and designated on the Village of Pomona Map as Section No. 25.05 Block No. 2 Lot No. 13 and that he/she hereby authorizes the attached application to be submitted in his/her behalf and that the statements of fact contained in said application are true to the best of the applicant's knowledge. The applicant is the (owner) (contract vendee) of the said property.

Owner: Eliezer Steinmetz

Address: 103 Overlook Rd,  
Pomona, NY 10970

Sworn to before me this

9<sup>th</sup> day of August 2022  
[Signature]  
Notary Public



APPLICATION REVIEW FORM

Owners of Nearby Properties:

That the following are all of the owners of property 500 ft (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT                      NAME                                      ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See Attached

*(use additional paper if needed)*

SWORN to before this  
9<sup>th</sup> day of August, 2022  
[Signature]  
Notary Public



X [Signature]

Village of Pomona  
**DISCLAIMER**

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES. THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

*Elizer Steinmetz*  
\_\_\_\_\_  
APPLICANT

08/09/2022  
\_\_\_\_\_  
DATED

# Village of Pomona

## AFFIDAVIT OF POSTING

STATE OF NEW YORK }  
COUNTY OF Rockland } SS:

\_\_\_\_\_ being duly sworn, deposes and says that he/she is the applicant in the matter of an application before the Village of Pomona affecting property located at \_\_\_\_\_, Village of Pomona, Rockland County, New York.

That on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, he/she posted the notices provided by the Village of Pomona giving notice of the hearing on this application in a conspicuous place visible from every street along the frontage of the plot affected by this application.

\_\_\_\_\_

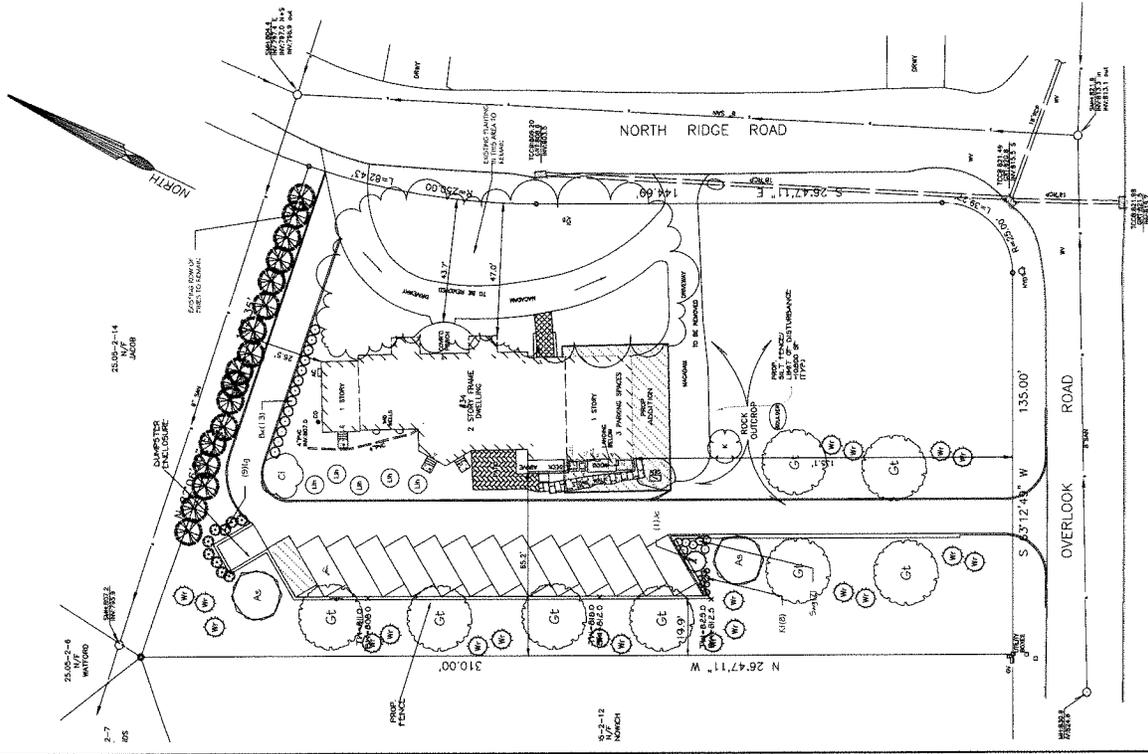
Sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public





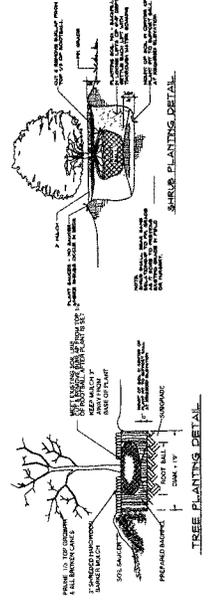


**PLANT SCHEDULE**

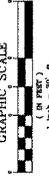
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
As	2	Sugar Maple / <i>Acer saccharum</i>	2-1/2' 3" cal	2' Cal
Cl	1	Forest Pansy / <i>Circa canadensis</i> 'Forest Pansy'	B 1 6	
K	1	Kousa Dogwood / <i>Cornus kousa</i>	2' CAL	
Gt	6	Yorkshire Honey Locust / <i>Gleditsia triacanthos</i> 'Sunburst'	2-1/2' 3" cal	
Jc	1	Yorkshire Honey Locust / <i>Jaspena chinensis</i> 'Tonkosa'	6-7' HT	
W	20	Western Red Cedar / <i>Thuja plicata</i>	8' HT	
SHRUBS	QTY	COMMON / BOTANICAL NAME		
Da	13	Wintergreen / <i>Thuja occidentalis</i> 'Wintergreen'	24-30" HT	
Lh	5	Linedlight Hydrangea / <i>Hydrangea paniculata</i> 'Lime Light'	18-24" HT	
Ig	9	Laburnum / <i>Liriodendron</i>	30-36" HT	
Svg	7	Goldenseal / <i>Spiraea x bumalda</i> 'Goldflame'	5 gal	
GRASSES	QTY	COMMON / BOTANICAL NAME		
N	3	Festuca / <i>Festuca ovina</i> 'Karl Foerster'	2 gal	

**NOTES:**

- LANDSCAPE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LANDSCAPE PLAN. ALL PLANT MATERIAL SHALL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED BY A REPUTABLE NURSERY. PLANTING PITS SHALL BE 2X DIAMETER OF FOOT BALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
- ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE FILL WITH TOPSOIL. PLANTING PITS SHALL BE 2X DIAMETER OF FOOT BALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
- ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
- ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDED HARDWOOD MULCH PROPOSED TREES SHALL CONTAIN 3" MINIMUM MULCH WOOD MULCH.
- THE OWNER/LANDSCAPE ARCHITECT SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- ALL PLANTS SHALL BE WATERED 1X THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS FOR 1 YEAR AFTER CONSTRUCTION IS COMPLETE. AFTER WHICH TIME THE OWNER IS RESPONSIBLE.
- ALL AREAS OUTSIDE MULCH BEDS AND SACKERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- PLANTING SOIL MIXTURE:  
4 PARTS TOPSOIL  
1 PART DEGRADATED COW MANURE
- LAWN AREAS PREPARATION PER 1000 SF:  
15 LBS 5-10-10 FERTILIZER, SOIL SLOW RELEASE  
TO LBS GRANULATED LIMESTONE.  
SEED MIXTURE: 4 LBS PER 1000 SF.  
40% KENTUCKY BLUEGRASS  
20% PERENNIAL RYEGRASS
- TOPSOIL:  
13. IF EXISTING SOIL IS DETERMINED TO BE UNSUITABLE FOR THE GENERAL CONTRACTOR SHALL REMOVE THE SOIL AND RECONSTRUCT TREE AND SHRUB PLANTING AREAS TO MINIMUM DEPTH OF 12" AND REPLACE WITH A NATURAL MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. ALL SOIL SHALL BE COMPACTED TO 95% OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5. THE TOPSOIL SHALL NOT BE FROZEN OR MOODY WHEN PLACED.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 10" OF TOPSOIL IN ALL PLANTING AREAS.



**CHABAD OF THE HEIGHTS**  
 VILLAGE OF POMONA  
 ROCKLAND COUNTY LANDSCAPE WORK  
**PAUL CDANSKI P.C. PLLC**  
 603 WOODMONT LANE  
 SLOTTSBURG, NY 10974  
 TEL: 914-418-0999



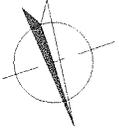
LANDSCAPING PLAN  
SITE PLAN

DESIGNED BY	CHECKED BY
DOWN	ESL
	APPROVED: ESL

DATE	REVISIONS

3 OF 4  
 1 inch = 20' ft.  
 (IN 1987)





THE  
**HANFLING**  
 GROUP INC.  
 PLANNING & DESIGN

PROPOSED  
 HOUSE OF WORSHIP  
**CHABAD OF  
 THE HEIGHTS  
 INC.**  
 34 N. RIDGE,  
 VILLAGE OF PRIMA  
 ROCKLAND COUNTY

FOUNDATION ASSESSMENT PLAN

RELEASE DATE: 01/20/22

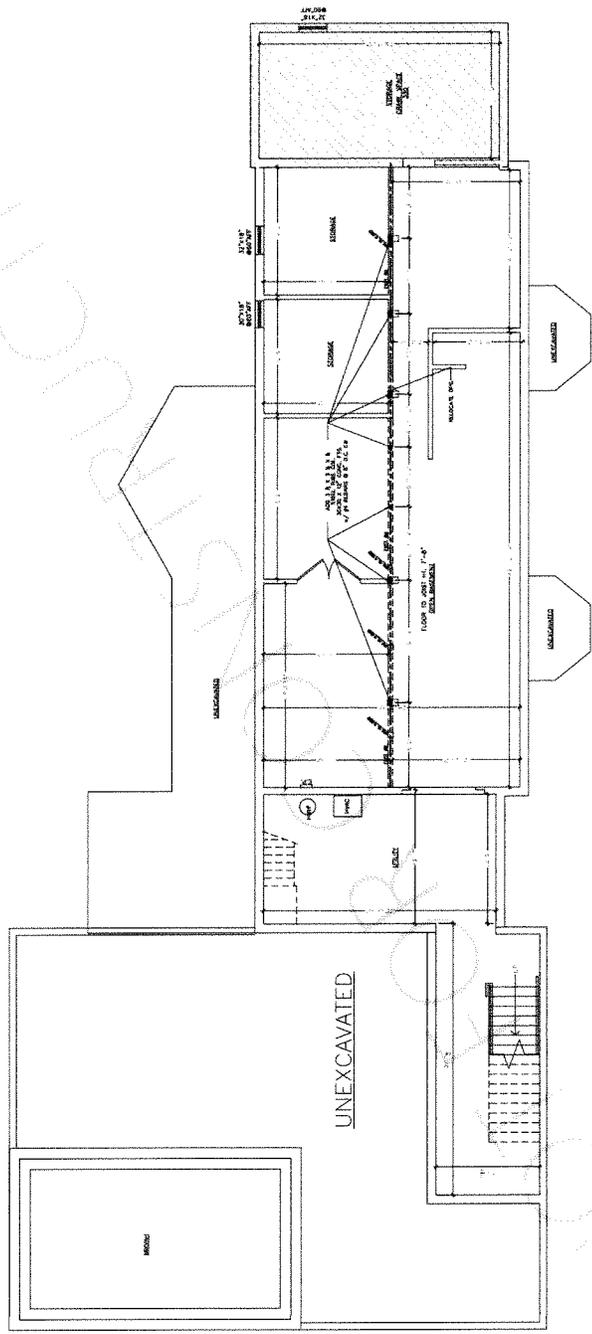
REVISIONS

SCALE: AS NOTED

APP. NO. A-1

DATE OF ISSUE: 01/20/22

AREA DATA			
	EXIST.	NEW	TOTAL
BASEMENT	1845	298	2,143
FIRST FLOOR	3673	1081	4,754
SECOND FLOOR	906	1832	2,738
TOTAL	6,424	3,211	9,635



**BASEMENT/FOUNDATION PLAN**  
 SCALE: 3/16" = 1'-0"

ARCHITECT IS NOT RESPONSIBLE FOR EXISTING AND/OR UNEXPOSED CONDITIONS. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & WILL BE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS.



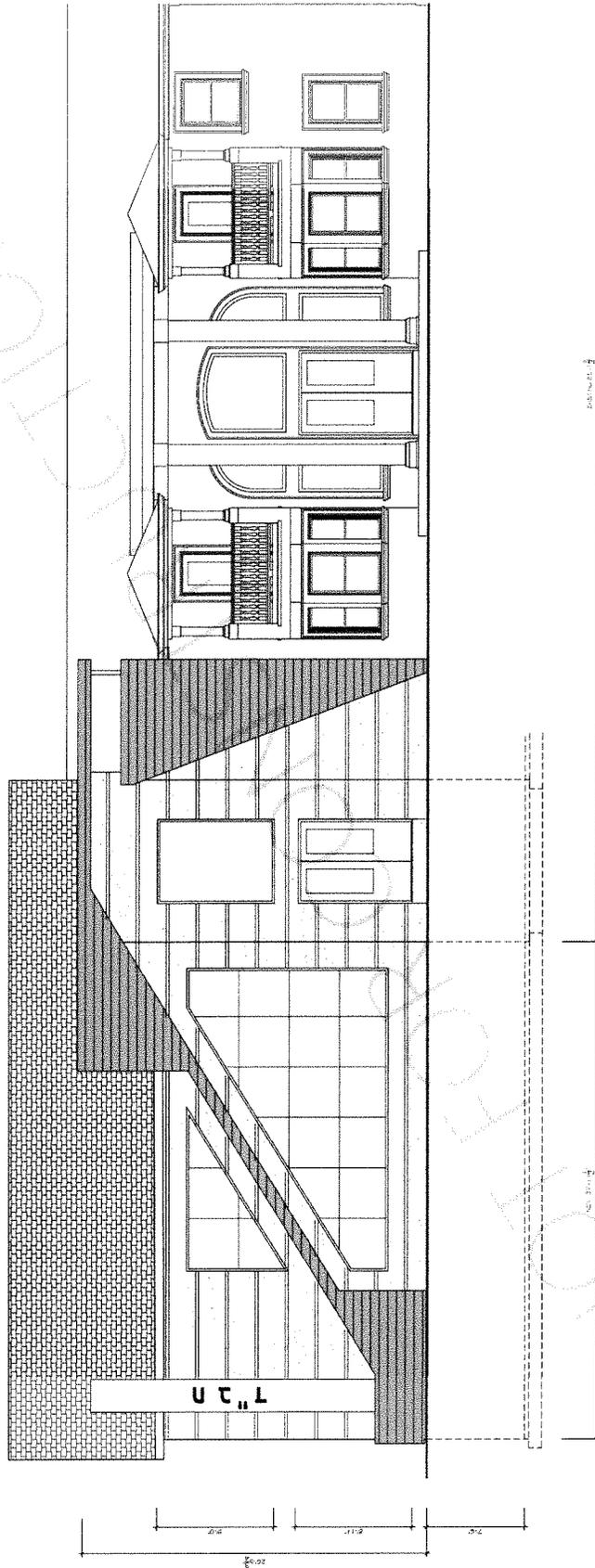


PROPOSED  
HOUSE OF WORSHIP  
CHABAD OF  
THE HEIGHTS  
INC.  
34 N. RIDGE,  
VILLAGE OF FONDONA,  
ROCKLAND COUNTY

ELEVATIONS

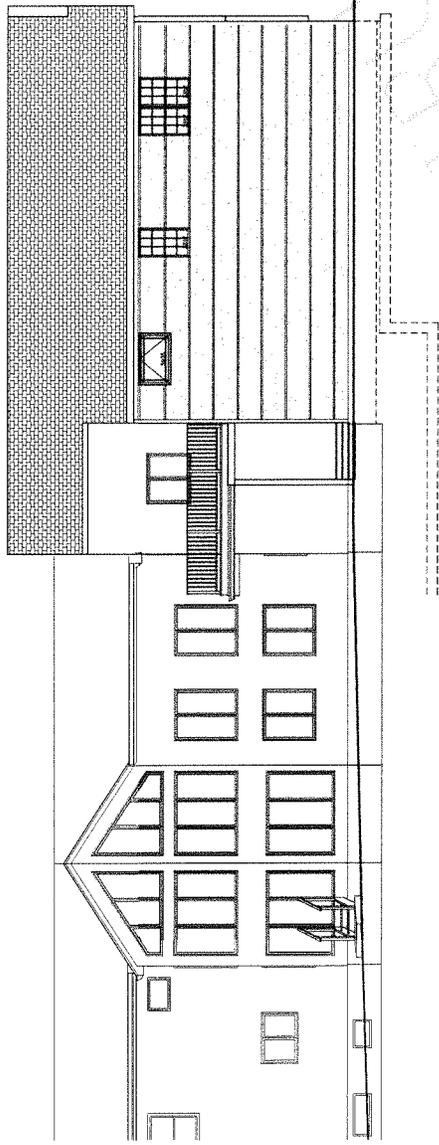
RELEASE DATE: 07/2012  
REVISIONS  
SCALE AS NOTED  
DRAWING NO. A-5

ARCHITECT IS NOT RESPONSIBLE FOR COSTING AND/OR IMPROVED CONDITIONS - ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION SERVICES & WILL BE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS

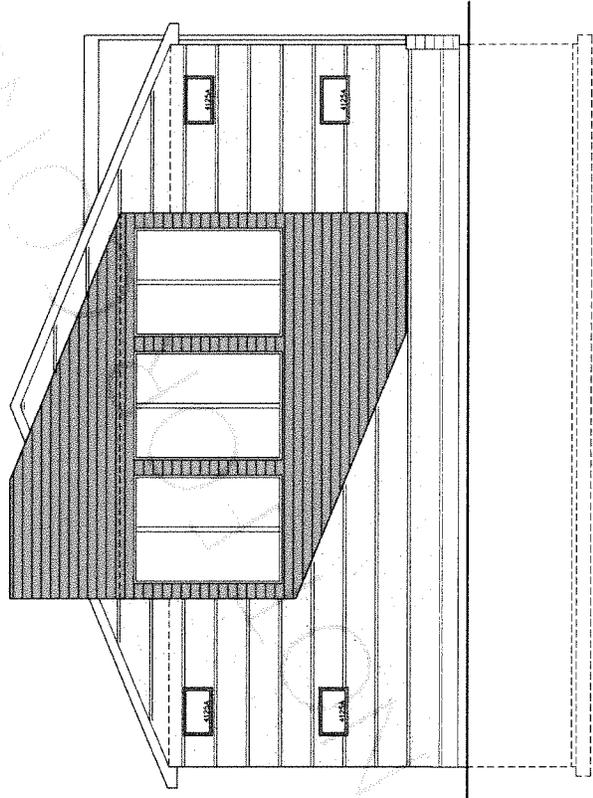


FRONT-SHOUT ELEVATION  
SCALE: 1/4" = 1'-0"

ARCHITECT IS NOT RESPONSIBLE FOR COSTING AND/OR IMPROVED CONDITIONS - ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION SERVICES & WILL BE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS



REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING AND/OR INTERPRETING CONDITIONS. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES & WILL BE RESPONSIBLE FOR CONSTRUCTION METHODS PERFORMED BY CONTRACTORS.

## POMONA CULTURAL CENTER

### Board Meeting – September 19, 2022

(Oct 24<sup>th</sup> update)

The **Autumn 2022 Exhibition, *Through Space and Time***, opened Sunday, September 18, 2022, with an opening reception scheduled for Sunday, October 2<sup>nd</sup> from 5:00 – 8:00 PM. The exhibition will be on view through November 6, 2022. Exhibiting artists are Sarah Havilan, wire sculpture, and William Hochhausen, painting and woodcarving. There will be a live music performance featuring Jeremy Wall, keyboards, and John Ragusa, flute. The gallery will be open for attendance and the event will also be streamed live via YouTube.

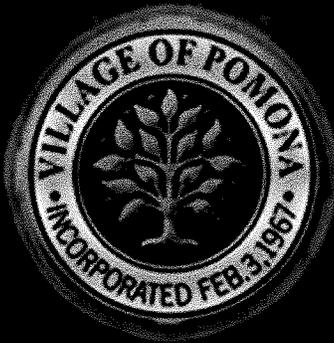
The **Shadow Puppet Play** is scheduled for Sunday, October 23<sup>rd</sup> at 4:00 PM, featuring Pomona resident, Barbara Pollitt as puppeteer. The shadow puppet is a time-honored tradition for many cultures, especially in Southeast Asian societies such as Bali and Java. It is an educational tool often described as “society’s teacher”. This is a great event for the family. The event is open for live attendance and will be streamed live via YouTube.

The **Fall 2022 Concert** is scheduled for Saturday, November 5, 2022 at 7:30 P.M. The musicians will be residents of the Village of Pomona. Proposed budget for the event is \$800 - \$700 for the musicians and \$100 for refreshments. Details will follow in the next report.

#### **Maintenance –**

**Proposal for Cultural Center** – Fred Breden from Changing Life Solutions did not submit an estimate for the exterior painting of the Cultural Center. Estimates are being requested from other contractors.

One of the sockets for the outdoor sign light has been broken for over two years. Also, two of the outdoor lights on the building, higher than the gutters, are burned out and need to be replaced.



# Pomona Cultural Center

*Tjokorda Gde Arsa Artha, Director/Curator*

*Presents:*

*Fall 2022 Event*

*~A Live Performance of Shadow Puppet Play~*

*Featuring: Puppeteer Barbara Pollitt*

*Sunday, October 23rd at 4P.M.*



*A shadow puppet play of Peter & the Wolf will be presented.  
This is a great event for families of all ages.*

*This event will be livestreamed via YouTube  
<https://youtu.be/SPC10tMu360>*

**All programs are sponsored and made possible by the Mayor  
and the Board of Trustees of the VILLAGE OF POMONA.**

*Directions : Palisades Parkway to Exit 13.  
Follow Rte 202 toward Pomona for 2 miles,  
turn left onto Rte 306. The Center is 1 mile on left.  
584 Route 306, Pomona, New York (845) 362-8062*

*Gallery Hours: Friday-Sunday, 2-6P.M.*



September 22, 2022

Members of the Board of Trustees  
& Ms. Dorinda Mittiga, Treasurer  
Village of Pomona  
100 Ladentown Road  
Pomona, New York 10970

Dear Members of the Board of Trustees & Ms. Mittiga:

This letter sets forth our understanding of the terms and objectives of our engagement, and the nature and scope of the services we will provide to the Village of Pomona, New York ("Village").

Prior to the commencement of our audit(s) we may not know if an audit performed in accordance with the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards ("Uniform Guidance") is required. Consequently, this letter includes the words "if applicable" next to relevant single audit communication requirements.

### **Audit objectives**

We will audit the Village's statements of the governmental activities, each major fund and the aggregate remaining fund information and related notes to the financial statements, which collectively comprise the basic financial statements of the Village as of and for the years ended May 31, 2021 and May 31, 2022; and issue our report thereon as soon as reasonably possible after completion of our work. The objective of an audit is the expression of an opinion on whether these financial statements are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America ("US GAAP").

Accounting principles generally accepted in the United States of America ("US GAAP") provide for certain required supplementary information ("RSI"), such as management's discussion and analysis to supplement the Village's financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Village's RSI in accordance with auditing standards generally accepted in the United States of America ("US GAAS"). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do

not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by US GAAP and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Schedule of the Village's proportionate share of the Net Pension Liability and Contributions

We have also been engaged to report on supplementary information other than the RSI that accompanies the Village's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with US GAAS and our auditors' report will provide an opinion on such information in relation to the financial statements as a whole:

- Combining and Individual Fund Financial Statements and Schedules
- Schedule of Expenditures of Federal Awards (if applicable)

We will conduct the audit in accordance with US GAAS, the standards for financial audits contained in Government Auditing Standards ("GAGAS") issued by the Comptroller General of the United States (if applicable), and the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ("Uniform Guidance"), and will include tests of accounting records, a determination of major programs in accordance with Uniform Guidance (if applicable), and other procedures we consider necessary to enable us to express such an opinion and to render the required reports. The aforementioned standards require that we obtain reasonable, rather than absolute, assurance that the financial statements are free of material misstatement, whether caused by error or fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations that are attributable to the Village's or to acts by management or employees acting on behalf of the Village. Because the determination of abuse is subjective, GAGAS do not expect auditors to provide reasonable assurance of detecting abuse. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us even though the audit is properly planned and performed in accordance with US GAAS and GAGAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements and on those programs we have determined to be major programs (if applicable). However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting or misappropriation of assets and any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit (if applicable). We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential.

The objective of an audit is the expression of an opinion on whether these financial statements are presented fairly, in all material respects, in conformity with US GAAP and to report on the fairness of the supplementary information referred to in the preceding paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on:

- Internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts or grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with GAGAS.
- Internal control related to major programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with Uniform Guidance (if applicable).

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Village's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to GAGAS.

Uniform Guidance (if applicable) requires that we also plan and perform the audit to obtain reasonable assurance about whether the Village has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the "Uniform Guidance Compliance Supplement" for the types of compliance requirements that could have a direct and material effect on each of the Village's major programs. The purpose of these procedures will be to express an opinion on the Village's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to Uniform Guidance. As required by Uniform Guidance, we will also perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to prevent or detect material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to Uniform Guidance.

If our opinion on either the financial statements or the Single Audit compliance (if applicable) is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion(s), we may decline to express an opinion or decline to issue a report as a result of the engagement.

In making our risk assessments, we consider internal control relevant to the Village's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to GAGAS (if applicable). An audit is also not designed to identify significant deficiencies or material weaknesses. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control and other internal control related matters relevant to the audit of the financial statements that we have identified during the audit, as required by US GAAS, GAGAS and Uniform Guidance (if applicable).

The reports on internal control and compliance (if applicable) will each include a paragraph that states that the purpose of the report is solely to describe (1) the scope of testing of internal control over financial reporting and compliance and the result of that testing and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance, (2) the scope of testing internal control over compliance for major programs and major program compliance and the result of that testing and to provide an opinion on compliance but not to provide an opinion on the effectiveness of internal control over compliance, and (3) that the report is an integral part of an audit performed in accordance with GAGAS in considering internal control over financial reporting and compliance and Uniform Guidance in considering internal control over compliance and major program compliance. The paragraph will also state that the report is not suitable for any other purpose.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form (if applicable) that summarize our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audit.

We will also communicate with those charged with governance any (a) fraud involving senior management and other fraud that causes a material misstatement of the financial statements; (b) violations of laws or governmental regulations that come to our attention (unless they are clearly inconsequential); (c) disagreements with management and other serious difficulties encountered in performing the audit; and, (d) various matters related to the Village's accounting policies and financial statements.

As part of our engagement, we may propose standard, adjusting, or correcting journal entries to your financial statements. Management, however, has final responsibility for reviewing the proposed entries and understanding the nature and impact of the proposed entries to the financial statements. It is our understanding that management has designated qualified individuals with the necessary expertise to be responsible and accountable for overseeing the acceptance and processing of such journal entries.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

### **Management's responsibilities**

The financial statements and their fair presentation in accordance with US GAAP, including all informative disclosures, RSI and supplementary information, are the responsibility of the Village's management. Management is also responsible for: (1) the selection and application of accounting policies; (2) the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge; (3) ensuring the Village complies with the laws and regulations applicable to its activities; (4) making all financial records and related information available to us of which you are aware that is relevant to the preparation and fair presentation of the financial statements, as well as any additional information that we may request for the purpose of the audit; (5) providing us with unrestricted access to persons within the Village from whom we determine it necessary to obtain audit evidence; and (6) adjusting the financial statements and supplementary information to correct material misstatements.

Management is also responsible for identifying government award programs and understanding and complying with the compliance requirements, and for preparation of the schedule of expenditures of federal awards in accordance with the requirements of Uniform Guidance (if applicable). As part of the audit, we will assist with preparation of your financial statements, schedule of expenditures of federal awards (if applicable), and related notes. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. You are responsible for making all management decisions and assuming all management responsibilities relating to the financial statements, schedule of expenditures of federal awards and related notes, and for accepting full responsibility for such decisions.

Management's responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the RSI and supplementary information in accordance with US GAAP; (2) you believe the RSI and supplementary information, including its form and content, is fairly presented in accordance with US GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the RSI and supplementary information.

In order to help ensure that appropriate goals and objectives are met and that there is reasonable assurance that government programs are administered in compliance with compliance requirements, management is responsible for establishing and maintaining effective internal control, including internal control over compliance, and for evaluating and monitoring ongoing activities.

Management's responsibilities also include identifying any significant vendor relationships in which the vendor has responsibility for program compliance and for the accuracy and completeness of that information.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the Village involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Village received in communications from employees, former employees, grantors, regulators or others. In addition, you are responsible for identifying and ensuring that the Village complies with applicable laws, regulations, contracts, agreements and grants and for taking timely and appropriate steps to remedy any fraud, illegal acts, violations of contracts or grant agreements, or abuse that we may report. Additionally, as required by Uniform Guidance (if applicable), it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan, if applicable.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the audit objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other engagements or studies. The Village is also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

At the conclusion of the engagement, we will request from management written confirmation concerning representations made to us in connection with the audit. The representation letter, among other things, will confirm management's responsibility for: (1) the preparation of the financial statements in conformity with US GAAP, (2) the availability of financial records and related data, and (3) the completeness and availability of all minutes of board meetings. Management's representation letter will further confirm that: (1) the effects of any uncorrected misstatements aggregated by us during the engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole, and (2) we have been informed of, or that there were no incidences of, fraud involving management or those employees who have significant roles in the Village's internal control. You will also be required to acknowledge in the management representation letter, when applicable, our assistance with preparation of the financial statements and related schedules, RSI and the schedule of expenditures of federal awards (if applicable) and that you have reviewed and approved the financial statements, aforementioned schedules and RSI, and related notes prior to their issuance and have accepted responsibility for them. We will place reliance on these representations in issuing our report.

In the event that we become obligated to pay any cost, settlement, judgment, fine, penalty, or similar award or sanction as a result of a claim, investigation, or other proceeding instituted by any third party, as a direct or indirect result of an intentional, knowing or reckless misrepresentation or provision to us of inaccurate or incomplete information by the Village or, any elected official, member of management or employee thereof in connection with this engagement, and not any failure on our part to comply with professional standards, you agree to indemnify us against such obligations.

To the best of your knowledge, you are unaware of any facts which might impair our independence with respect to this engagement.

If you intend to publish or otherwise reproduce our report on the financial statements and make reference to our firm, you agree to provide us with printer's proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed. If you intend to distribute the material in electronic format, you must provide us both the electronic version as well as an actual print-out for our approval. Because our engagement does not contemplate the foregoing, there may be an additional fee in connection with our review. In the event our auditor/client relationship has been terminated when the Village seeks such consent, we will be under no obligation to grant such consent or approval.

The financial statements are the property of the Village and can be reproduced and distributed as management desires. You may wish to include our report on these financial statements in a registration statement proposed to be filed under the Securities Act of 1933 or in some other securities offering. You agree that reference to our Firm will not be included in any such offering without our prior permission or consent. Any agreement to perform work in connection with an offering, including an agreement to provide permission or consent, will be a separate engagement.

***If you do not engage us for this service, the following paragraph must be included in the offering statement – "PKF O'Connor Davies, LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. PKF O'Connor Davies, LLP also has not performed any procedures relating to this official statement."***

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

We understand that your accounting department personnel will assist us to the extent practicable in completing the audit. They will provide us with detailed trial balances, supporting schedules, and other information we deem necessary. A list of these schedules and other items of information will be furnished to you before we begin the audit. The timely and accurate completion of this information is an essential condition to our completion of the audit and the issuance of the audit report.

We keep documents related to this engagement in accordance with our records retention policy and applicable regulations. However, we do not keep any original client records, so we will return those to you at the completion of the services rendered under this engagement. When records are returned to you, it is your responsibility to retain and protect your records for possible future use, including potential examination by any government or regulatory agencies.

You agree that you will not include our report, or otherwise make reference to us, in any public or private debt securities offering without first obtaining our consent. Such a request constitutes a new engagement and is subject to our firm's acceptance procedures. If we elect to accept this engagement, our fees for the additional procedures required in connection with this service are outside the scope of the current engagement and will be established with you prior to the commencement of our work.

Management is responsible for management decisions and assuming all management responsibilities; for designating an individual with suitable skill, knowledge, and/or experience to oversee the non-attest services we provide; and for evaluating the adequacy and results of those services and accepting responsibility for them.

#### **Non-reliance on oral advice**

It is our policy to put all advice on which a client intends to rely in writing. We believe that is necessary to avoid confusion and to make clear the specific nature and limitations of our advice. You should not rely on any advice that has not been put in writing by our firm after a full supervisory review.

#### **Electronic and other communication**

During the course of the engagement, we may communicate with you or the Village personal via fax or e-mail. You should be aware that communication in those media may be unsafe to use and contains a risk of misdirection and/or interception by unintended third parties, or failed delivery or receipt. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of e-mail or other electronic transmissions, including any consequential, incidental, direct, indirect or special damages.

#### **Access to working papers**

During the course of this engagement, we will develop files of various documents, schedules and other related engagement information known as our working papers. As we are sure you can appreciate, these working papers may contain confidential information and our firm's proprietary data. You understand and agree that these working papers are, and will remain, our exclusive property. Except as discussed below, any requests for access to our working papers will be discussed with you before making them available to requesting parties:

- (1) Our firm, as well as other accounting firms, participates in a peer review program covering our audit and accounting practices. This program requires that once every three years we subject our system of quality control to an examination by another accounting firm. As part of this process, the other firm will review a sample of our work. It is possible that the work we perform for you may be selected for review. If it is, the other firm is bound by professional standards to keep all information confidential.

(2) We may be requested to make certain working papers available to regulators pursuant to authority given to them by law, regulation or subpoena. Such regulators may include (i) a federal agency providing direct or indirect funding or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities; (ii) the American Institute of Certified Public Accountants; and (iii) the State Education Department. If requested, access to such working papers will be provided under the supervision of our personnel. Furthermore, upon request, we may provide photocopies of selected working papers to them. The regulator may intend, or decide, to distribute the photocopies or information contained therein to others, including other government agencies.

**Hosting services**

In order to maintain our independence in accordance with the AICPA’s Code of Professional Conduct, we cannot host or maintain any client information. You are expected to retain all financial and non-financial information including anything you upload to a portal and are responsible for downloading and retaining anything we upload in a timely manner. Portals are only meant as a method of transferring data, are not intended for the storage of client information, and may be deleted at any time. You are expected to maintain control over your accounting systems to include the licensing of applications and the hosting of said applications and data. We do not provide electronic security or back-up services for any of your data or records. Giving us access to your accounting system does not make us hosts of information contained within.

**Fees and billing**

Our fees for services for the years ending May 31, 2021 and 2022 are as follows:

<b>Professional Services:</b>	<b>2021</b>	<b>2022</b>
Audit of Financial Statements	\$ 17,500	\$ 17,500
Annual Update Document (AUD) preparation	<u>2,000</u>	<u>2,000</u>
	<u>\$ 19,500</u>	<u>\$ 19,500</u>

In the event the Village spends \$750,000 or more in Federal Assistance, a Single Audit will be required pursuant to Uniform Guidance. Our fees for the compliance audit would be \$3,000 per program, during each respective fiscal year.

This fee does include the Village’s anticipation of the preparation of one or more official statements in connection with the sale of debt securities which will contain the basic financial statements and PKF O’Connor Davies’ auditors’ report thereon.

The fee is based on anticipated cooperation from your personnel, audit condition of the books and records and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Any additional work must be approved by the Village Board of Trustees prior to the commencement of work.

In accordance with our firm policies, work may be suspended if your account becomes overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not issued our report. You will be

obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Our fees for these services are due and payable under the payment schedule which follows. Invoices for additional amounts that may be incurred for these and other services will be rendered as such work progresses and are payable upon presentation.

<u>Payments will be due</u>	<u>Percentage</u>
Upon completion of our preliminary audit field work	25%
Upon completion of our audit field work	50%
Upon submission of the draft report and management letter	25%
	<u>100%</u>

Our hourly rates for any additional services for the initial year of the engagement are detailed below.

Level	2023
Sr. Partner/Partner	\$310-300
Sr. Manager/Manager	\$240-210
Supervisor	\$185
Senior Accountant	\$165
Associate	\$145

### Liability

Any and all claims by the Entity or the Firm arising under this engagement must be commenced by the party asserting the claim within one year following the date on which the Firm delivered its report on the financial statements associated with this engagement, or the date the Entity is informed of the engagement's termination in the event our report is not delivered, for any reason.

You agree to indemnify our firm, its partners, principals and employees, to the fullest extent permitted by law for any expense, including compensation for our time at our standard billing rates and reimbursement for our out-of-pocket expenses and reasonable attorneys' fees, incurred in complying with or responding to any demand for information or testimony for which a response is legally mandated, including but not limited to, a court order or subpoena for testimony, documents or other information concerning the Entity by any governmental agency or investigative body seeking information about the Entity or by a party in any litigation or dispute to which the Entity is a party. However, such indemnification requirement shall not apply to litigation or disputes involving claims by the Entity against the Firm or the Firm against the Entity in which case each party shall bear its own costs and attorney's fees. This indemnification will survive termination of this engagement.

The Firm agrees to indemnify the Entity, its officers and employees, to the fullest extent permitted by law for any expense, including compensation for the Entity's time at the applicable hourly wage rates and shall reimburse the Entity for its out-of-pocket expenses and reasonable attorneys' fees, incurred in complying with or responding to any demand for information or testimony for which a response is legally mandated, including but not limited to, a court order or subpoena for testimony, documents or other information concerning the Firm by any governmental agency or investigative body seeking information about the Firm

or by a party in any litigation or dispute to which the Firm is a party. However, such indemnification requirement shall not apply to litigation or disputes involving claims by the Entity against the Firm or the Firm against the Entity in which case each party shall bear its own costs and attorneys fees. This indemnification will survive termination of this engagement.

### **Dispute resolution**

Any claim or controversy (“dispute”) arising out of or relating to this engagement, the services provided thereunder, or any other services provided by or on behalf of the firm or any of its subcontractors or agents to the Village or at its request (including any dispute involving any person or entity for whose benefit the services in question are or were provided), shall first be submitted in good faith for mediation administered by the American Arbitration Association (“AAA”) under its Mediation Rules. Each party shall bear its own costs in the mediation. Absent an agreement to the contrary, the fees and expenses of the mediator shall be shared equally by the parties.

If the dispute is not resolved by mediation within 90 days of its submission to the mediator, then, and only then, the parties shall submit the dispute for arbitration administered by the American Arbitration Association under its Professional Accounting and Related Services Dispute Resolution Rules (the “Rules”). The arbitration will be conducted before a single arbitrator selected from the AAA’s Panel of Accounting Professionals and Attorneys and shall take place in New York, New York.

Any discovery sought in connection with the arbitration must be expressly approved by the arbitrator upon a showing of substantial need by the party seeking discovery.

All aspects of the arbitration shall be treated as confidential. The parties and the arbitrator may disclose the existence, content or result of the arbitration only as expressly provided by the Rules.

The arbitrator shall issue his or her final award in a written and reasoned decision to be provided to each party. In his or her decision, the arbitrator will declare one party the prevailing party. The arbitrator shall have the power to award to the prevailing party reasonable legal fees associated with the arbitration and prior mediation. The arbitrator shall have no authority to award non-monetary or equitable relief of any sort. The arbitrator shall not have authority to award damages that are punitive in nature, or that are not measured by the prevailing party’s actual compensatory loss.

The award reached as a result of the arbitration will be binding on the parties and confirmation of the arbitration award may be sought in any court having jurisdiction.

This engagement will be governed by the laws of the State of New York, without giving effect to any provisions relating to conflict of laws that would require the laws of another jurisdiction to apply.

### **Employment of firm partner or professional employee:**

The Village acknowledges that hiring current or former PKF O’Connor Davies personnel participating in the engagement may be perceived as compromising our objectivity, and depending on the applicable professional standards, impairing our independence in certain circumstances. Accordingly, prior to entering into any employment discussions, with such known individuals, you agree to discuss the potential employment, including any applicable independence ramifications, with the engagement partner responsible for the services.

In addition, during the term of this Engagement Letter and for a period of one (1) year after the services are completed, we both agree not to solicit, directly or indirectly, or hire the other’s personnel participating in the engagement without express written consent. If this provision is violated, the violating party will pay the

other party a fee equal to the hired person's annual salary in effect at the time of the violation to reimburse the estimated costs of hiring and training replacement personnel.

### **Confirmation and other**

Jeffrey Shaver is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. GAGAS require that we provide you with a copy of our most recent external peer review report, and any subsequent peer review reports received during the period of the contract. Our latest peer review report accompanies this letter.

We will provide copies of our reports to the Village; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

Our audit engagement for each year ends on delivery of our audit report covering that year. Requests for services other than those included in this engagement letter will be agreed upon separately.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the applicable cognizant agency. If we are aware that a federal awarding agency or the Village is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

All rights and obligations set forth herein shall become the rights and obligations of any successor firm to PKF O'Connor Davies, LLP by way of merger, acquisition or otherwise.

This Agreement shall not be assigned or subcontracted, in whole or in part, without the prior written consent of the Village. Approval by the Village of any subcontractor shall not relieve PKF O'Connor Davies, LLP of any liability or responsibility for the proper performance of the work under this Agreement.

Either party shall have the right at any time to terminate the engagement on thirty (30) days' notice.

If this letter correctly expresses your understanding of the terms of our engagement, including our respective responsibilities, please sign the enclosed copy where indicated and return it to us.

We are pleased to have this opportunity to serve you.

Very truly yours,

*PKF O'Connor Davies, LLP*  
**PKF O'Connor Davies, LLP**

Enc.

The services and terms described in the foregoing letter are in accordance with our requirements and are acceptable to us.

**VILLAGE OF POMONA, NEW YORK**

**BY:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

PKF O'Connor Davies, LLP, is a member firm of PKF International Limited, a network of legally independent firms. Neither the other member firms nor PKF International Limited are responsible or accept liability for the work or advice which PKF O'Connor Davies, LLP provides to its clients.

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## **REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL**

June 16, 2020

To the Partners of PKF O'Connor Davies, LLP  
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of PKF O'Connor Davies, LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended December 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### ***Firm's Responsibility***

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### ***Peer Reviewer's Responsibility***

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

### ***Required Selections and Considerations***

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act, audits of employee benefit plans, audits of broker-dealers, and examinations of service organizations SOC 1 and SOC 2 engagements.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of PKF O'Connor Davies, LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended December 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. PKF O'Connor Davies, LLP has received a peer review rating of *pass*.

*Davie Kaplan, CPA, P.C.*

DAVIE KAPLAN, CPA, P.C.



**TOWN OF RAMAPO**  
237 Route 59  
Suffern, New York 10901  
(845) 357-5100 Fax: (845) 357-3877

**Michael Specht**  
*Supervisor*

*Sent Via Email*  
[ianbanks@pomonavillage.com](mailto:ianbanks@pomonavillage.com)

October 3, 2022

Village of Pomona  
Attention: Honorable Mayor Ian Banks  
100 Ladentown Road  
Pomona, New York 10970

RE: Intermunicipal Highway Agreement  
Snow Removal and Road and Drainage Repairs

Dear Mayor Banks:

Your 2023 annual payment for snow removal and road and drainage repair services provided by the Town of Ramapo Highway Department will be \$273,156.00 (payable in equal monthly amounts).

This represents a 4% increase to the amount agreed to last year. The increase is due to the increases in underlying labor and material costs.

The Town Attorney's office will provide the updated intermunicipal agreement in due course.

Sincerely,

Michael B. Specht

MBS:dk

## **CREST Application Advice**

### **Section 1:**

- Include full legal organization name
- Provide email address for main contact as DASNY sends electronic documents and communicates electronically with all grantees
- All applicants must include Federal EIN
- Charity Reg# is required for nonprofits but not required for municipal entities

### **Section 2:**

- Please check your nomination letter for the appropriate project purpose
- Project description should be an addendum on your entity's letterhead that provides project details - it can be a list or a few sentences
- Project Start and End dates must be in the MM/DD/YYYY format
  - The start date should be at minimum 2 months after this application is submitted to the Senator's office for review. The end date should be at least 6 months from the start date
  - *Please note that we do not recommend beginning any work on the project until you receive an executed grant disbursement agreement (GDA) which can take up to a year to receive*
- A copy of the property deed or lease document should be included to demonstrate site control

### **Section 4:**

- You must provide evidence of full project financing. This may mean passing a resolution from your governing board that demonstrates the ability to cover the outlay of funding while waiting for reimbursement from the State or to provide full financing for projects that are partially funded via the capital grant
- Please fill out the Project Budget in its entirety
  - Put "DASNY" and the amount in the STATE column and the other columns is where you would report your entity's contribution or any other contributions

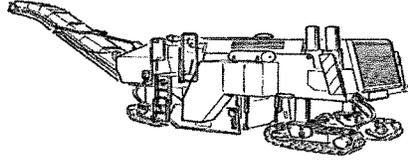
**For submission of the application to our office please email or send via mail the following:**

- 1) Application
- 2) Project Description
- 3) Resolution or documentation to provide evidence of full financing
- 4) Any other supporting documents - including copy of deed

Send to: **Amanda Fallon, Albany Office Director**  
**Senator Reichlin-Melnick's Office**  
**Room 617, LOB**  
**Albany, New York 12247**  
**[fallon@nysenate.gov](mailto:fallon@nysenate.gov)**

# CAVALIERE INDUSTRIES, INC.

226 Selleck St  
Suite C  
Stamford, CT  
06902-5519



PH: 203-323-6018  
FX: 203-323-6010  
cavaliereindustries.com

## PROPOSAL/CONTRACT

Haris Aljovic		Date	October 17, 2022
Village of Pomona, NY (Spence Engineering)		Job Name	Speed Hump Installation
100 Ladentown Rd		Job Location	North Ridge Rd
Pomona, NY 10970		Job Number	
PH	201-934-0300	FX	201-934-0320
Payments Terms		Net 30 days	

As per your request, we will furnish and install 2 speed humps as per specs sent on 10/13/22 via email.

- Mobilizations to jobsites.
- Mill in keys for speed hump taper.
- Sweeping of milled materials during milling operation only.
- Trucking and disposal of milled materials.
- Furnish and install HMA to specs with compaction.
- Furnish and install white pavement markings.
- Furnish and install signs and posts.
- Furnish all labor and traffic control.

**2 speed bumps @ \$6,000.00 each x 2 = \$12,000.00**

*\*Subject to change upon completion of field measure.*

The above price **does not** include:

- Job mark out. Cavaliere Industries, Inc. must be listed on all CBYD/Dig Safe tickets as milling contractor.
- Removing or towing of parked cars.
- Protection of catch basin inlets during milling operation.
- Delineators must be removed prior to our work.
- Requests to increase our normal insurance limits may result in additional costs.
- Sales and labor tax, if applicable.

Schedule: Work to be performed Monday through Friday, during normal daylight working hours.

Escalation Clause: Due to the continued volatility of raw materials, transportation and energy costs, prices quoted in this proposal will only be held firm for thirty (30) days from quotation date. If work is accepted thirty-one (31) days after the proposal date, proposal will be re-quoted to reflect current market prices.

Prevailing Wage: We must have copies of all certified rates and forms prior to start of work, if applicable.

Taxes: Orders to work are accepted with the understanding that any applicable taxes will be charged, as the law requires. Tax-exempt certificates must be filed with our office prior to job start. If we fail to charge you tax where applicable, we reserve the right to invoice you at a later date.

Note: Cavaliere Industries, Inc. assumes no responsibility to any structures or underground utilities. Once work performed within this proposal is completed by Cavaliere Industries, Inc., acting as the subcontractor, and we have left the jobsite, we will assume no responsibility for any surface conditions on either road, street or parking lot, which results in bodily injury or property damage, since we have no control as to other conditions which exist due to the contractor's or owner's failure to properly secure and complete surface to all work areas. Initial: X

The prices quoted in this proposal are valid for <b>30 days</b> . Any quantity changes may result in additional charges. Work will not be scheduled until we receive signed proposal or purchase order.	My signature authorizes Cavaliere Industries, Inc. to perform the work as proposed above. I agree to and approve of the price, disclaimer and payment terms of 30 days.						
Sincerely,  <i>DJ Cavaliere</i> DJ Cavaliere	<table style="width: 100%; border: none;"> <tr> <td style="border-top: 1px solid black; width: 70%;"></td> <td style="border-top: 1px solid black; width: 30%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature</td> <td style="border-bottom: 1px solid black;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Print Name</td> <td style="border-bottom: 1px solid black;">Title</td> </tr> </table>			Signature	Date	Print Name	Title
Signature	Date						
Print Name	Title						

Please sign and return fax copy to 203-323-6010  
Original proposal will be mailed upon request only.

## CAVALIERE INDUSTRIES, INC.



## **NYCOM Announces Our 2022 Village Elections Webinars**

**This Webinar Series is a two-part training session  
divided  
into two 1.5 hour segments.**

**Speaker: Rebecca Ruscito, NYCOM Counsel**

**The cost of participating is \$25 per person per webinar**

**Attendee Registration**

First Name \*

Chakiera

Last Name \*

Locust

Title \*

Village Clerk

Municipality \*

Village of ▼

Name of  
Municipality \*

Pomona

Address \*

100 Ladentown Road

City, State and ZIP  
Code \*

Pomona

NY ▼

10970

Email \*

chakiera.locust@pomonavillage.com

Phone Number \*

(845) 354-0545

## Registration Fee

Wednesday, November 30, 2022 10:00 - 11:30 a.m.  Part I Member Rate (\$25.00)

Wednesday, December 7, 2022 10:00 -11:30 a.m.  Part II Member Rate (\$25.00)

Total \$50.00

## Payment Options

Webinar Payment \*

Event Registration Software by RegFox