

**VILLAGE OF POMONA
ZONING BOARD MEETING**

**FEBRUARY 22, 2023
7:30 PM**

AGENDA

APPLICANT

Avraham Marmelstein

RE: 8 Hidden Valley Drive

To add an in ground swimming pool and pool house in the backyard.

APPLICANT

Dina Schoenwald

RE: 22 South Ridge Road

Construction of an in ground pool with patio, pool house, outdoor kitchen and retaining walls.



EMANUEL LAW P.C.

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

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-654-4141

**ZONING BOARD OF APPEALS
VILLAGE OF POMONA**

NARRATIVE SUMMARY

**MERMELSTEIN POOL AND POOL HOUSE
8 HIDDEN VALLEY DRIVE
Tax Lot 32.15-1-43**

Avraham and Rivka Mermelstein purchased their home at 8 Hidden Valley Drive in March 2020. They now wish to add an inground swimming pool and pool house in their backyard.

The property is located on the south side of Hidden Valley Drive, approximately 130 feet west of the intersection of Sunset Terrace. It is improved with a single family dwelling. There are no accessory structures on the site.

The site is in an R-40 zoning district, but is undersized for the zone, at 29,090sf. The lot is part of a subdivision entitled Hidden Valley Estates Section I, which was filed in the Rockland County Clerk's Office on May 18, 1956. All the other lots in the subdivision appear to be of similar size, and were in compliance with the Zoning Code in effect at that time.¹ Therefore, this lot is a legal, prior, non-complying lot as to bulk.²

The proposed pool complex consists of a 20' x 40' inground pool surrounded by an apron and enclosed in a retractable dome. To the west of the pool and apron is a pool house with an enclosed, covered lounge area. The pool complex complies with the rear and side yard requirements of the district. However, the addition of the pool and pool house triggers the need for a variance for lot coverage.

In the R-40 zone, the maximum allowable lot coverage is 20%.³ Because of the undersized nature of the lot, the existing house, driveway, walks and paver areas take up much of the allowable coverage.

The proposal includes the installation of a 1,000 gallon drywell to act as a detention facility for additional storm water runoff created by the additional lot coverage. This

¹ The filed plat contains a note that the applicable zone was "O-1", a designation which no longer exists. There is no indication on the plat that average density was applied or that variances were granted.

² Pomona Zoning Code § 130-15.A(1).

³ Local Law No. 2 of 2022, Section 3.

drywell is sufficient to achieve the Village's standard for zero net incremental rate of runoff.

SEQRA and GML status

The project is a Type II action under SEQRA.⁴ Therefore, no EAF is required, nor is any further environmental impact review required.

The site is within 500 feet of the boundary of the Town of Ramapo. The variance request must therefore be referred to the Rockland County Planning Department under General Municipal Law §§239-l and -m for review of any County-wide or inter-community impacts. Notice must also be sent to the Town of Ramapo under §239-nn.

Criteria for Variance

One of the purposes of a zoning board of appeals, and of the ability to grant variances, is to provide a "safety valve" where the strict application of a zoning code cannot allow an otherwise appropriate use of property because of the peculiar circumstances applicable to that property. For this reason, any municipality that adopts a zoning code must also establish a board of appeals.⁵

In making a determination to grant an area variance, a board of appeals "shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant."⁶ The board must also consider five questions when engaging in this balancing test. The questions, and the applicant's responses, are set forth below:

(1) "whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance":

As noted above, the subject lot is Lot 2 of Block C in Hidden Valley Estates, Section 1, which was filed in 1956,⁷ well before the incorporation of the Village and the adoption of its Zoning Code. A copy of the filed plat is annexed as Exhibit 1. The 21 lots in the subdivision range in size from approximately 0.61ac (approx.. 26,571sf) to 1.5ac (approx.. 65,340sf). All but one of the lots are undersized for the current R-40 district,⁸ but were appropriately sized as of the 1956 plat filing. Annexed as Exhibit 2 is a copy of Ramapo Tax Map Section 32.15, with the lots contained in Hidden Valley Estates, Section 1, enclosed in a thick dashed line.

⁴ 6 N.Y.C.R.R. § 617.5(c)(12): "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density;"

⁵ See, 2 Salkin, *New York Zoning Law and Practice* (3d ed.), §§27:07 – 27:10; *McKinney's Town Law, Practice Commentary* to § 267-a; Town L. § 267.2; *McKinney's Village Law, Practice Commentary* to § 7-712-a; Village L. § 7-712(2).

⁶ Town L. § 267-b.3(b); Village L. § 7-712-b.3(b).

⁷ Map of "Section One, Hidden Valley Estates" filed in the Rockland County Clerk's Office on May 18, 1956 in Book 56 of Maps at page 88, as Map No. 2426.

⁸ 40,000sf = 0.918ac.

A review of aerial photos reveals swimming pools at the following addresses, all within the same neighborhood as the subject. A FOIL request to the Village yielded the dates of certificates of occupancy for the swimming pools.

<u>Address</u>	<u>C/O Date (Pool)</u>	<u>Lot Size (acres)</u>
3 Hidden Valley Drive	1956	0.67
15 Hidden Valley Drive	1996	0.79
17 Hidden Valley Drive	1984	0.73
19 Hidden Valley Drive	1988	0.82
8 Scenic Drive	1967	0.59
20 Scenic Drive	1963 (?)	0.59
24 Scenic Drive	(no information)	0.60
26 Scenic Drive	1967	0.78

In each of the above cases, the size of the lot is similar to that of the subject (0.64).

All of the above lots are undersized for the R-40 zoning district. In none of these cases, does the record reflect the issuance of a variance for lot coverage. It is likely, especially for those pools built in the 1960s, that lot coverage was not regulated.

Nonetheless, swimming pools were built, of standard size for a suburban backyard. It is likely that, if applied for today, most, if not all, of these pools would require a lot coverage variance similar to that sought by the applicant. The existence and maintenance of these swimming pools, however, establishes the character of the neighborhood. The applicant asks that it be allowed a similar swimming pool for his family.

(2) *“whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:*

The lot is undersized for the R-40 zone, at 29,090sf instead of 40,000sf. If the lot was full-sized, it would be allowed lot coverage of 8,000sf. Because it is undersized, it is only allowed 5,818sf.

The existing lot coverage, consisting of the house, driveway, walkways, and paver patio, is 15%, or 4,363.5sf. This leaves only 1,454.5sf for the pool, pool apron and pool house. The pool, itself, is a standard 800sf, leaving only 654sf for the pool apron and pool house.

If a 6-foot-wide apron was added (fairly narrow for a pool apron), it would take up 864sf,⁹ exceeding the allowable coverage. There would be no coverage available for a shed, let alone a pool house.

The addition of land from an adjoining parcel (all of which are similarly undersized), even if available, would likely render the adjoiner non-complying as to this dimension.

⁹ 32 x 52 = 1664 – 800 = 864sf.

(3) "whether the requested area variance is substantial":

Whether a requested variance is "substantial" is more than simple arithmetic. It requires an understanding of the general area and of the existing conditions.¹⁰

The proposed swimming pool and pool house fit comfortably within the required side and rear yards. The proposed structures are appropriately sized for residential use.

(4) "whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district":

The proposed structures are accessory to a single-family dwelling. The requested variance is a Type II action under SEQRA, meaning that it has "been determined not to have a significant impact on the environment".¹¹

Nonetheless, the impact of the additional impervious surface will be offset by the proposed additional storm water maintenance facility to achieve the standard of zero net incremental additional runoff.

(5) "whether the alleged difficulty was self-created":

The difficulty results from the imposition of R-40 zoning regulations on a legal, pre-existing lot having less than the minimum required lot area of 40,000sf, and the lack of a provision in the Pomona Zoning Code granting relief to pre-existing, legal undersized lots.

On balance, therefore, the requested variances are beneficial to both the applicant and the community.

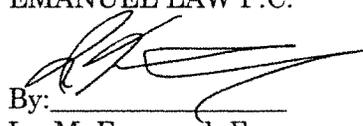
Relief requested

Accordingly, the applicant requests the following variances:

<u>Dimension</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Max. Lot Coverage	20%	15%	24%

Dated: February 3, 2023
New City, New York

EMANUEL LAW P.C.

By: 
Ira M. Emanuel, Esq.

¹⁰ See, 2 New York Zoning Law and Practice, § 29:15.

¹¹ 6 N.Y.C.R.R. § 617.5(a).

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

Phone (845) 354-0545 ~ Fax (845) 354-0604

February 3, 2023
Mr. Mermelstein
8 Hidden Valley Drive
Pomona NY

RE: Building Permit for the modification of a single family home, addition of a Pool

Dear Mr. Marmelstein:

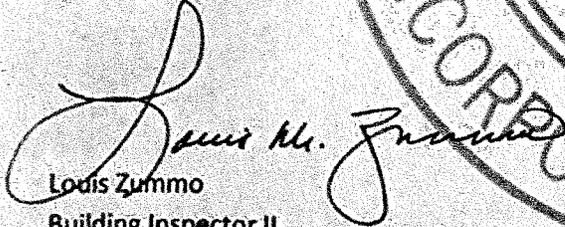
Please be advised that the architectural drawings submitted on for a building permit application has been reviewed and currently there is an issue with the application which must be resolved.

- 1) The application will require a variance for Developmental Coverage. The installation of the pool and proposed pool house will increase the Developmental Coverage, therefore a variance is required by the ZBA. The current code allows a coverage of 15% for the house and an additional 5% for pools and accessory structures. The estimated coverage of 24% would require a variance.

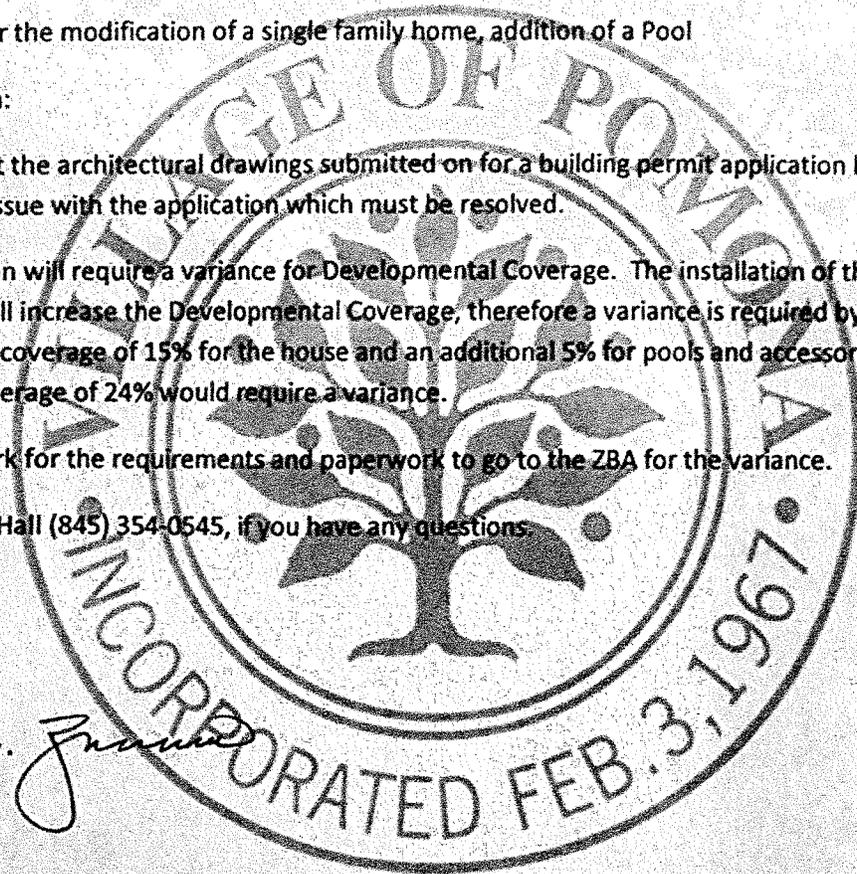
Please contact the clerk for the requirements and paperwork to go to the ZBA for the variance.

Please call the Village Hall (845) 354-0545, if you have any questions.

Best Regards,



Louis Zummo
Building Inspector II
Village of Pomona NY



APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Pomona

Date

~~12/1/20~~
2/9/23

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* (*Fill out Parts I & II of this form)	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input checked="" type="checkbox"/> Variance	

Project Name: 8 Hidden Valley Drive

Tax Map Designation:

Section 32.15 Block 1 Lot(s) 43
Section _____ Block _____ Lot(s) _____

Location: On the South side of Hidden Valley Drive,
130 feet West of Sunset Terrace in the
~~town~~ village of Pomona.

Street Address: 8 Hidden Valley Drive

Acreege of Parcel 0.668 ac Zoning District R-40

School District East Ramapo SD Postal District Suffern

Fire District Monsey Ambulance District _____

Water District Veolia Sewer District Benefit Area #5

Project Description: (If additional space required, please attach a narrative summary.)

to add an inground swimming pool and pool house in the backyard

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- | | |
|---|-----------------------|
| 1) Existing square footage <u>2420sf</u> | Pool house: 469sf |
| 2) Total square footage <u>4,774sf</u> | Covered lounge: 206sf |
| 3) Number of dwelling units <u>1 (existing)</u> | Pool: 800sf |
| | Pool Patio: 879sf |
| | Total: 2,354sf |

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. No

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type. No

Project History: Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

None

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of Pomona_____)

Avraham Marmelstein _____, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of Pomona _____, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he 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:

B. There is no state officer, Rockland County officer or employee or town/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 town/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.

APPLICATION REVIEW FORM

C. 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 Town/Village of Pomona in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee NONE
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, 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 town/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 or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of Pomona.

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

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

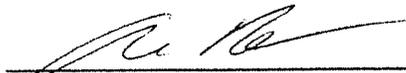
5. Application Fee(s)

I, Avraham Marmelstein, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*

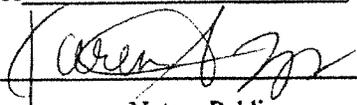
(I agree to establish an escrow account with the Town/Village of _____ from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

PLEASE SIGN HERE

Applicant's Signature 
Print Applicant's Name Avraham Marmelstein

SWORN to before me this

21 day of Nov., 2022


Notary Public

KAREN AZZARI
Notary Public, State of New York
No. 01573144831
Qualified in Rockland County
Term expires April 24, 2026

I have received from _____ the sum of _____ on this date

Reviewed by the _____ on _____
Municipal Clerk/Treasurer

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Pomona

I, Avraham Marmelstein being duly sworn, hereby
depose and say that I reside at:
8 Hidden Valley Drive, Pomona
in the county of Rockland in the state of New York

I am the (* xxxxxxxxxxxxxxxxxxxxxxx) owner in fee simple of premises located at:
8 Hidden Valley Drive

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber of conveyances, page or as Instrument ID # 2016-00026861

Said premises have been in my/its possession since 2016. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 32.15 block 1 lot(s) 43

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

PLEASE SIGN HERE Owner
Mailing Address 8 Hidden Valley Drive
Suffern, NY 10901

SWORN to before this
21st day of Nov, 20 22

Notary Public

KYLEEN AZTARI
Notary Public, State of New York
No. 01118-001
Qualified in Rockland County
Term expires April 04, 20 26

* If owner is a corporation or LLC, fill in the office held by deponent and name of
corporation or LLC, and provide a list of all directors, officers, and stockholders
owning more than 5% of any class of stock and all members having greater than 5%
beneficial interest.

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

11/32.19-1-5
TANG KATHY &
ACOSTA HARRY
15 ONDERDONK RD
SUFFERN, NY 10901

09/32.15-1-23
LAMM ISRAEL E & SUSANNA
IRREVOCABLE TRUSTS
566 AMHERST DRIVE
WOODMERE, NY 11598

09/32.15-1-26
HOMES FOR THE EXCEPTIONAL
II, INC
C/O NYSARC
25 HEMLOCK DR
CONGERS, NY 10920

09/32.15-1-29
TAPPER NISSON &
RUBINSTEIN GOLDIE
40 POWDER HORN DR
SUFFERN, NY 10901

09/32.15-1-47
FRIEDMAN MARK S &
SCHNEEWISS GITTY
16 HIDDEN VALLEY DR
SUFFERN, NY 10901

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

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

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

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

11/32.19-1-7
NENNER MARK & SIMONE
9 ONDERDONK RD
SUFFERN, NY 10901

09/32.15-1-21
FINER AMBER &
WICENTOWSKY GERALD
6 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-24
BERGER YITZCHOK & RIKKI
12 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-27
SPITZ JOEL M & MIRIAM
18 SCENIC DRIVE
SUFFERN, NY 10901

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

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

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

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

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

09/32.15-1-36
ROZNER PAULA & LESLIE
21 SCENIC DR
SUFFERN, NY 10901

11/32.19-1-6
HOFFMAN MORDECHAI S
11 ONDERDONK RD
SUFFERN, NY 10901

09/32.15-1-22
LOEVINGER RICHARD
8 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-25
SCHWARTZ ABRAHAM &
WERZBERGER ARIELLA
14 SCENIC DRIVE
SUFFERN, NY 10901

09/32.15-1-28
ERBLICH YOSEF & ESTHER
KAGAN
20 SCENIC DR
SUFFERN, NY 10901

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

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

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

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

09/32.15-1-35
POLLACK ESTEE
23 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

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

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

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

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

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

89/32.11-1-4
PF RE HOLDINGS LLC
C/O FRIEDENBERG ISIDOR
2 CARA DRIVE
SUFFERN, NY 10901

09/32.15-1-48
MASUD SAJID & PAULA
18 HIDDEN VALLEY
SUFFERN, NY 10901

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

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

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

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

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

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

09/32.15-1-52
CHERIAN JOHN & BEBE
17 HIDDEN VALLEY DR
SUFFERN, NY 10901

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

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

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

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

APPLICATION REVIEW FORM

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section 130-12 R-40 District _____;
- Use Variance from the requirement of Section _____;
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____
to add an inground swimming pool and pool house in the backyard

Previous Appeal:

- a. A previous appeal ___ has, or has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ___ An AREA Variance; or
 - ___ A USE Variance; or
 - ___ Appeal from decision of Town Official or Officer; or
 - ___ Interpretation of the Zoning Ordinance or Map; or
 - ___ Other
- c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE *(This section to be completed only for an AREA variance. Use additional pages, if needed.)* SEE ATTACHED NARRATIVE

This application seeks a variance from the provisions of Article V ,
 Section(s) 130-12.l . Specifically, the applicant seeks a variance
 from the requirements from:

Dimension*	Column	Required	Existing	Proposed
Max. Lot Coverage		20%	15%	23.4%

**e.g., front yard, side setback, FAR, etc.*

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? _____

Describe: See attached narrative _____

2. Is the variance substantial in relation to the zoning code? _____

Explain: See attached narrative _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain: See attached narrative _____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? _____

Explain: See attached narrative _____

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? _____

Explain: See attached narrative

6. Will there be any affect on governmental facilities or services if this variance is granted? _____

Describe: See attached narrative

7. Other factors I/we wish the Board to consider in this case are

See attached narrative

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)* NOT APPLICABLE

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)* NOT APPLICABLE

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)* NOT APPLICABLE

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

[Appform.doc revised March 2015]

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

Phone (845) 354-0545 ~ Fax (845) 354-0604

February 3, 2023
Mr. Mermelstein
8 Hidden Valley Drive
Pomona NY

RE: Building Permit for the modification of a single family home, addition of a Pool

Dear Mr. Marmelstein:

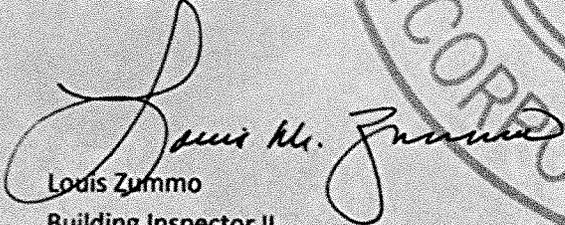
Please be advised that the architectural drawings submitted on for a building permit application has been reviewed and currently there is an issue with the application which must be resolved.

- 1) The application will require a variance for Developmental Coverage. The installation of the pool and proposed pool house will increase the Developmental Coverage, therefore a variance is required by the ZBA. The current code allows a coverage of 15% for the house and an additional 5% for pools and accessory structures. The estimated coverage of 24% would require a variance.

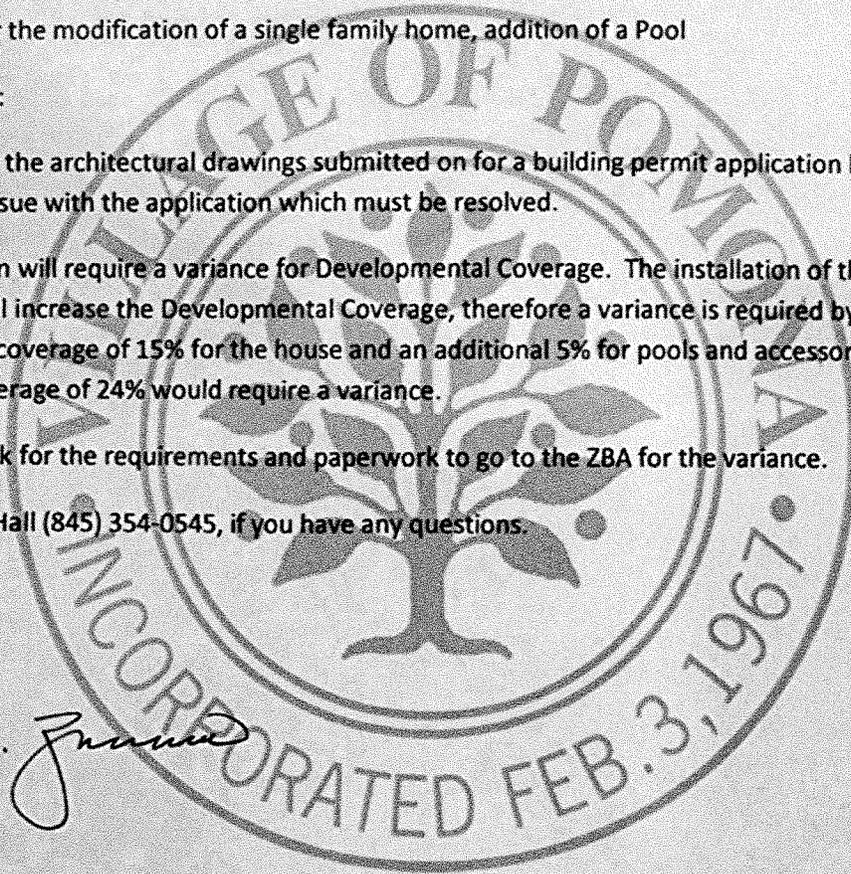
Please contact the clerk for the requirements and paperwork to go to the ZBA for the variance.

Please call the Village Hall (845) 354-0545, if you have any questions.

Best Regards,



Louis Zummo
Building Inspector II
Village of Pomona NY



Part of 66-2446

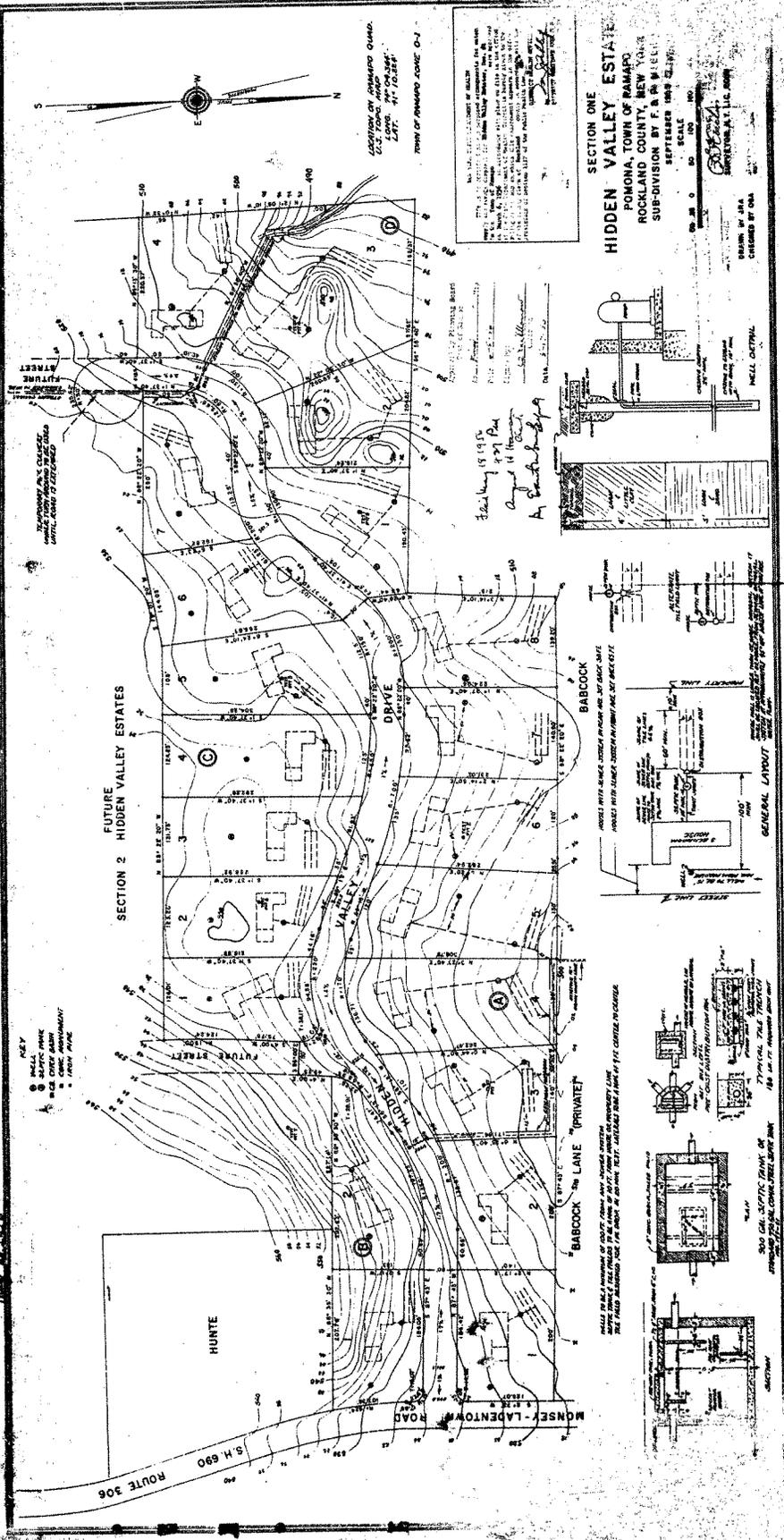
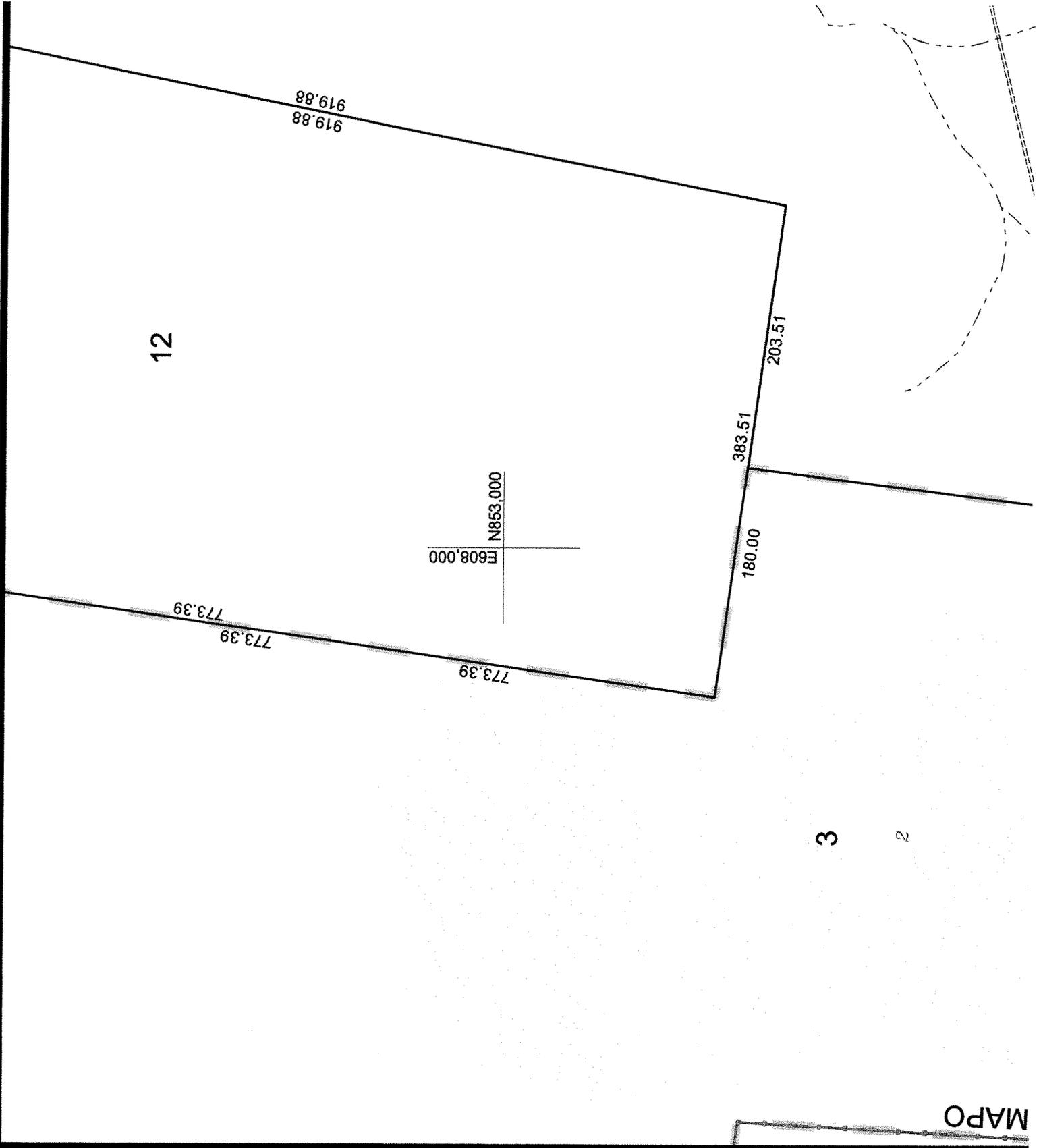


EXHIBIT 1

3

2



919.88
919.88

12

N853,000
E608,000

383.51
203.51
180.00

773.39
773.39

773.39

APPLICATION REVIEW FORM

PART I

Name of Municipality Pomona Date 12/27/22

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* <i>(*Fill out Parts I & II of this form)</i>	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision _____ # of Lots _____	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance	

Project Name: SCHOENWALD

Tax Map Designation:
Section 25.10 Block 1 Lot(s) 8
Section _____ Block _____ Lot(s) _____

Location: On the North side of South Ridge Rd.
528 feet Southeast of Overlook Rd. in the
town/village of Pomona

Street Address: 22 South Ridge Rd.

Acreage of Parcel .91 Zoning District R-40

School District East Ramapo Postal District _____

Fire District Moleston Ambulance District Ramapo Valley

Water District Veolia Sewer District West Ramapo
Joint Regional

Project Description: *(If additional space required, please attach a narrative summary.)*
Construction of an inground pool with patio,
pool house, outdoor kitchen and retaining wall.
This project would exceed coverage limits for this
zone. A variance is sought to allow a
coverage percentage of 100%.

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? If so, what amount?
- 3) Is this a standard or average density subdivision?

If site plan:

- 1) Existing square footage
- 2) Total square footage
- 3) Number of dwelling units

If special permit, list special permit use and what the property will be used for.

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. +25% 5,874 SF (shown on plan)

Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type. NO

Project History: Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other existing properties in the same ownership as this project.

APPLICATION REVIEW FORM

Contact Information:

Applicant: Maureen Nicolich Phone # 845-893-9364
Address 3 Nikolaus Ln. Nanuet NY 10954
Street Name & Number (Post Office) State Zip code

Property Owner: Schoenwald Phone # 917-474-6703
Address 22 South Ridge Rd. Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Paul Golanski, PE Phone # 917-418-0999
Address 633 Woodmont Ln. Stoughton NY 10974
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____
Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Maureen Nicolich Phone # 845-893-9364
Address 3 Nikolaus Ln Nanuet NY 10954
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply)

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, N, AND NN.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. _____

Referral Agencies: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Fallanden State Park Comm. |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

**All applicants must send copies of their applications and plans to the Orange and Rockland Regional Planning Board.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Romona)

Maurice Nicolich, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of Romona, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 87(9). All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he 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:

B. There is no state officer, Rockland County officer or employee or town/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 Exchange; or is a member or partner of the applicant, if the applicant is an association or a partnership, nor that such town/village officer or employee or any member of his family in any of the foregoing classes is a party to an agreement, written or oral, express or implied, whereby such officer or employee may receive any compensation, honorarium or fee for service rendered, which is dependent in whole or in part upon the granting of this application, petition or request.

APPLICATION REVIEW FORM

C. 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 Town/Village of Ramapo in the petition, request or application or in the property or subject matter to which it relates:

(If none, so state)

a. Name and address of officer or employee none

b. Nature of interest _____

c. If stockholder, number of shares _____

d. If officer or partner, 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 town/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 or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of _____

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

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it or such engineering, planning, environmental or other technical consultant as such board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the Corporation of New York or pursuant to an existing contractual agreement between the applicant and the consultant, and shall be paid for the cost of such consultant services by the applicant.

APPLICATION REVIEW FORM

5. Application Fee(s)

1. Maureen Nicolich, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

**The following paragraph is optional to add if your municipality establishes escrow accounts:

(I agree to establish an escrow account with the Town/Village of _____ from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature

Maureen Nicolich

Print Applicant's Name

Maureen Nicolich

SWORN to before me this

22nd day of December, 2022

Stephen M. Pagan

Notary Public

STEPHEN M. PAGAN
Notary Public, State of New York
Registration No. 01795238298
Qualified in Putnam County
Commission Expires 04/18/23

I have received from _____ the sum of _____ on this date _____

Reviewed by the _____

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Fernona)

I, Dina Schoenwald being duly sworn, hereby
depose and say that I reside at: 22 South Ridge Rd.

in the county of Rockland in the state of NY

I am the (") owner in fee simple of premises located at:
22 South Ridge Rd.

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID # _____

Said premises have been in my/its possession since _____. Said premises are also
known and designated on the Town of Fernona Tax Map as
section 25.10 block 1 lot(s) 8

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

Owner
Mailing Address

[Signature]
Dina Schoenwald
22 South Ridge Rd Fernona NY 10970

SWORN to before this
14th day of November 2022

[Signature]
Notary Public

* If owner is a corporation or LLC, fill in the office held by applicant and name of
corporation or LLC, and provide a list of all directors, officers, and shareholders
owning more than 5% of any class of stock, and all members owning more than 5%
beneficial interest.

MORIYA LITCHFIELD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 0118381893
Qualified in Rockland County
Commission Expires 10/15/2025

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section _____;
- Use Variance from the requirement of Section _____;
- Special permit per the requirements of Section _____;
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (explain) Variance for Developmental Coverage

To permit construction, maintenance and use of inground pool, patio, pool house, outdoor kitchen and retaining walls

Previous Appeal:

- a. A previous appeal ___ has, or has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ___ An AREA Variance; or
 - ___ A USE Variance; or
 - ___ Appeal from decision of Town Official or Officer; or
 - ___ Interpretation of the Zoning Ordinance or Map; or
 - ___ Other
- c. The previous appeal described above was appeal number _____ dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article ✓,
 Section(s) 130-12(J). Specifically, the applicant seeks a variance
 from the requirements from:

Dimension*	Column	Required	Provided
<u>Dev. Coverage</u>		<u>15%</u>	<u>22.1% prop</u>

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? yes

Describe: It is the minimum needed to make the improvement sought.

2. Is the variance substantial in relation to the zoning code?

Explain: The developmental coverage sought is 100% over the allotted.

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? no

Explain: The work is in the rear of the property and won't affect others.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? no

Explain: The variance is needed to complete the project.

Permit # _____

Name on Permit Schoenwald
22 South Ridge Road

Block & Lot 25.10-1-B

VILLAGE OF POMONA
BUILDING DEPARTMENT
100 LADENTOWN ROAD
POMONA, NY 10970

Village Engineering Consultant
Martin K. Spence PE
Spence Engineering
201-934-0300

THIS DOCUMENT IS SENT TO: LOUIS ZUMMO, BUILDING INSPECTOR

Requested for Pool, Cabana and Site

Plans Prepared by: Paul Cdanski, PE

Estimate last received May 7, 2022

Date Reviewed _____

Building Inspection	Pool Site _____	Water Service (main Building) _____
	Footing Forms + Trenches _____	Gravel under slabs _____
	Foundation + Backfill _____	Plumbing Rough-in _____
	Footing Drains _____	Plumbing under slabs _____

Engineering

Outlet for Footing Drains _____ Plot Plan for Building Permit (Engineering) Denied Pending Resubmittal

Frame _____ Erosion and Sediment Control _____

Insulation _____ FINAL PLOT PLAN (ENGINEERING) for C.O.D. _____

Fire Safety _____

Martin K. Spence 7/12/2022
Date

Above marked work is Denied Pending Resubmittal

Reviewed by: Martin K. Spence, PE
Village Engineering Consultant

Engineering Comments:

Zoning Compliance shall be reviewed by the Building Department. The plan identifies an increase in development coverage which exceeds the current and maximum allowed per Zoning. At this time an engineering review can not be completed due to non compliance with zoning. The applicant shall provide a compliant plan to the Zoning Officer and/or seek variances.

copy: Paul Cdanski, PE

VILLAGE OF POMONA
100 LADENTOWN ROAD
POMONA, N.Y. 10970
Phone (845) 354-0545 ~ Fax (845) 354-0604

April 4, 2022
Mr. Schoenwald
22 South Ridge Rd
Pomona NY

RE: Building Permit for the construction of an in-ground pool with patio, cabana building, outdoor kitchen and retaining walls.

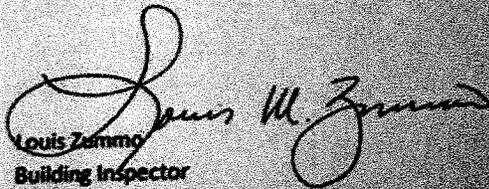
Dear Mr. Schoenwald:

Please be advised that the building permit application submitted has been reviewed and currently there are several issues with the application which must be resolved prior to issuance of the permit.

- 1) The application is not complete, it is still missing information for the cabana building, including the height and uses of the 4 rooms, location of the kitchen, utility trenching, etc.
- 2) The plans drawn by Gdansk, are missing several pieces of information required to process the permit.
 - A) The bulk table shows provided vs. required. The numbers supplied do not seem to be correct. The existing developmental coverage is 23.1%. With the proposed addition, it would be 26.3%, although once you remove the pervious pavers the developmental coverage drops to 18.5%. Please update the numbers to reflect the variance requested. The variance should be 2.5% over allowed.
- 3) Please submit corrected copies of the architectural drawings and the site plan with the proper numbers of the requested variance.

Please call the Village Hall (845) 354-0545, if you have any questions.

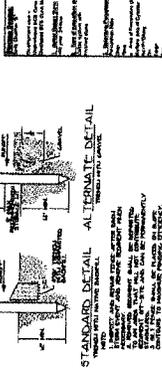
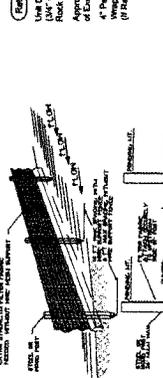
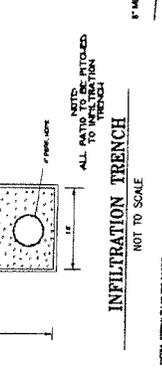
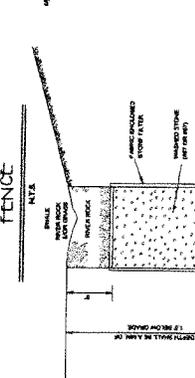
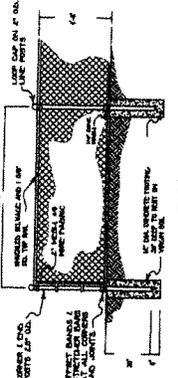
Best Regards,


Louis Zammo
Building Inspector
Village of Pomona NY

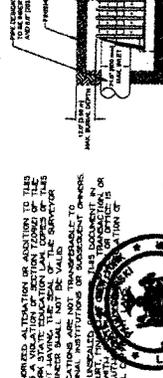
392205 25.10-1-4 124 Overlook LLC 110 Overlook Rd Pomona, NY 10970	392205 25.10-1-12 Kalu Agwa 37 Woodfield Rd Pomona, NY 10970	392205 25.10-1-10 BRVE Holdings LLC 990 Stewart Ave Rd Ste201 Garden City, NY 11530
392205 25.10-1-5 Michael Chambliss Cynthia Chambliss 127 Overlook Rd Pomona, NY 10970	392205 25.06-1-50 Alfred De Lorenzo Noel De Lorenzo 120 Overlook Rd Pomona, NY 10970	392205 25.06-1-49 S. Allan Dubow Orren Harmon Dubow 12 Carbery Ct Pomona, NY 10970
392205 25.10-1-79 Candis Edwards 28 Woodfield Rd Pomona, NY 10970	392205 25.10-1-23 Taras Giria Marina Giria 2 Parkside Ct Pomona, NY 10970	392205 25.10-1-81 Ramit Hora 228A Oneida Ave San Francisco, CA 94112
392205 25.10-1-11 Mohammed Islam Queen Islam 28 So Ridge Rd Pomona, NY 10970	392205 25.10-1-78 Thomas Kenney III Leslie Kenney 26 Woodfield Rd Pomona, NY 10970	392205 25.10-1-82 Machluf Krispine Malka Krispine 27 So Ridge Rd Pomona, NY 10970
392205 25.10-1-13 Mordechai Lasker Chana Lasker 35 Woodfield Rd Pomona, NY 10970	392205 25.06-2-12 Drew Llyod Esther Llyod 125 Overlook Rd Pomona, NY 10970	392205 25.06-2-10 Michael Maroff 121 Overlook Rd Pomona, NY 10970
392205 25.06-2-11 Akiva Nussbaum 123 Overlook Rd Pomona, NY 10970	392205 25.10-1-53 NYS Assoc for Retarded Childrn 25 Hemlock Dr Congers, NY 10920	392205 25.10-1-83 Shneur Pruss 25 So Ridge Rd Pomona, NY 10970
392205 25.10-1-7 Yaakov Putter Freida C. Gordon 20 So Ridge Rd Pomona, NY 10970	392205 25.10-1-6 Mark Schaeffer Shellie Schaeffer 18 So Ridge Rd Pomona, NY 10970	392205 25.06-2-13 Abraham Schreiber Lea Yabra 30 So Ridge Rd Pomona, NY 10970
392205 25.10-1-80 Camille Stewart Stewart Family Trust 30 Woodfield Rd Pomona, NY 10970	392205 25.10-1-84 Elana Straus 23 So Ridge Rd Pomona, NY 10970	392205 25.10-1-9 Sonia C. Tracey 24 So Ridge Rd Pomona, NY 10970
392205 25.06-1-51 Daniel Wawrzonek Kathryn Wawrzonek 122 Overlook Rd Pomona, NY 10970	392205 25.06-2-9 David Duk Min Yoon Kimberly Y. Yoon 119 Overlook Rd Pomona, NY 10970	

TAX SECTION 2210 BLOCK 1 LOT 8

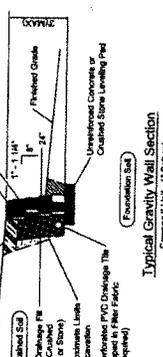
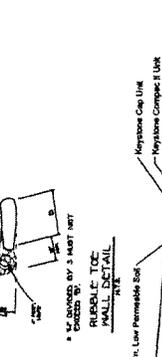
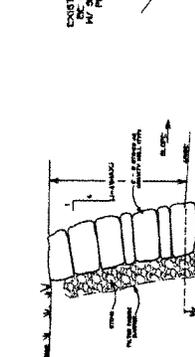
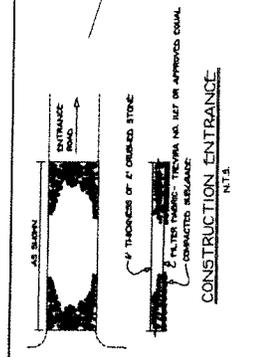
REFERENCES:
 1. ALL UTILITIES SHOWN ARE APPROXIMATELY LOCATED BY THE FIELD SURVEY DATED JANUARY 22, 2010. PROFILES OF ALL UTILITIES ARE DATED JANUARY 22, 2010.



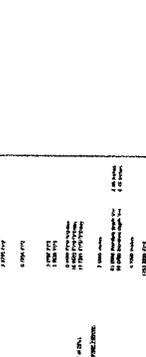
UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES SHOWN CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



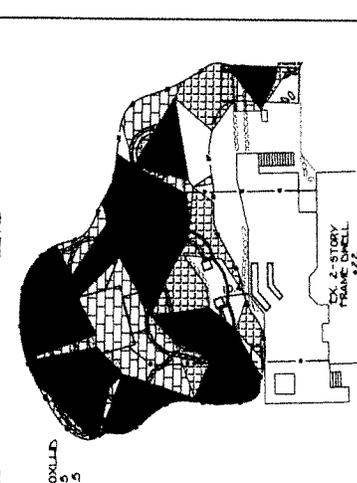
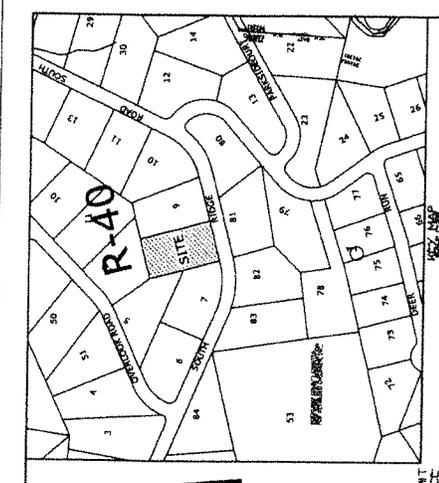
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Slopes Table

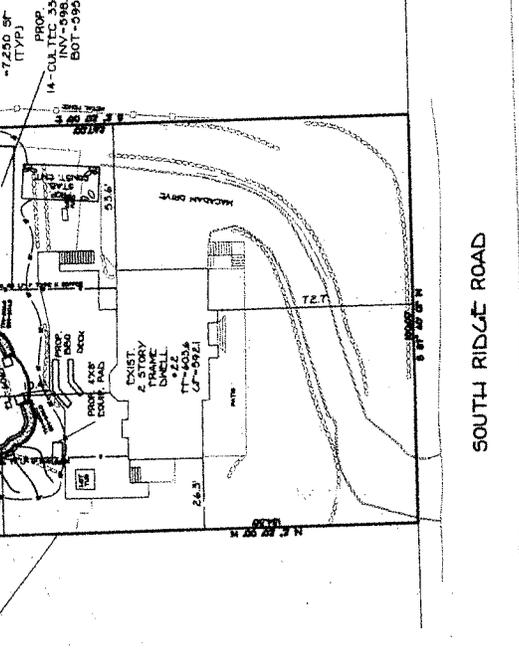
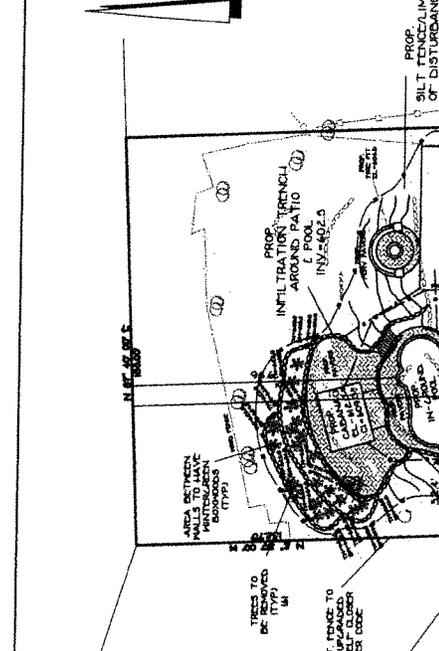
Minimum Slope	Maximum Slope	SF	Color
15.00%	25.00%	1,252	Light Green
25.00%	35.00%	4,193	Dark Green
35.00%	100.00%	1,681	White

DETAIL CALC.
 RATIO AREA: 1400 SF ± 4 FT. AVE. CUT-AND-FILL OF AREA OF CUT
 DISTANCE: 140000 ± 400 FT. CUT-AND-FILL OF AREA OF CUT
 TOTAL CUT-AND-FILL OF APPROXIMATELY 140000 ± 400 FT.

BULK TABLE - SINGLE FAMILY RESIDENTIAL

ZONE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. MAXIMUM GROUND COVER	MIN. MAXIMUM LOT AREA	MIN. MAXIMUM LOT DEPTH	MIN. MAXIMUM LOT WIDTH	MIN. MAXIMUM LOT AREA	MIN. MAXIMUM LOT DEPTH	MIN. MAXIMUM LOT WIDTH
R-40	40000	100	140	50	25	50	15	50	30	50	20	20	20
EXIST.	40000	200.3	190.0	52.0	27.7	103.3	NA	5.8	17.3*	0.5	231*	NA	NA
PROP.	40000	200.3	190.0	52.0	27.7	103.3	52.4	96.6	6.7	2.2*	0.5	291**	10.4

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