

**VILLAGE OF POMONA
BOARD OF TRUSTEES MEETING**

**June 26, 2023
7:30 PM**

Salute to the flag

Open Period

MS4 public comments

Public Hearing - Special Permit - Kirschenbaum: 130 Camp Hill Road

**Approval of Audited Claims
Cultural Center Report**

New Business

- a. Reorganizational appointments**
- b. Veolia (formerly Suez) Water Tank: 83 Halley Drive Special permit**
- c. Garbage collection contract renewal**
- d. Burgess Meredith playground & basketball court upgrades**

Old Business

Buildings & Maintenance

Trustees Period

Office Period

Legal

Executive Session

Village of Pomona
Rockland County, New York

**MUNICIPAL COMPLIANCE CERTIFICATION FORM
ANNUAL REPORT**

Stormwater Discharges from
Municipal Separate Storm Sewer Systems (MS4s)

SPDES ID: NYR20A412

Reporting Period:
March 10, 2022 - March 9, 2023

Submitted to:

New York State
Department of Environmental Conservation
Division of Water

MS4 Annual Report Form

This report is being submitted for the reporting period ending March 9,

If submitting this form as part of a joint report on behalf of a coalition leave SPDES ID blank.

Name of MS4/Coalition

SPDES ID

Minimum Control Measure 2. Public Involvement/Participation

The information in this section is being reported (check one):

- On behalf of an individual MS4
- On behalf of a coalition

How many MS4s contributed to this report?

1. What opportunities were provided for public participation in implementation, development, evaluation and improvement of the Stormwater Management Program (SWMP) Plan during this reporting period? Check all that apply:

- Cleanup Events # Events
- Comments on SWMP Received # Comments
- Community Hotlines Phone # () -
- Phone # () - Phone # () -
- Phone # () - Phone # () -
- Phone # () - Phone # () -
- Phone # () - Phone # () -
- Phone # () - Phone # () -
- Community Meetings # Attendees
- Plantings Sq. Ft.
- Storm Drain Markings # Drains
- Stakeholder Meetings # Attendees
- Volunteer Monitoring # Events
- Other:

2. Was public notice of availability of this annual report and Stormwater Management Program (SWMP) Plan provided? Yes No

- List-Serve # In List
- Newspaper Advertising # Days Run
- TV/Radio Notices # Days Run
- Other:
- Web Page URL: Enter URL(s) on the following two pages.

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Name of MS4/Coalition SPDES ID

4.a. If this report was made available on the internet, what date was it posted?

Leave blank if this report was not posted on the internet.

/ /

4.b. For how many days was/will this report be posted?

If submitting a report for single MS4, answer 5.a.. If submitting a joint report, answer 5.b..

5.a. Was an Annual Report public meeting held in this reporting period?

Yes No

If Yes, what was the date of the meeting?

/ /

If No, is one planned?

Yes No

5.b. Was an Annual Report public meeting held for all MS4s contributing to this report during this reporting period?

Yes No

If No, is one planned for each?

Yes No

6. Were comments received during this reporting period?

Yes No

If Yes, attach comments, responses and changes made to SWMP in response to comments to this report.

MS4 Annual Report Form

This report is being submitted for the reporting period ending March 9,

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Name of MS4/Coalition

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SPDES ID

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7. Evaluating Progress Toward Measurable Goals MCM 2

Use this page to report on your progress and project plans toward achieving measurable goals identified in your Stormwater Management Program Plan (SWMPP), including requirements in Part III.C.1. Submit additional pages as needed.

A. Briefly summarize the Measurable Goal identified in the SWMPP in this reporting period.

B. Briefly summarize the observations that indicated the overall effectiveness of this Measurable Goal.

C. How many times was this observation measured or evaluated in this reporting period?

--	--	--	--	--

(ex.: samples/participants/events)

D. Has your MS4 made progress toward this measurable goal during this reporting period?

Yes No

E. Is your MS4 on schedule to meet the deadline set forth in the SWMPP?

Yes No

F. Briefly summarize the stormwater activities planned to meet the goals of this MCM during the next reporting cycle (including an implementation schedule).

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SPDES ID

Minimum Control Measure 3. Illicit Discharge Detection and Elimination

The information in this section is being reported (check one):

- On behalf of an individual MS4
- On behalf of a coalition

How many MS4s contributed to this report?

1. Enter the number and approx. percent of outfalls mapped: # %

2. How many of these outfalls have been screened for dry weather discharges during this reporting period (outfall reconnaissance inventory)?

3.a. What types of generating sites/sewersheds were targeted for inspection during this reporting period?

- Auto Recyclers
- Building Maintenance
- Churches
- Commercial Carwashes
- Commercial Laundry/Dry Cleaners
- Construction Vehicle Washouts
- Cross-Connections
- Distribution Centers
- Food Processing Facilities
- Garbage Truck Washouts
- Hospitals
- Improper RV Waste Disposal
- Industrial Process Water
- Other:
- Landscaping (Irrigation)
- Marinas
- Metal Plateing Operations
- Outdoor Fluid Storage
- Parking Lot Maintenance
- Printing
- Residential Carwashing
- Restaurants
- Schools and Universities
- Septic Maintenance
- Swimming Pools
- Vehicle Fueling
- Vehicle Maint./Repair Shops
- None

Sewersheds:

MS4 Annual Report Form

This report is being submitted for the reporting period ending March 9,

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Name of MS4/Coalition

SPDES ID

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12. Evaluating Progress Toward Measurable Goals MCM 3

Use this page to report on your progress and project plans toward achieving measurable goals identified in your Stormwater Management Program Plan (SWMPP), including requirements in Part III.C.1. Submit additional pages as needed.

A. Briefly summarize the Measurable Goal identified in the SWMPP in this reporting period.

B. Briefly summarize the observations that indicated the overall effectiveness of this Measurable Goal.

C. How many times was this observation measured or evaluated in this reporting period?

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(ex.: samples/participants/events)

D. Has your MS4 made progress toward this measurable goal during this reporting period?

Yes No

E. Is your MS4 on schedule to meet the deadline set forth in the SWMPP?

Yes No

F. Briefly summarize the stormwater activities planned to meet the goals of this MCM during the next reporting cycle (including an implementation schedule).

MS4 Annual Report Form

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Name of MS4/Coalition

SPDES ID

Minimum Control Measures 4 and 5.
Construction Site and Post-Construction Control

The information in this section is being reported (check one):

- On behalf of an individual MS4
- On behalf of a coalition

How many MS4s contributed to this report?

1a. Has each MS4 contributing to this report adopted a law, ordinance or other regulatory mechanism that provides equivalent protection to the NYS SPDES General Permit for Stormwater Discharges from Construction Activities?

Yes No

1b. Has each Town, City and/or Village contributing to this report documented that the law is equivalent to a NYSDEC Sample Local Law for Stormwater Management and Erosion and Sediment Control through either an attorney certification or using the NYSDEC Gap Analysis Workbook?

Yes No NT

If Yes, Towns, Cities and Villages provide date of equivalent NYS Sample Local Law.

09/2004 03/2006 NT

2. Does your MS4/Coalition have a SWPPP review procedure in place?

Yes No

3. How many Construction Stormwater Pollution Prevention Plans (SWPPPs) have been reviewed in this reporting period?

4. Does your MS4/Coalition have a mechanism for receipt and consideration of public comments related to construction SWPPPs?

Yes No NT

If Yes, how many public comments were received during this reporting period?

5. Does your MS4/Coalition provide education and training for contractors about the local SWPPP process?

Yes No

6. Identify which of the following types of enforcement actions you used during the reporting period for construction activities, indicate the number of actions, or note those for which you do not have authority:

- Notices of Violation #

--	--	--	--	--	--

 ○ No Authority
- Stop Work Orders #

--	--	--	--	--	--

 ○ No Authority
- Criminal Actions #

--	--	--	--	--	--

 ○ No Authority
- Termination of Contracts #

--	--	--	--	--	--

 ○ No Authority
- Administrative Fines #

--	--	--	--	--	--

 ○ No Authority
- Civil Penalties #

--	--	--	--	--	--

 ○ No Authority
- Administrative Orders #

--	--	--	--	--	--

 ○ No Authority
- Enforcement Actions or Sanctions #

--	--	--	--	--	--

 ○ No Authority
- Other #

--	--	--	--	--	--

 ○ No Authority

MS4 Annual Report Form

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Name of MS4/Coalition

SPDES ID

<input type="text"/>									
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Minimum Control Measure 4. Construction Site Stormwater Runoff Control

The information in this section is being reported (check one):

- On behalf of an individual MS4
 On behalf of a coalition

How many MS4s contributed to this report?

1. How many construction projects have been authorized for disturbances of one acre or more during this reporting period?

2. How many construction projects disturbing at least one acre were active in your jurisdiction during this reporting period?

3. What percent of active construction sites were inspected during this reporting period? NT
 %

4. What percent of active construction sites were inspected more than once? NT
 %

5. Do all inspectors working on behalf of the MS4s contributing to this report use the NYS Construction Stormwater Inspection Manual? Yes No NT

6. Does your MS4/Coalition provide public access to Stormwater Pollution Prevention Plans (SWPPPs) of construction projects that are subject to MS4 review and approval? Yes No NT

If your MS4 is Non-Traditional, are SWPPPs of construction projects made available for public review? Yes No

If Yes, use the following page to identify location(s) where SWPPPs can be accessed.

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Name of MS4/Coalition

SPDES ID

6. con't.:

Submit additional pages as needed.

MS4/Coalition Office

Department

Address

City

Zip

Phone

() -

Library

Address

City

Zip

Phone

() -

Other

Address

City

Zip

Phone

() -

Web Page URL(s): Please provide specific address where SWPPPs can be accessed - not home page.

URL

URL

MS4 Annual Report Form

This report is being submitted for the reporting period ending March 9,

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If submitting this form as part of a joint report on behalf of a coalition leave SPDES ID blank.

Name of MS4/Coalition

SPDES ID

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7. Evaluating Progress Toward Measurable Goals MCM 4

Use this page to report on your progress and project plans toward achieving measurable goals identified in your Stormwater Management Program Plan (SWMPP), including requirements in Part III.C.1. Submit additional pages as needed.

A. Briefly summarize the Measurable Goal identified in the SWMPP in this reporting period.**B. Briefly summarize the observations that indicated the overall effectiveness of this Measurable Goal.****C. How many times was this observation measured or evaluated in this reporting period?**

--	--	--	--	--

(ex.: samples/participants/events)

D. Has your MS4 made progress toward this measurable goal during this reporting period?

Yes No

E. Is your MS4 on schedule to meet the deadline set forth in the SWMPP?

Yes No

F. Briefly summarize the stormwater activities planned to meet the goals of this MCM during the next reporting cycle (including an implementation schedule).

MS4 Annual Report Form

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Name of MS4/Coalition

SPDES ID

Minimum Control Measure 5. Post-Construction Stormwater Management

The information in this section is being reported (check one):

- On behalf of an individual MS4
- On behalf of a coalition

How many MS4s contributed to this report?

1. How many and what type of post-construction stormwater management practices has your MS4/Coalition inventoried, inspected and maintained in this reporting period?

	# Inventoried	# Inspections	# Times Maintained
<input type="radio"/> Alternative Practices	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="radio"/> Filter Systems	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="radio"/> Infiltration Basins	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="radio"/> Open Channels	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="radio"/> Ponds	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="radio"/> Wetlands	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="radio"/> Other	<input type="text"/>	<input type="text"/>	<input type="text"/>

2. Do you use an electronic tool (e.g. GIS, database, spreadsheet) to track post-construction BMPs, inspections and maintenance?

Yes No

3. What types of non-structural practices have been used to implement Low Impact Development/Better Site Design/Green Infrastructure principles?

- Building Codes Municipal Comprehensive Plans
- Overlay Districts Open Space Preservation Program
- Zoning Local Law or Ordinance
- None Land Use Regulation/Zoning
- Watershed Plans Other Comprehensive Plan

Other:

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Name of MS4/Coalition

SPDES ID

4a. Are the MS4s contributing to this report involved in a regional/watershed wide planning effort?

Yes No

4b. Does the MS4 have a banking and credit system for stormwater management practices?

Yes No

4c. Do the SWMP Plans for each MS4 contributing to this report include a protocol for evaluation and approval of banking and credit of alternative siting of a stormwater management practice?

Yes No

4d. How many stormwater management practices have been implemented as part of this system in this reporting period?

5. What percent of municipal officials/MS4 staff responsible for program implementation attended training on Low Impace Development (LID), Better Site Design (BSD) and other Green Infrastructure principles in this reporting period?

%

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Name of MS4/Coalition

SPDES ID

Minimum Control Measure 6. Stormwater Management for Municipal Operations

The information in this section is being reported (check one):

- On behalf of an individual MS4
- On behalf of a coalition

How many MS4s contributed to this report?

1. Choose/list each municipal operation/facility that contributes or may potentially contribute Pollutants of Concern to the MS4 system. For each operation/facility indicate whether the operation/facility has been addressed in the MS4's/Coalition's Stormwater Management Program(SWMP) Plan and whether a self-assessment has been performed during the reporting period. A self-assessment is performed to: 1) determine the sources of pollutants potentially generated by the permittee's operations and facilities; 2) evaluate the effectiveness of existing programs and 3) identify the municipal operations and facilities that will be addressed by the pollution prevention and good housekeeping program, if it's not done already.

<u>Operation/Activity/Facility</u>	<u>Addressed in SWMP?</u>		<u>Self-Assessment Operation/Activity/Facility performed within the past 3 years?</u>	
	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Yes	<input type="radio"/> No
Street Maintenance.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bridge Maintenance.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Winter Road Maintenance.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Salt Storage.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solid Waste Management.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New Municipal Construction and Land Disturbance..	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Right of Way Maintenance.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marine Operations.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hydrologic Habitat Modification.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Open Space.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal Building.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater System Maintenance.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vehicle and Fleet Maintenance.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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2. Provide the following information about municipal operations good housekeeping programs:

- Parking Lots Swept (Number of acres X Number of times swept) # Acres
- Streets Swept (Number of miles X Number of times swept) # Miles
- Catch Basins Inspected and Cleaned Where Necessary #
- Post Construction Control Stormwater Management Practices Inspected and Cleaned Where Necessary #
- Phosphorus Applied In Chemical Fertilizer # Lbs.
- Nitrogen Applied In Chemical Fertilizer # Lbs.
- Pesticide/Herbicide Applied # Acres .
(Number of acres to which pesticide/herbicide was applied X Number of times applied to the nearest tenth.)

3. How many stormwater management trainings have been provided to municipal employees during this reporting period?

4. What was the date of the last training? / /

5. How many municipal employees have been trained in this reporting period?

6. What percent of municipal employees in relevant positions and departments receive stormwater management training? %

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Additional Watershed Improvement Strategy Best Management Practices

The information in this section is being reported (check one):

- On behalf of an individual MS4
- On behalf of a coalition

How many MS4s contributed to this report?

MS4s must answer the questions or check NA as indicated in the table below.

MS4 Description	Answer	Check NA	(POC)
NYC EOH Watershed			
Traditional Land Use	1,2,3,4,5,6,7a-d,8a,8b,9	10,11,12	Phosphorus
Traditional Non-Land Use	1,2,3,4,7a-d,8a,8b,9	5,10,11,12	Phosphorus
Non-Traditional	1,2,77a-d,8a,8b,9	3,4,5,10,11,12	Phosphorus
Onondaga Lake Watershed			
Traditional Land Use	1,6,7a-d,8a,9	2,3,4,5,8b,10,11,12	Phosphorus
Traditional Non-Land Use	1,6,7a-d,8a,9	2,3,4,5,8b,10,11,12	Phosphorus
Non-Traditional	1,6,7a-d,8a,9	2,3,4,5,8b,10,11,12	Phosphorus
Greenwood Lake Watershed			
Traditional Land Use	1,4,6,7a-d,8a,9	2,3,5,8b,10,11,12	Phosphorus
Traditional Non-Land Use	1,4,6,7a-d,8a,9	2,3,5,8b,10,11,12	Phosphorus
Non-Traditional	1,4,6,7a-d,8a,9	2,3,5,8b,10,11,12	Phosphorus
Oyster Bay			
Traditional Land Use	1,4,7a-d,9,10,11,12	2,3,5,6,8a,8b	Pathogens
Traditional Non-Land Use	1,4,7a-d,9,10,11,12	2,3,5,6,8a,8b	Pathogens
Non-Traditional	1,4,7a-d,9	2,3,4,5,8a,8b,10,11,12	Pathogens
Peconic Estuary			
Traditional Land Use	1,4,7a-d,8a,9,10,11,12	2,3,5,6,8b	Pathogens and Nitrogen
Traditional Non-Land Use	1,4,7a-d,8a,9,10,11,12	2,3,5,6,8b	Pathogens and Nitrogen
Non-Traditional	1,4,7a-d,8a,9	2,3,4,5,8b,10,11,12	Pathogens and Nitrogen
Oscawana Lake Watershed			
Traditional Land Use	1,4,6,7a-d,8a,9	2,3,5,8b,10,11,12	Phosphorus
Traditional Non-Land Use	1,4,6,7a-d,8a,9	2,3,5,8b,10,11,12	Phosphorus
Non-Traditional	1,4,6,7a-d,8a,9	2,3,5,8b,10,11,12	Phosphorus
LI 27 Embayments			
Traditional Land Use	1,2,3,4,7a-d,9,10,11,12	5,6,8a,8b	Pathogens
Traditional Non-Land Use	1,2,3,4,7a-d,9,10,11,12	5,6,8a,8b	Pathogens
Non-Traditional	1,2,3,4,7a-d,9	5,6,8a,8b,10,11,12	Pathogens

1. Does your MS4/Coalition have an education program addressing impacts of phosphorus/nitrogen/pathogens on waterbodies? Yes No N/A

2. Has 100% of the MS4/Coalition conveyance system been mapped in GIS? Yes No N/A

If N/A, go to question 3.

If No, estimate what percentage of the conveyance system has been mapped so far. %

Estimate what percentage was mapped in this reporting period. %

MS4 Annual Report Form

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Name of MS4/Coalition

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SPDES ID

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- 9. **Has your MS4/Coalition developed and implemented a program of native planting?**
 Yes No N/A

- 10. **Has your MS4/Coalition enacted a local law prohibiting pet waste on municipal properties and prohibiting goose feeding?**
 Yes No N/A

- 11. **Does your MS4/Coalition have a pet waste bag program?**
 Yes No N/A

- 12. **Does your MS4/Coalition have a program to manage goose populations?**
 Yes No N/A

"AMENDED"

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: May 17, 2023

Project Name: Cong. Bais Levi Yitzchok Neighborhood House of Worship

Applicant Name: Daniel Kirschenbaum

Phone # 845-222-2412 Cell Phone # _____

E-Mail Address: yw2412@gmail.com

Address: 130 Camp Hill Road, Pomona, NY 10970
Street Name & Number (Post Office) State Zip Code

Property Owner: Daniel Kirschenbaum

E-Mail Address: yw2412@gmail.com

Phone # 845-222-2412 Cell Phone # _____

Address: 109 Camp Hill Road, Pomona, NY 10970
Street Name & Number (Post Office) State Zip Code

Engineer/Architect/Surveyor: Civil Tec Engineering & Surveying

Web Site: www.civil-tec.com

E-Mail Address: rsmith@civil-tec.com

Phone # 845-547-2241 Cell Phone # _____

License # 90143 State of issue New York

Address: 139 Lafayette Avenue, Suffern, NY 10901
Street Name & Number (Post Office) State Zip Code

Village of Pomona

Date: May 17, 2023

Attorney: TBD

Web Site: _____

E-Mail Address: _____

Phone # _____ Cell Phone # _____

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

Contact Person: Todd Rosenblum

E-Mail Address: todd@adaparch.com

Phone # 845-364-0337 Cell Phone # _____

Address: 221 Quaker 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

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><u>Proposed construction to convert an existing house into a neighborhood house of worship with a mikvah.</u></p> <hr/>
--

Village of Pomona

If subdivision:

1) Is any variance from the subdivision regulations required? _____

2) Is any open space being offered? _____.

If so, what amount?

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

N/A

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

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.:

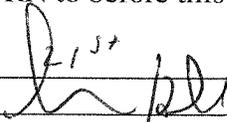
I, Daniel Kirschenbaum , hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address: _____

109 Camp Hill Road

Pomona, NY 10970

SWORN to before this

 day of May, 2023

Notary Public

SHIMON KROLL
Notary Public, State of New York
No. 01KR5037811
Qualified in Rockland County
Commission Expires 01/09/2027

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.

[Handwritten Signature]

Sworn to before me this

21st day of May 2023
[Handwritten Signature]

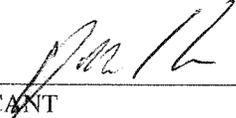
Notary Public

SHIMON KROLL
Notary Public, State of New York
No. 01KR5037811
Qualified in Rockland County
Commission Expires 01/09/2027

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

5.21.2023

DATED

Village of Homona

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.

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

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

I, Daniel Kirschenbaum, 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: Daniel Kirschenbaum
109 Camp Hill 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:

(X) 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 25.17, Block, 3, Lot(s) 30.

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

Yosef Ahronov
12 Edison Ct
Monsey, NY 10952

Daniel Berger
21 Ormian Dr
Pomona, NY 10970

Margaret Cruz
129 Camp Hill Rd
Pomona, NY 10970

Dennis Dominick
120 Camp Hill Rd
Pomona, NY 10970

Everet Realty LLC
18 Ormian Dr
Pomona, NY 10970

Michael Gutmacher
132 Camp Hill Rd
Pomona, NY 10970

Angela Irving
6 Grey Beech Ln
Pomona, NY 10970

Shaya Kraus
15 Ormian Dr
Pomona, NY 10970

Moses Messinger
PO Box 1005
Monsey, NY 10952

Joseph Prata
5 Chamberlain Ct
Pomona, NY 10970

Lucille Izzo Ansolone
5 Keim Dr
Pomona, NY 10970

Kenneth Blauvelt
14 Ormian Dr
Pomona, NY 10970

Wilfred Day
136 Camp Hill Rd
Pomona, NY 10970

Shimshon Driin
20 Ormian Dr
Pomona, NY 10970

Mark Fischer
68 Willow Tree Rd
Wesley Hills, NY 10952

Moishe Hartstein
7 Keim Dr
Pomona, NY 10970

Pamela Jarvis
415 Central Park West
New York, NY 10025

Charles Kroll
125 Camp Hill Rd
Pomona, NY 10970

Charles Onwumelu
3 Chamberlain Ct
Pomona, NY 10970

Floyd Rhein
1 Keim Dr
Pomona, NY 10970

Meir Appel
17 Secor Ct
Pomona, NY 10970

Leonard Chiat
2 Chamberlain Ct
Pomona, NY 10970

Craig Dibiase
69 Conklin Ave
Tappan, NY 10983

Danielle Duret
15 Secor Ct
Pomona, NY 10970

Shimshon Goldberger
17 Ormian Dr
Pomona, NY 10970

Dudley Hunte
133 Camp Hill Rd
Pomona, NY 10970

Shlomo Kagan
134 Camp Hill Rd
Pomona, NY 10970

David Martello
294 Quaker Rd
Pomona, NY 10970

Shoshanah Posner
1 Chamberlain Ct
Pomona, NY 10970

Peretz Riesenber
131 Camp Hill Rd
Pomona, NY 10970

Chana Rubel
19 Ormian Dr
Pomona, NY 10970

Patrick Thomas
16 Ormian Dr
Pomona, NY 10970

Janis Upeslakis
3 Keim Dr
Pomona, NY 10970

Roman Yusufub
2 Grey Beech Ln
Pomona, NY 10970

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 N/A

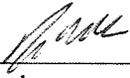
b. Nature of the officer's or employee's interest: _____

c. If stockholder, number of shares _____

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

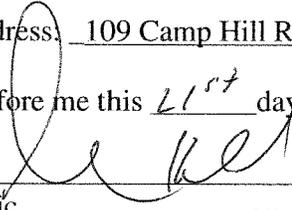
e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or Village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation 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, Daniel Kirschenbaum , 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: 109 Camp Hill Road, Pomona, NY 10970

Sworn to before me this 21st day of May, 2022



Notary Public

SHIMON KROLL
Notary Public, State of New York
No. 01KR5037811
Qualified in Rockland County
Commission Expires 01/09/2027

Village of Pomona

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }
COUNTY OF Rockland } SS:

Daniel Kirschenbaum being duly sworn, deposes and says that he/she resides at
109 Camp Hill Road, Pomona, NY 10970

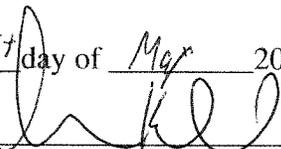
in the County of Rockland, State of New York; that he/she is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Pomona, and designated on the Village of Pomona Map as Section No. 25.17 Block No. 3 Lot No. 30 and that he/she hereby authorizes 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: 

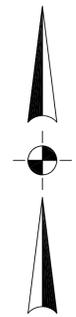
Address: 109 Camp Hill Road

Pomona, NY 10970

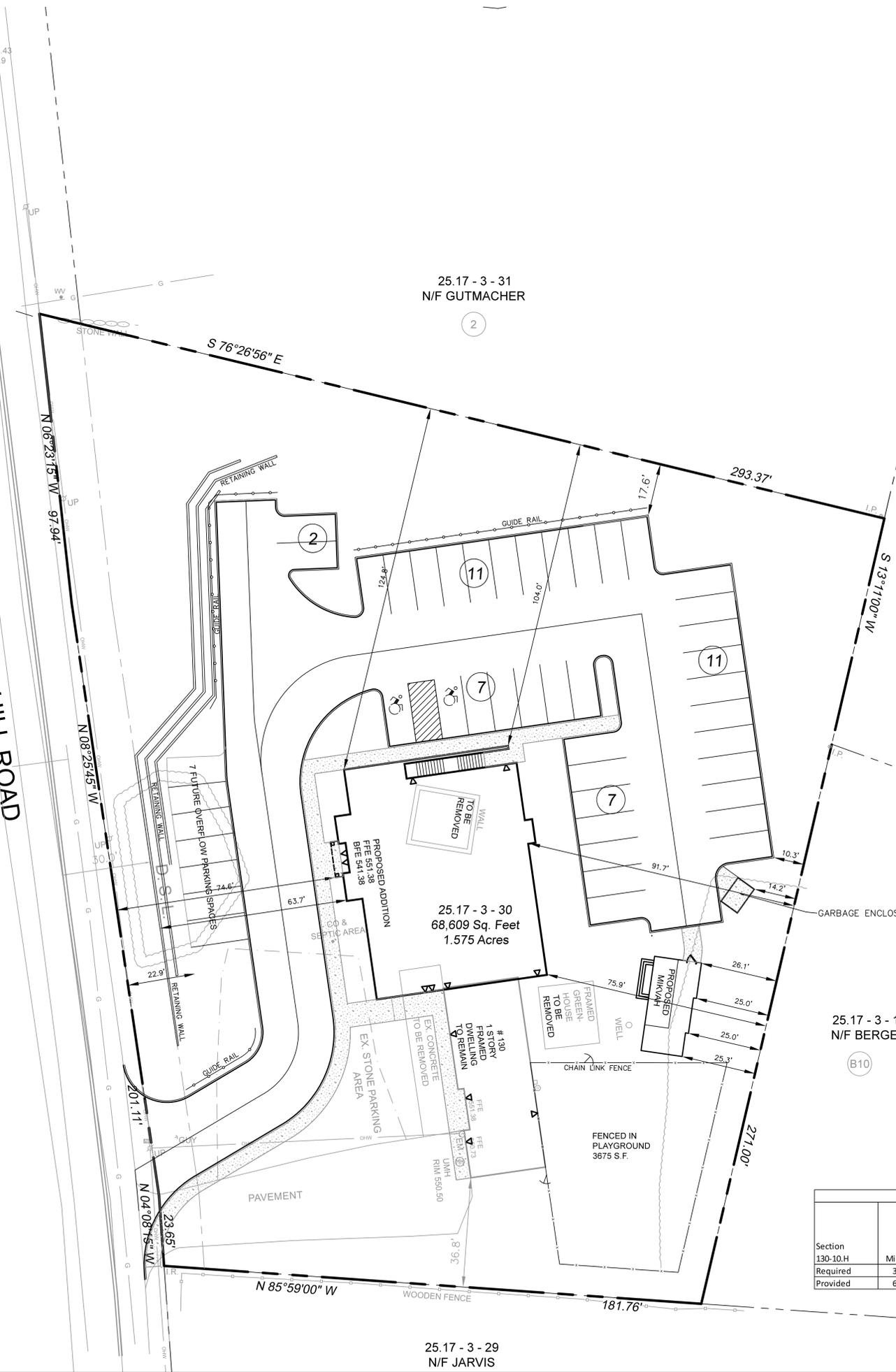
Sworn to before me this

21st day of Mar 2021


Notary Public
SHIMON KROLL
Notary Public, State of New York
No. 01KR5037811
Qualified in Rockland County
Commission Expires 01/09/2027



CAMP HILL ROAD
41.5' WIDE



VICINITY MAP
SCALE: 1"=200'

BUILDING COVERAGE
TOTAL BUILDING AREA - 6580 S.F.
BUILDING COVERAGE = 6580 / 68,609 = 0.0959 OR 9.6 %

IMPERVIOUS LOT COVER

PAVEMENT = 19,220 S.F.
BUILDING = 6580 S.F.
SIDEWALK = 2757 S.F.

TOTAL = 28,557 S.F.
IMPERVIOUS COVER = 28,557 / 68,609 = 0.4162 OR 41.6%

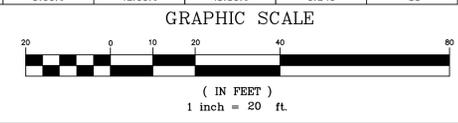
FUTURE IMPERVIOUS LOT COVER
PAVEMENT = 20,685 S.F.
BUILDING = 6580 S.F.
SIDEWALK = 2757 S.F.

TOTAL = 30,023 S.F.
FUTURE IMPERVIOUS COVER = 30,023 / 68,609 = 0.4375 OR 43.8%

FLOOR AREA RATIO
10,000 / 68,609 = 0.1457 OR 14.6%

PARKING REQUIREMENT
1 PARKING SPACE FOR EVERY 200 S.F. FLOOR AREA IN THE MAIN SANCTUARY OR HALL WHERE SERVICES ARE CONDUCTED
3,443 S.F. / 200 S.F. = 17.2 OR 18 REQUIRED PARKING SPACES

Bulk Requirements R-40 District; Special Permit Use -Neighborhood House of Worship									
Section	Min Lot Area	Min Street Frontage	Min Bldg. Setback (all propertylines)	All non-Bldg uses Setback (propertylines)	Bldg. Coverage	Maximum Impervious Surface Coverage	Future Maximum Impervious Surface Coverage	Maximum Floor Area Ratio (F.A.R.)	Maximum Bldg Height
Required	32,675 SF	100 FT	25 ft	10 ft	15%	50%	50%	0.25	35 ft
Provided	68,609 SF	322.7	25	10 ft	9.60%	41.60%	43.80%	0.146	<35



DEC 28, 2022 REV 1 AS PER ARCHITECT COMMENTS

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L 25.17 - 3 - 30 LAYOUT FOR 130 CAMP HILL ROAD VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK	

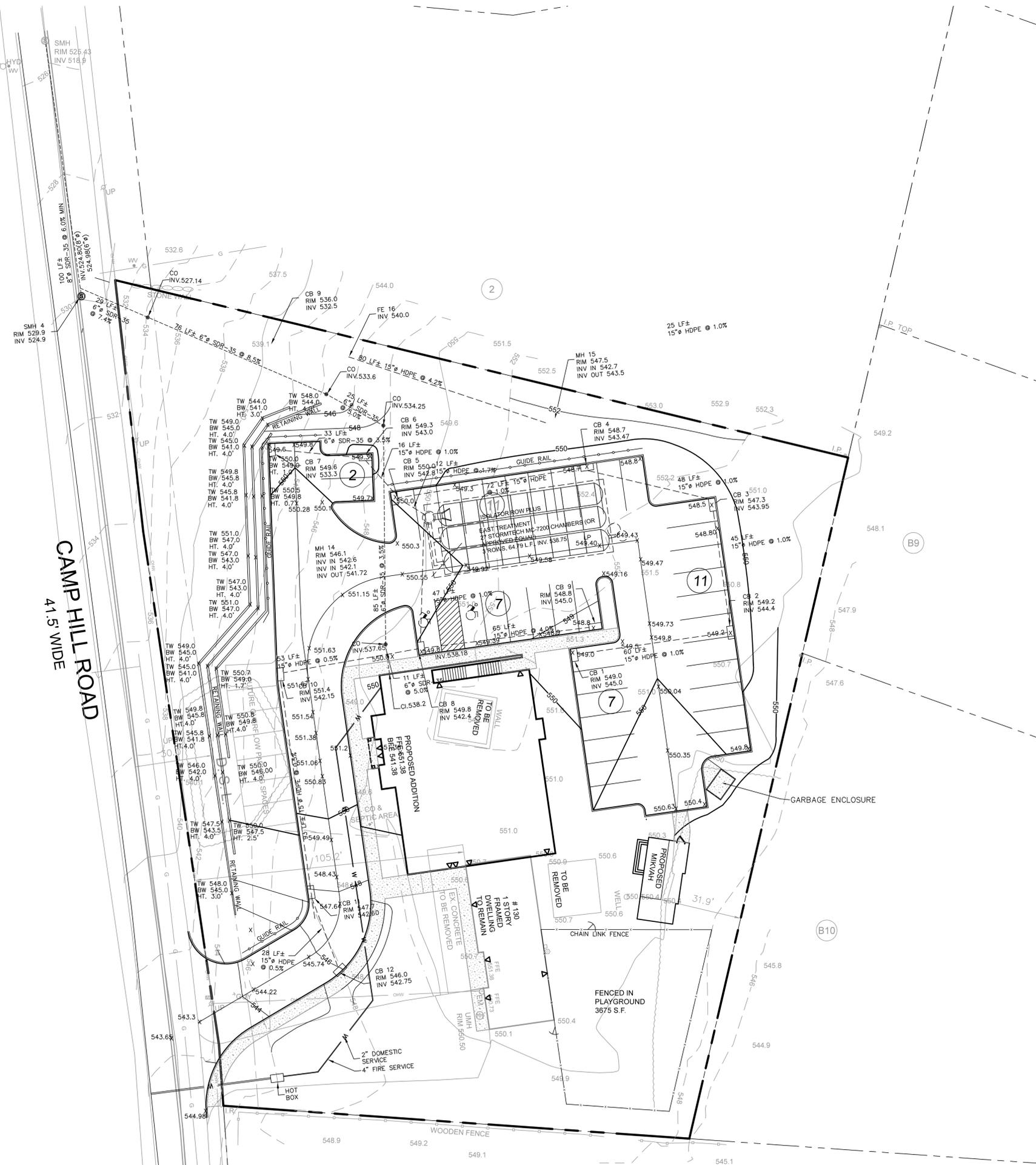
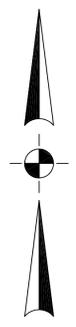
CIVIL TEC Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl. 55 Brookside Avenue
Suffern, NY 10901 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.610.3621

Civil Engineering & Land Surveying Services that Build Communities
www.Civil-Tec.com

DATE: 5/19/22
DRAWN BY: RS
CHKD BY: RB/LT
JOB No.: 4080
SCALE: 1"=20'
DWG No.: 1 OF 5

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



CAMP HILL ROAD
4.15' WIDE

LOT AREA CALCULATIONS
 GROSS LOT AREA = 68,609 S.F.
 STEEP SLOPE AREA 15% TO 35% = 11063 S.F.
 STEEP SLOPE LOT AREA DEDUCTION = 0.25 X 11,063 S.F.
 = 2766 S.F.
 NET LOT AREA = 68,609 - 2766 = 65,843 S.F.

BUILDING COVERAGE
 TOTAL BUILDING AREA - 6461 S.F.
 BUILDING COVERAGE = 6461 / 65,843 = 0.0981 OR 9.8 %

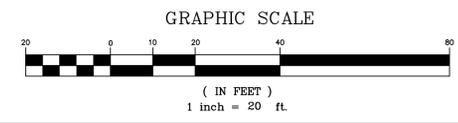
IMPERVIOUS LOT COVER
 PAVEMENT = 25,167 S.F.
 BUILDING = 6461 S.F.
 SIDEWALK = 1159 S.F.

TOTAL = 32,787 S.F.
 IMPERVIOUS COVER = 32,787 / 65,843 = 0.498 OR 49.8%

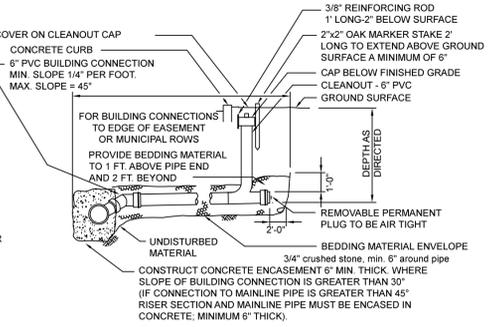
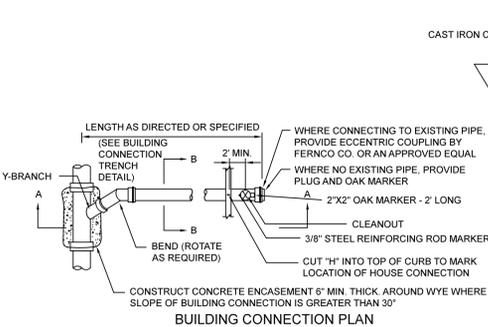
FLOOR AREA RATIO
 10,000 / 65,843 = 0.1519 OR 15.19%

PARKING REQUIREMENT
 1 PARKING SPACE FOR EVERY 200 S.F. FLOOR AREA
 10,000 S.F. / 200 S.F. = 50 REQUIRED PARKING SPACES

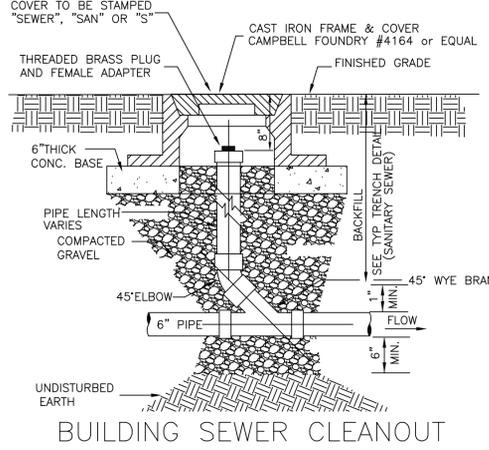
Bulk Requirements Neighborhood House of Worship									
Use Group x.2	Min Lot Area	Min Street Frontage	Min Bldg. Setback (all propertylines)	All non-Bldg. uses Setback (propertylines)	Bldg. Coverage	Maximum Impervious Surface Coverage	Maximum Floor Area Ratio (F.A.R.)	Maximum Bldg. Height	Parking
Required	32,675 SF	100 FT	25 FT	10 FT	15%	50%	0.25	35 ft	50
Provided	65,843 SF	322.7	31.9	10 ft	9.80%	48.40%	0.152	<35	53



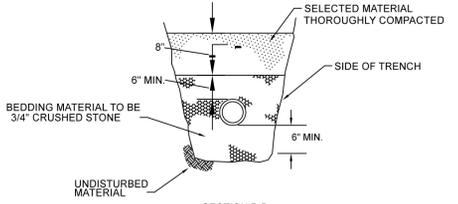
DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 25.17 - 3 - 30 UTILITY PLAN FOR 130 CAMP HILL ROAD VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243	DATE: 5/19/22 DRAWN BY: RS CHKD BY: RB/LT JOB No.: 4080 SCALE: 1"=20' DWG No.: 2 OF 5
		55 Brookside Avenue Chester, NY 10918 845 610 3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com	
		Rachel B. Barese, P.E. N.Y. Lic. No. 90143	



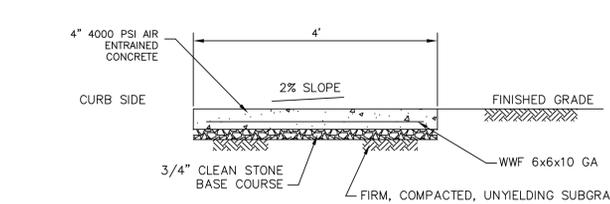
BUILDING CONNECTION DETAIL
N.T.S.



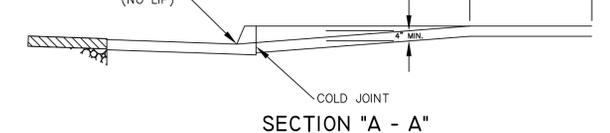
BUILDING SEWER CLEANOUT
N.T.S.



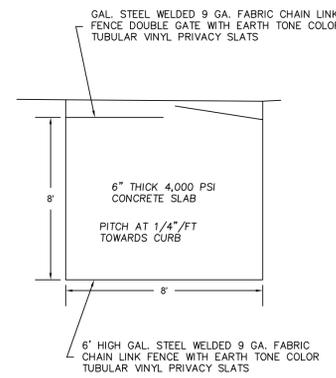
BUILDING CONNECTION TRENCH DETAIL
N.T.S.



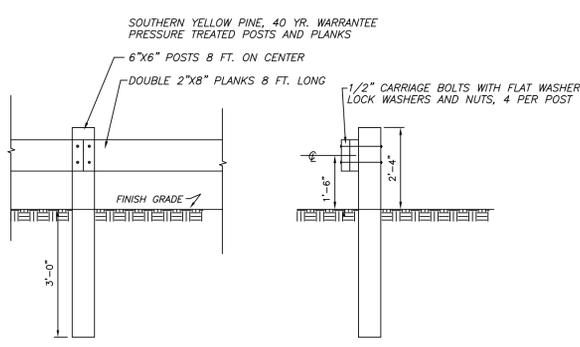
SECTION "A - A"
CONCRETE SIDEWALK
SCALE: N. T. S.



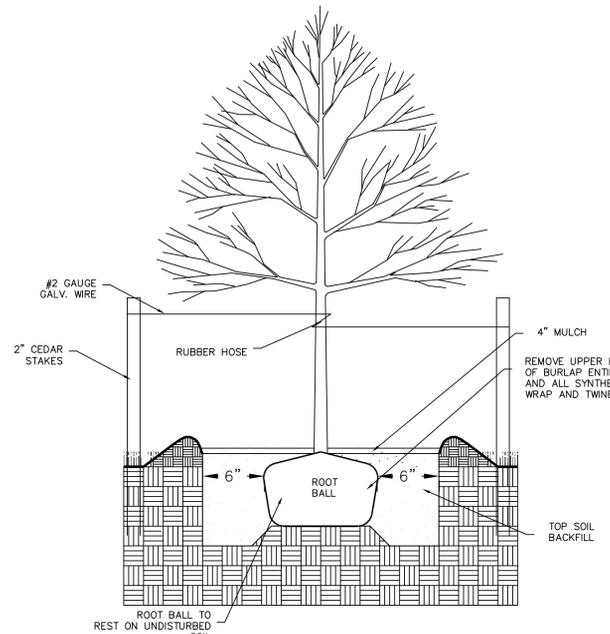
TYPICAL PAVEMENT SECTION
SCALE: N. T. S.



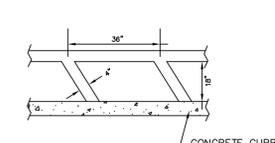
GARBAGE DUMPSTER DETAIL
SCALE: N. T. S.



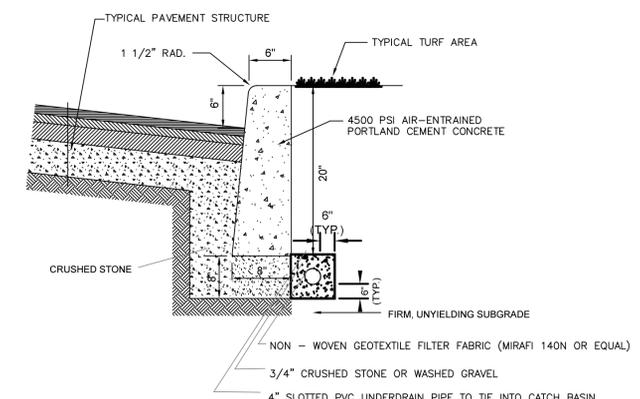
WOOD POST & PLANK GUIDE RAIL
N.T.S.



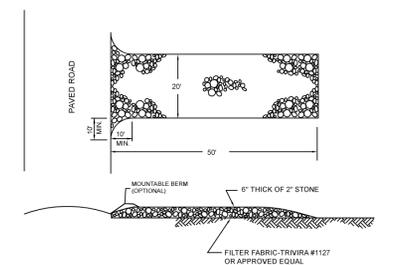
TREE PLANTING DETAIL
SCALE: N. T. S.



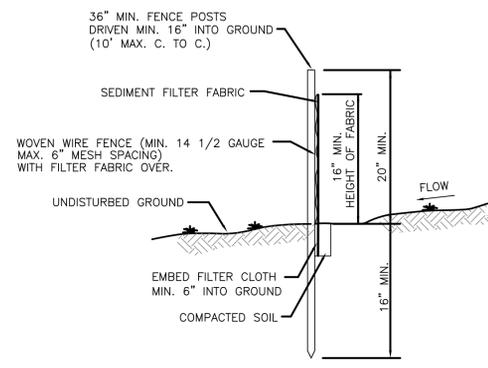
FIRE LANE STRIPING DETAIL
SCALE: N. T. S.



CONCRETE CURB DETAIL
NOTE: 1) PROVIDE EXPANSION JOINT AT 20'-0" MAX. 2) UNDERDRAIN SHALL BE PROVIDED ALONG THE CURB FOR THE NORTH AND WEST SIDES OF THE PARKING LOTS, AT THE BASE OF THE SLOPED AREAS.
NOT TO SCALE

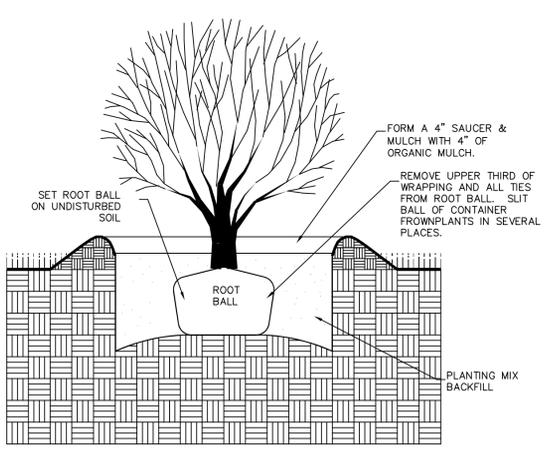


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

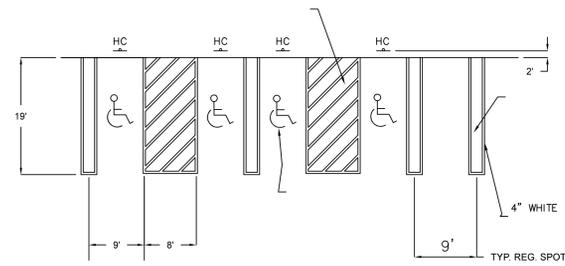


SECTION SILT FENCE
N.T.S.

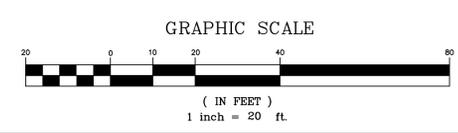
- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART HUMUS.
 - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 - STAKE ALL TREES WITH 2" CEDAR STAKES.



SHRUB PLANTING DETAIL
SCALE: N. T. S.



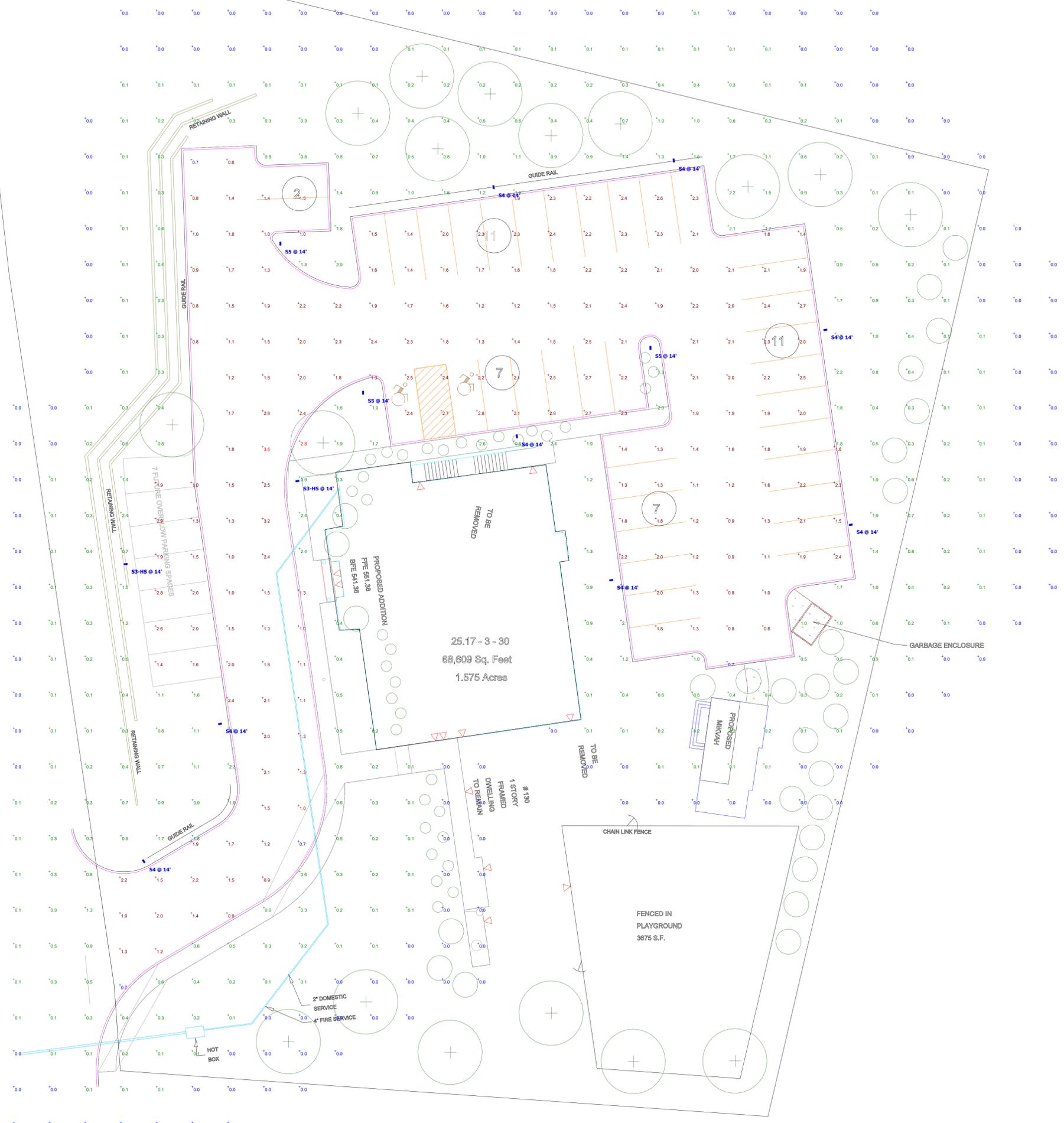
HANDICAP PARKING STRIPING DETAIL
SCALE: N. T. S.



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L 25.17 - 3 - 30	
DETAILS FOR			
130 CAMP HILL ROAD			
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 5/19/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RS
55 Brookside Avenue Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities			
www.Civil-Tec.com			
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			JOB No. 4080
			SCALE: 1"=20'
			DWG No. 4 OF 5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Trespass	+	0.4 fc	2.8 fc	0.0 fc	N/A	N/A
Parking Area	+	1.8 fc	3.6 fc	0.7 fc	5.1:1	2.6:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
[Symbol]	S3-HS	2	Holophane	PUCL3 P20 27K xxxx FC3 CLGL HSS/ WDA 12	Taft LED Post-Top Full Cutoff Lantern SOW 2700 series CCT Type 3 distribution zero upright Clear tempered glass lens House side shield	1	4273	0.85	48.1569	
[Symbol]	S4	8	Holophane	PUCL3 P20 27K xxxx FC4 CLGL/ WDA 12	Taft LED Post-Top Full Cutoff Lantern SOW 2700 series CCT Type 4 distribution zero upright Clear tempered glass lens No HSS	1	5138	0.85	48.16	
[Symbol]	S5	3	Holophane	PUCL3 P20 27K xxxx FC5 CLGL/ WDA 12	Taft LED Post-Top Full Cutoff Lantern SOW 2700 series CCT Type 5 distribution zero upright Clear tempered glass lens No HSS	1	5608	0.85	48.16	



Plan View
Scale - 1" = 14ft



April 28, 2023

Village Planning Board
Village of Pomona
100 Ladentown Road
Pomona, NY 10970

Re: *Neighborhood House of Worship, Congregation Bais Levi Yitzchok, 130 Camp Hill Road*

Dear Board Members:

Please find attached proposed site plans and architectural floor plans for Congregation Bais Levi Yitzchok. The subject property is situated along the easterly side of Camp Hill Road, approximately 1,000 feet north of Quaker Road. The parcel consists of approximately 1.6 acres and is located within an R-40 zone in the Village of Pomona. An existing one-story, slab on grade, structure exists at the site and will be incorporated into the new building.

The proposed House of Worship consists of 9,447 sf (total occupied space including the basement) and a proposed detached, one-story, 484 sf Men's Mikvah (Jewish Ritual Bath) building. The first floor of the synagogue will contain Men's and Women's Lobbies, the Main Sanctuary, Multi-purpose Room, and a Library. The basement will contain the Social Hall and Warming Kitchen. The project is designed to accommodate the Congregation's existing membership its future anticipated growth. A 38-space on-site parking lot is proposed to serve the Congregation's daily needs, with the potential for 7 future parking spaces. The driveway and parking lot provide adequate turning area for emergency vehicles.

The Congregation is seeking the required Neighborhood House of Worship special use permit and site plan approval.

Thank you for your attention in this matter.

Sincerely,



**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 130 Camp Hill Road Neighborhood House of Worship		
Project Location (describe, and attach a general location map): 130 Camp Hill Road, Pomona, NY - Tax Map Lot 25.17-3-30		
Brief Description of Proposed Action (include purpose or need): Construction of an addition to the existing building for a Neighborhood House of Worship in compliance with the Village of Pomona Local Law No. 1 of the Year 2021. Construction of stormwater drainage and utilities to service the proposed building expansion.		
Name of Applicant/Sponsor: Daniel Kirschenbaum		Telephone: 845-222-2412 E-Mail: yw2412@gmail.com
Address: 109 Camp Hill Road		
City/PO: Pomona	State: NY	Zip Code: 10970
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special Permit for Neighborhood House of Worship	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RC Sewer District, RC, Health Department (Mosquito Control, Sewer Main Extension)	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential R-40

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? East Ramapo

b. What police or other public protection forces serve the project site?
Haverstraw Police Department

c. Which fire protection and emergency medical services serve the project site?
Molsen Fire Department, Haverstraw Ambulance

d. What parks serve the project site?
Secor Park, Harriman State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Religious

b. a. Total acreage of the site of the proposed action? _____ 1.6 acres
b. Total acreage to be physically disturbed? _____ 1.3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.6 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 520 Units: _____ s.f.

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 20 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 30 height; 61 width; and 77 length

iii. Approximate extent of building space to be heated or cooled: 10,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

i. Purpose of the impoundment: Stormwater Runoff Retention

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater Runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: 0.17 million gallons; surface area: 0 acres

v. Dimensions of the proposed dam or impounding structure: 0 height; tbd length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): PVC underground stormwater retention system

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 3500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Veolia Water of New York
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 3500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Haverstraw
- Name of district: Haverstraw Joint Regional Area
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 An 8 inch sewer main extension approximately 150 feet long is required to service this site. _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 0.73 acres (impervious surface)
 _____ Square feet or 1.6 acres (parcel size)
- ii. Describe types of new point sources. Overflow from the underground retention basin will daylight in the existing street with zero increase in peak rate of discharge.
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
off site stormwater management structure

 - If to surface waters, identify receiving water bodies or wetlands: _____

 - Will stormwater runoff flow to adjacent properties? Yes No
- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 am - 6:00 pm • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Trees will be removed to grade the driveway,

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
LED lights to be installed on light poles in the parking lot, nearest structure is 125 feet north of the proposed light fixtures

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Trees will be removed to grade the driveway for the House of Worship

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.05	0.73	+0.68
• Forested	0.78	0.07	-0.71
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn _____	0.75	0.78	+0.03

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 6.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: PnB-Paxton fine sandy loam _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 100 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer, Primary Aquifer _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>skunks _____ deer _____</p> <p>raccoons _____</p> <p>opossums _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

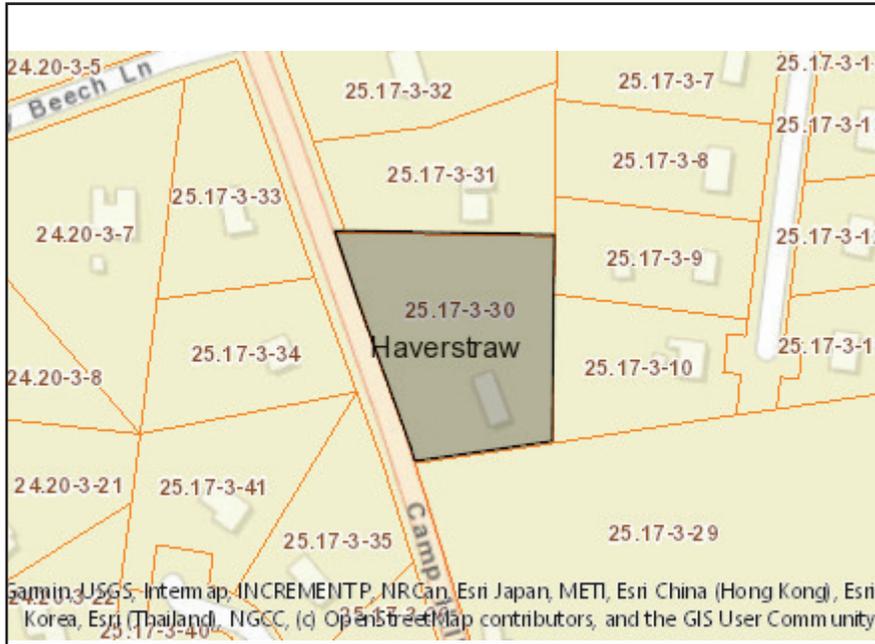
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Civil Tee Date 4-26-23

Signature Nachul for Title President

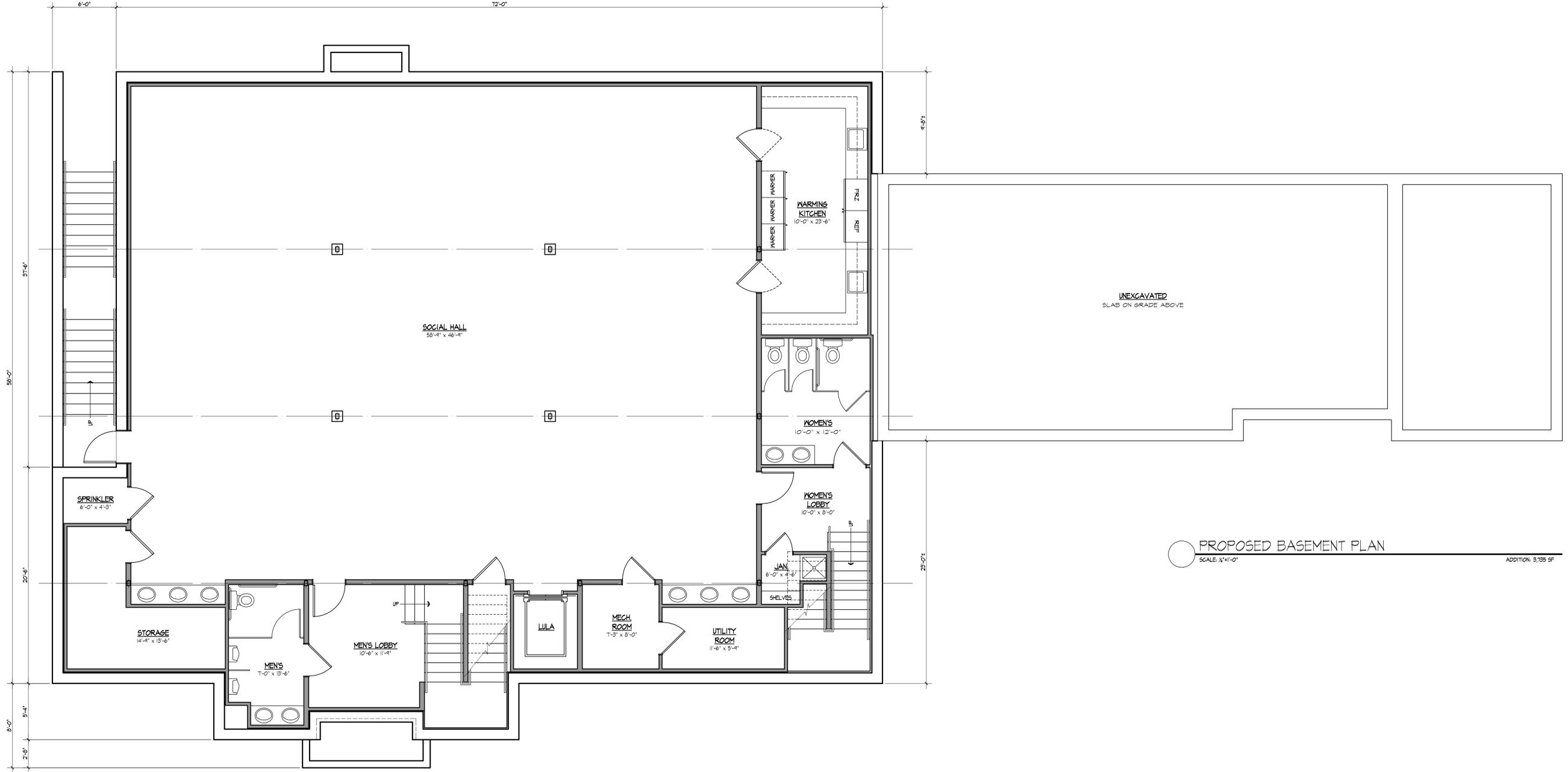


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



PROPOSED BASEMENT PLAN
 SCALE: 1/4"=1'-0"
 ADDITION: 9,795 SF

CONGREGATION BAIS LEVI YITZCHOK
 130 CAMP HILL ROAD, POMONA, NEW YORK
 PROPOSED FLOOR PLANS

NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
 221 QUAKER ROAD
 POMONA, NEW YORK 10770
 (845) 364-0337
 info@rsaparch.com

SHEET NUMBER
A1



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



FRONT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

CONGREGATION BAIS LEVI YITZCHOK

130 CAMP HILL ROAD, POMONA, NEW YORK

PROPOSED EXTERIOR ELEVATIONS

PROJECT

PROJECT NUMBER

DATE

SCALE

AS NOTED

SCALE BY

DATE

BY

DATE

DESCRIPTION

NO.

DATE

DESCRIPTION



RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

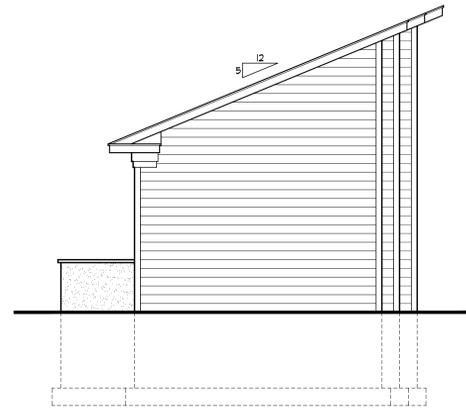
PROJECT
CONGREGATION BAI LEVI YITZCHOK
130 CAMP HILL ROAD, POMONA, NEW YORK
PROPOSED EXTERIOR ELEVATIONS

PROJECT NUMBER	2210-00
DATE	4/28/23
SCALE	AS NOTED
DATE	BY
DATE	BY

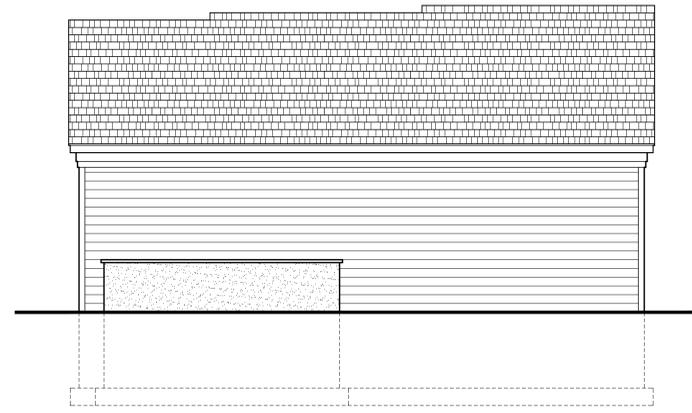
NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10770
(845) 364-0337
info@rosenblumarch.com

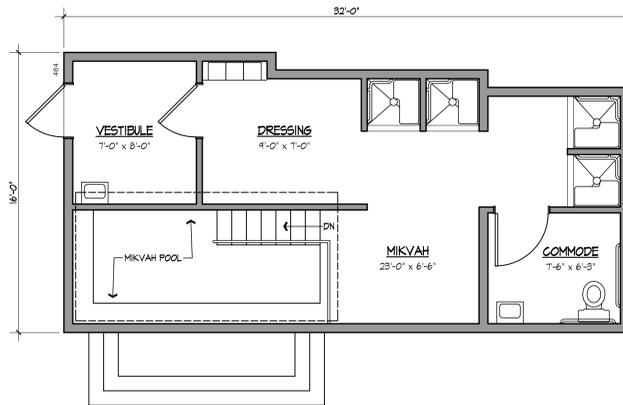
SHEET NUMBER
A4



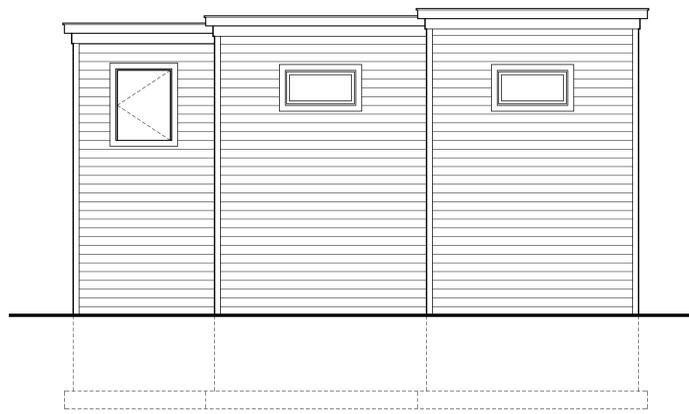
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



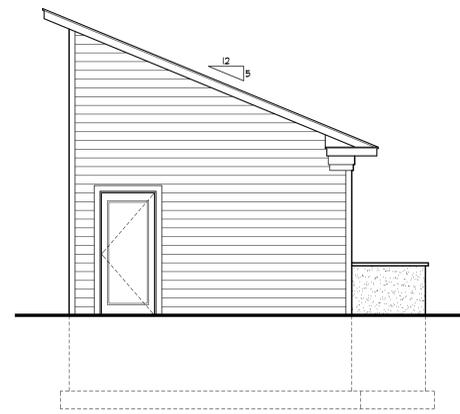
WEST ELEVATION
SCALE: 1/4"=1'-0"



MIKVAH FLOOR PLAN
SCALE: 1/4"=1'-0" FLOOR AREA = 484 SF



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



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

CONGREGATION BAIS LEVI YITZCHOK
130 CAMP HILL ROAD, POMONA, NEW YORK
PROPOSED MIKVAH PLAN AND ELEVATIONS

PROJECT	2210-00
DATE	4/28/23
SCALE	AS NOTED
SCALE BY	TR

NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10770
(845) 364-0337
info@rosenblumarch.com

SHEET NUMBER
A5

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); will be submitted at a later date
2. An application for site development plan approval with the Village of Pomona Planning Board and 4 copies of the site plan. already submitted under separate cover
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; already submitted under separate cover
4. 12 copies of a narrative describing why the applicant is applying for a Special Permit; already submitted under separate cover
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; will be submitted at a later date
6. 12 copies of a vicinity map; already submitted under separate cover
7. 12 copies of a site plan; and already submitted under separate cover
8. Full Environmental Assessment Form (FEAF) (regardless of type of action). already submitted under separate cover
9. Applicable escrow fees as determined by the Village's professionals. will be submitted at a later date, once amount is known

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: 6/20/23

Project Name: New Haverstraw Tank Project

Applicant Name: Steven Garabed, P.E., Manager of Engineering
Veolia Water New York, Inc.

Phone # 845-620-3319 Cell Phone # 201-538-0690

E-Mail Address: steven.garabed@veolia.com

Address: 162 Old Mill Road, West Nyack, NY 10994
Street Name & Number (Post Office) State Zip Code

Property Owner: Christopher Graziano, Vice President & General Manager
Veolia Water New York, Inc.

E-Mail Address: christopher.graziano@veolia.com

Phone # 845-620-3352 Cell Phone # _____

Address: 162 Old Mill Road, West Nyack, NY 10994
Street Name & Number (Post Office) State Zip Code

Engineer/Architect/Surveyor: Gary R. Stuart, P.E., Project Manager, CDM Smith

Web Site: www.cdmsmith.com

E-Mail Address: stuartgr@cdmsmith.com

Phone # 518-782-4520 Cell Phone # 518-527-6698

License # 071670 State of issue New York

Address: 3 Lear Jet Lane, Suite 100N, Latham, NY 12110
Street Name & Number (Post Office) State Zip Code

Village of Domona

Date: 6/20/23

Attorney: Lino J. Sciarretta,, Esq., Bleakley Platt & Schmidt, LLP
Daniel B. Fix, Esq., Bleakley Platt & Schmidt, LLP

Web Site: www.bpslaw.com

E-Mail Address: LSciarreta@bpslaw.com/DFix@bpslaw.com

Phone # Lino: 914-287-6177 Cell Phone # Lino: 914-393-6460
Daniel: 914-287-6127 Daniel: 202-329-9114

Address: One Blue Hill Plaza, 3rd Floor, Pearl River, NY10965
Street Name& Number (Post Office) State Zip Code

Contact Person: Gary R. Stuart, P.E., Project Manager - CDM Smith

E-Mail Address: stuartgr@cdmsmith.com

Phone # 518-782-4520 Cell Phone # 518-527-6698

Address: 3 Lear Jet Lane, Suite 100N, Latham, NY 12110
Street Name & Number (Post Office) State Zip Code

Secondary Contact Person: Steven Garabed, P.E., Manager of Engineering
Veolia Water New York, Inc.

E-Mail Address: steven.garabed@veolia.com

Phone # 845-620-3319 Cell Phone # 201-538-0690

Address: 162 Old Mill Road, West Nyack, NY 10994
Street Name & Number (Post Office) State Zip Code

Village of Pomona

Date: 6/20/23

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>— Veolia (formerly SUEZ) Water New York plans to install a new 2 million gallon water storage tank at 83 Halley Drive, Pomona, NY for additional water storage to better manage peak demands and improve system hydraulics. The work will also allow the adjacent 5 million gallon tank to be temporarily taken out of service for inspection and any needed repairs/painting. The proposed project involves installing a new 2 million gallon tank, a new pre-fabricated metering and chlorination building, and installing associated piping and valves. Associated site work, electrical, plumbing, and HVAC required for the building operation are included in the project. Please also see attached Project Narrative.</p>	<hr/>
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Village of Homona

If so, what amount?

NA

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

Yes

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

Technical Advisory Committee, 2/16/22 - no case no. assigned

Technical Advisory Committee, 2/8/23 - no case no. assigned

Village Planning Board, 6/15/23 - no case no. assigned

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.

NA

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 checked="" 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. Property (83 Halley Drive) is less than 500 from
Call Hollow Road (County Route 75) and the Village Boundary.

Applicant's Signature and Certification

State of New York)
County of Rockland SS.:

I, Steven Garabed, P.E., Manager of Engineering, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address:


Steven Garabed, P.E.
Manager of Engineering
Veolia Water New York, Inc.
162 Old Mill Road, West Nyack, NY 10994

SWORN to before this

22nd day of June, 2023
Garabed
Notary Public



Village of Pomona
Affidavit of Ownership/Owner's Consent

State of New York)

County of _____) SS.:

I, Christopher Graziano, Vice President & General Manager
Veolia Water New York, Inc., being duly sworn, hereby

own the property
deposes and states that I ~~reside~~ at: 83 Halley Drive, Pomona, New York

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

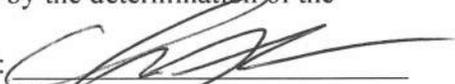
I am the * Vice President & General Manager
Veolia Water New York, Inc. owner in fee simple of premises located at:
83 Halley Drive, Pomona, New York

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in
Liber 780 of conveyances, page 1022.

Said premises have been in my/its possession since 1964. Said premises are also known and
designated on the Village / Village of Pomona Tax Map as:

Section 25.05 block 1 lot(s) 6.

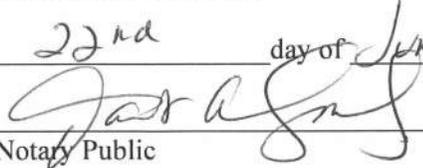
I, hereby authorize the within application on my behalf, and hereby certify that the statements of fact
contained in said application are true, and hereby agree to be bound by the determination of the
Board.

Owner: 

Christopher Graziano,
Mailing Address: Vice President & General Manager
Veolia Water New York, Inc.
162 Old Mill Road, West Nyack, NY 10994

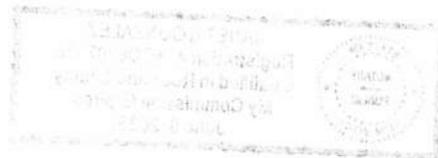
SWORN to before this

22nd day of June, 2023


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 _____) SS.:

Christopher Graziano, Vice President & General Manager
I, Veolia Water New York, Inc., 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: Christopher Graziano, Vice President & General Manager
Veolia Water New York, Inc.
162 Old Mill Road, West Nyack, NY 10994

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 water storage tank and associated facilities

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, 1,
Lot(s) 6.

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.

Christopher Graziano, Vice President & General Manager

I, Veolia Water New York, Inc., 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: 162 Old Mill Road, West Nyack, NY 10994

Sworn to before me this 22nd day of June, 2023

Janet Gonzalez
Notary Public



Christopher Graziano
Christopher Graziano
Vice President & General Manager
Veolia Water New York, Inc.
162 Old Mill Road, West Nyack, NY 10994

Village of Pomona

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK }

COUNTY OF _____ } SS:

Christopher Graziano, Vice President & General Manager owns the property
Veolia Water New York, Inc. being duly sworn, deposes and says that he/she ~~resides~~ at

83 Halley Drive, Pomona, New York

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. 1 Lot No. 6 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.

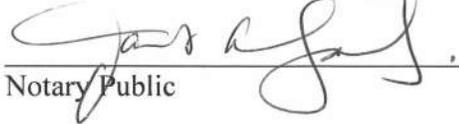
Owner:



Christopher Graziano
Address: Vice President & General Manager
Veolia Water New York, Inc.
162 Old Mill Road
West Nyack, NY 10994

Sworn to before me this

22nd day of June 2023



Notary Public



To be submitted at a later date

Village of Pomona

AFFIDAVIT OF POSTING

STATE OF NEW YORK }
COUNTY OF _____ } 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

To be submitted at a later date

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 Homona

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.



MEMORANDUM

TO: Village of Pomona Planning Board

FROM: Jonathan T. Lockman, AICP
Aaron Kardon, AICP

RE: Veolia (formerly SUEZ) Water New York – New Haverstraw Tank
SBL: 25.05-1-6

DATE: June 5, 2023

CC: Tammy Epstein, Village Clerk
Stephen M. Honan, Esq., Attorney
Lou Zummo, Building Inspector
Martin K Spence, P.E., Village Engineer
Gary Stuart, P.E., CDM Smith (for the Applicant)

We are in receipt of the following materials for the application for the development of an additional 2-million-gallon water tank and new metering building, with driveway improvements and drainage structures, at 83 Halley Drive, by Veolia (formerly Suez) Water New York, applicant:

Received and reviewed for this memorandum:

- Project Narrative, for Veolia Water New York, New Haverstraw Tank, undated, with November 7, 2022, in file name.
- Letter from Gary Stuart, P.E., CDM Smith, to Chakiera Locust, RE: responses to consultant comments, dated January 12, 2023.
- Letter from Gary Stuart, P.E., CDM Smith, to Chakiera Locust, RE: responses to consultant comments, dated April 26, 2023.
- Full Environmental Assessment Form, part 1, with EAF Mapper Summary, signed by Steven R. Garabed, dated January 11, 2023.
- New Haverstraw Tank Project Drainage Report, unstamped, by CDM Smith, dated December 2022.
- New Haverstraw Tank Project Stormwater Pollution Prevention Plan report, unstamped, CDM Smith, dated April 2023.
- Site plan package, 40 sheets, prepared by CDM Smith, stamped and signed by Gary Stuart, P.E., dated June 2021, last revised April 13, 2023 (per file date on left margin of cover).
 - -: Cover Sheet/Location Map/Drawing Index
 - G-1: Legend, Abbreviations, Symbols and General Notes
 - C-1: Clearing, Grading, Drainage and Erosion Control Plan
 - C-2: Site Layout and Yard Piping
 - C-2A: Tree Removal Plan

- C-3: Drainage Profile
- C-4: Landscaping Plan
- CD1 - CD-5: Civil details
- T-1: Glass Fused to Steel Tank Plan, Elevation and Details
- T-2 – T-5: Glass Fused to Steel Tank Details
- T-8: Prestressed Concrete Tank- Tank Plan, Section and Elevation Plan
- T-9 – T-12: Prestressed Concrete Tank Details
- T-13: Welded Steel Tank Plan, Elevation and Details
- T-14 - T-16: Welded Steel Tank Plan Details
- T-17 – T-18: Welded Steel Tank Plan, Section and Elevation
- S-1: General Notes
- S-2: Structural Foundation and Slab Plan
- S-3: Structural Typical Details
- M-1: Meter Station Plan
- M-2: Process Flow Diagram, HVAC Diagrams and General Notes
- MD-1: Mechanical Details
- I-1: Instrumentation Legend, Symbols and Abbreviations
- I-2: Chemical Feed System Process & Instrumentation Diagram
- I-3: Finished Water Storage Tanks Process & Instrumentation Diagram
- I-4: Instrumentation Installation Details
- E-1-E-2: Electrical Legend
- E-3: Electrical One Line Diagram Modifications and Riser Diagrams
- E-4: Electrical Site & Power Plan
- E-5: Electrical Schedules and Details

Project Summary

Veolia already owns and operates an existing 5-million-gallon (MG) tank on the subject property. They wish to construct an additional 2 MG tank adjacent to the existing tank, located about 20 feet to the southwest. The new tank is proposed to be 53.33 feet tall, and it will be approximately 105 feet in diameter. A new, chemical metering building is also proposed, approximately 10' by 21'.

The 4.936-acre site is located at 83 Halley Drive, on the west side of the road, and is within the R-40 Zoning District. The use requires both a special permit from the Village Board of Trustees and site plan approval of the Planning Board, pursuant to §130-10.B. Representatives of the applicant and the design engineer appeared before the Village's Technical Advisory Committee on February 16, 2022.

Submission Comments

1. **We defer to the Village Engineer's review of the drainage report and SWPPP.**
2. We note that on the drawing set, the original file date indicated on most drawings is June 2021, and many of the individual drawings show as being revised November 2022. However, the cover indicates revisions in April 2023. For our previous memorandum, dated February 6, 2023, drawings submitted were dated August 2021, with latest revisions dated November 2022. **Please**

clarify the dates of the drawings submitted, and check whether they are the latest that have been prepared.

3. Per comment 1 of our previous memorandum, **a corrected FEA Form 1 has been submitted.**
4. Per comment 2 of our previous memorandum, **a Bulk Requirements Table** has been provided on sheet C-2. **See substantive comments on the table below.**
5. Regarding comment 4 of our previous memorandum, while a tree removal plan and landscaping plan have been provided with the current submission the applicant has not submitted a plan which shows all the trees which will be removed with an "X" symbol. Proposed limits of clearing are not indicated by distinct symbology (drawings only show a silt fence as a potential boundary). While there is a note on Sheet C-2A, the current Tree Removal Plan, that states that all trees within the limits of clearing are shall be removed, with some existing trees over 11' in diameter circled on the plans, **we note that there are trees not shown for removal on this sheet, which are in the proposed new tank location. The applicant still needs to show on their Tree Removal Plans which trees will be removed, with an "X" symbol, and should show a clear boundary of the limits of the clearing.** The species and size of proposed plantings to be installed are provided on these revised plans, as requested.

Zoning Comments

6. Per comment 6 of our previous memorandum, a Bulk Table has been added to sheet C-2 with the requirements for Lot Coverage filled in. We note that the applicant is **proposing a 22% lot coverage which is greater than the maximum permitted coverage, which will require a ZBA variance. The bulk table should indicate that a variance is required for this standard.**
7. Maximum height proposed is 53.33 feet and the R-40 maximum allowable height is 35 feet. **The Building Inspector should opine whether a ZBA variance will be needed for this tank height and provide the applicant with a written determination. It is indicated on the FEA Form 1 that the proposed application date for the Pomona ZBA approval of variances is March 2023, which should be revised.** Note that the ZBA cannot make a final decision on any variances until the Lead Agency makes a SEQRA negative declaration.
8. **A special permit for this use is required from the Village Board of Trustees.**

SEQRA

1. **We recommend that the lead agency (which could be either the Village Board or the Planning Board) classify this action as "unlisted,"** since it is a nonresidential structure greater than 4,000 sq. ft.
2. **It appears that GML review will be required** as this project, which requires a special use permit, is less than 500 feet from Call Hollow Road and the Village Boundary.

Items reviewed for our previous memorandum, dated February 6, 2023:

- Project Narrative, for Veolia Water New York, New Haverstraw Tank, undated.
- Full environmental Assessment Form, part 1, with EAF Mapper Summary, signed by Steven R. Garabed, dated January 11, 2023.
- Memorandum, prepared by Martin K. Spence, P.E., dated February 15, 2022.
- Haverstraw Tank Project Drainage report, stamped by Gary R. Stuart, P.E., CDM Smith, dated December 2022
- Letter from Gary Stuart, P.E., CDM Smith, to Chakiera Locust, RE: responses to consultant comments, dated January 12, 2023.
- Site plan package, 43 sheets, prepared by CDM Smith, stamped and signed by Gary Stuart, P.E., dated August 2021, last revised November 2022.
 - G-1: Cover Sheet, Location Map, drawing index, legend, abbreviations, symbols, and general notes.
 - C-1: CLEARING, GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 - C-2: SITE LAYOUT AND YARD PIPING
 - C-3: DRAINAGE PROFILE
 - C-4-CD-5: Civil details
 - T-1-T-5: Glass fused to steel tank plan and details
 - T-6-T-7: Removed
 - T-8-T-12: Prestressed Concrete Tanks plan and details
 - T-13-T-18: Welded Steel Tank Plan details
 - S-1: General Notes
 - S-2: Structural Foundation and Slab Plan
 - S-3: Structural typical details
 - M-1: Meter Station Plan
 - M-2: Process Flow Diagram, HVAC Diagrams and General Notes
 - MD-1: Mechanical Details I
 - I-1-I-4: Instrumentation Details and Diagrams
 - E-1-E-5: Electrical Plan and Details

Items reviewed for our previous memorandum, dated November 15, 2021:

- Transmittal Letter dated August 31, 2021, by Gary R. Stuart, P.E., of CDM Smith.
- Project Narrative, for “Suez Water New York, New Haverstraw Tank,” undated, unsigned.
- FEAF Part 1 form, with EAF Mapper Summary Report, signed by Steven R. Garabed, dated August 30, 2021.
- Plan entitled “Figure No. 1, New Haverstraw Tank, Large Diameter Trees, by CDM Smith, unstamped, undated.
- Letter from Derek Rohde, NYS Parks Recreation and Historic Preservation, to Ms. Colleen Meehan, CDM Smith, RE: DOH, New Haverstraw Tank, dated November 4, 2019.
- Letter from Nicholas Conrad, NYSDEC Natural Heritage Program, to Ms. Colleen Meehan, CDM Smith, RE: New Haverstraw Tank – Comments on Northern Long Eared Bat, dated November 16, 2019.
- Plan Set, 17 sheets, stamped by Gary R. Stuart, P.E., CDM Smith, with the following sheets, dated June 2021:
 - Cover

- G-1, Legend, Abbreviations, Symbols and General Notes
- C-1, Clearing, Grading, Drainage, and Erosion Control Plan
- C-2, Site Layout and Yard Piping
- C-3, Drainage Profiles
- CD-1 to CD-5, Civil Details
- T-1, Glass Fused to Steel Tank Plan, Elevation and Detail
- T-8, Prestressed Concrete Tank – Tank Plan, Section and Elevation
- T-13, Welded Steel Tank Plan, Elevation and Details
- M-1, Meter Station Plan
- E-1 to E-3. Electrical



TO: Village of Pomona, Planning Board
FROM: Martin K. Spence, PE Village Engineer
DATE: June 13, 2023
RE: Veolia Water New York - New Haverstraw Water Tank
82 Halley Drive, Pomona, NY Tax Map Section 25.05-1-6

Martin K. Spence

We have received the following regarding the subject application:

- Application Review Form
- Project Narrative
- Drainage Report as prepared by CDM Smith, dated December 2022
- SWPPP as prepared by CDM Smith, dated April 2023
- Set of Engineering Plans, prepared by CDM Smith, last revised 11/22 as follows:
Cover Sheet, G-1, C-1, C-2, C-2A C-3, C-4, CD-1, CD-2, CD-3, CD-4, CD-5, T-1 to T-18, S-1 to S-3, M-1, M-2, MD-1, I-1 to I-4, E-1 to E-5. (Note only civil and site engineering review is performed for compliance with Pomona local laws)

We offer the following:

1. The Applicant / Owner in this matter is:
Veolia Water New York
162 Old Mill Road
West Nyack, NY 10994
2. The application consists of constructing a new 2 MG water storage tank at the Halley Drive site to be located adjacent to an existing water tank. The proposed water tank will be 54' high X 105' diameter. The site is currently used for water storage and is generally within a wooded / well screened area.
3. A drainage report and Stormwater Pollution Prevention Plan has been submitted and find them acceptable to meet regulatory standards. The applicant will need to export approximately 1,200 CY from the project site (approximately 60 truck loads).

Engineering Comments:

- S-1. Stormwater Maintenance Agreement required for on-site detention systems.
The applicant acknowledges and agrees with this comment.

Sheet No. C-1

- S-2. Applicant shall submit retaining wall design calculations and detailing as part of any Building Permit submittal as prepared by a NY State Professional Engineer. Applicant shall provide a note on the plan that detailed inspections will be performed by the applicant's engineer and submit a certification of compliance at completion of construction.

Miscellaneous

- S-3. Applicant shall provide a Cost Estimate for Village Engineer review and approval.
The applicant acknowledges and agrees with this comment and may submit at the completion of the land use process and prior to any building permits.
- S-4. We recommend that the plan set be revised with a consistent date for ease of referencing any approved plans.
- S-5. Process SWPPP document such as filing Notice of Intent (NOI) and the Notice of Termination at the appropriate times.

END OF REPORT

- c Clerk to the Board
Louis Zummo, Building Inspector
Steve Honan, Board Attorney
Jonathan Lockman, NPV, Village Planner
Gary Stuart, PE CDM Smith, Engineer for the Applicant
Steve Garabed, Veolia

