

**VILLAGE OF POMONA
ZONING BOARD OF APPEALS MEETING
FEBRUARY 28, 2024 – 7:30PM**

PRESENT:

Jesse Kaufman, Zoning Board of Appeals Chairman

Alan I. Lamer, Zoning Board Member

Bill Baker, Zoning Board Member

Kevin Dock, Zoning Board Member

ALSO PRESENT:

Martin Spence, Village Engineer

Jacqueline K. Lamer, Village Attorney

Jenna Antoine, Village Clerk

Jesse Kaufman called the meeting to order at 7:54 pm. We have one applicant today that is here for an informal discussion.

Helene Gottesman – 1 Stag Court Suffern NY 10901

Tax Roll# 32.16-1-23

Anthony Celentano, the Engineer for the above project was present. When building the house they got a little overzealous and we went over the allowed coverage, which is 20%, they are at 25% coverage, which is 5% above what is allowed. We are asking the Board for relief.

Jesse Kaufman: What is causing the 5% overage?

Anthony Celentano: The things that made them over the allowable coverage of 20% are the pavers around the pool, the pool itself, and the cabana. All of the pavers are impervious pavers.

Jesse Kaufman: Asked the applicant if they can somehow change it, understanding that everything is already built. A 5% variance I think is a bigger jump than what has traditionally been done, with other applications granted. Obviously I don't want us to cause people significant economic damage. If all the impervious were switched to pervious, would you still need a variance?

Anthony Celentano: I don't know what the code allows for coverage and what counts towards coverage. Do you know? Asked the Board for some sort of numbering guide of what variance should be requested, so they can negotiate somewhere in the middle.

Martin Spence: Construction through permeable pavers would not be a part of developmental coverage.

Alan I. Lamer: There is probably somewhere in between that we can meet. Many areas can be changed from impermeable to permeable, you don't necessarily have to get down to 20%, but something less than 25% would be preferable. You may want to take a look and see how you could lessen the impact.

Anthony Celentano: Okay.

Jesse Kaufman: It is your applicants prerogative if they want to go for the public hearing next month and ask for the whole 25% or if they want to meet somewhere in the middle. I think our average is something like 22%.

Anthony Celentano: I have a good feeling from the Board and I think for the public hearing, we'll come back with something more manageable between us.

Martin Spence: The excess development coverage of 2,143 SF is approximately the size of the pool patio (2,110 SF) or driveway area (2,746 SF). Stormwater mitigation of the increase in stormwater runoff above the 4,900 SF shown on the original plan submittal will be required.

Alan I. Lamer made a motion to schedule a Public Hearing for the above project for March 27th at 7:30 pm. The motion was seconded by Kevin Dock. Upon vote, the motion was carried by all present.

Bill Baker made a motion to approve the Meeting Minutes from January 24, 2024. The motion was seconded by Alan I. Lamer. Upon vote, the motion was carried by all present.

Jesse Kaufman made a motion to adjourn the meeting at 8:06 pm. The motion was seconded by Alan I. Lamer. Upon vote, the motion was carried by all present.

Minutes respectfully submitted by Jenna Antoine, Village Clerk