

**VILLAGE OF POMONA**  
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**BOARD OF TRUSTEES MEETING/PUBLIC HEARING**  
**JANUARY 23, 2023**  
**8:00 PM**

**AGENDA**

**Salute to the flag**

**Open Period**

**Continuation of Public Hearings**

- a. 34 North Ridge Road – House of Worship
- b. 43 Tamarack Lane – House of Worship

**Informal Presentation of 130 Camp Hill Road- House of Worship**

**Approval of Audited Claims**

**Cultural Center Report**

**Parks & Maintenance**

- a. Discussion of Resilient Grant
- b. Discussion of Ramapo 2023 Snow Removal Contract

**Old Business**

- a. Rockland Community Power Presentation
- b. Discussion of Village traffic signs
- c. Discussion of personnel policy

**New Business**

- a. Discussion of Bluehost
- b. Discussion of new amended NYS open meeting law
- c. Discussion of upcoming election
- d. Discussion of garbage information

**Trustees Period**

**Office Period**

**Legal**

**Executive Session**

## RESOLUTION

A Meeting of the Village Board of the Village of Pomona, New York was convened on **January 23, 2023 at 8:00 p.m.**

The following Resolution was duly offered and seconded to wit:

### **RESOLUTION APPROVING SPECIAL PERMIT SUBJECT TO CONDITIONS FOR A HOUSE OF WORSHIP AT 34 NORTH RIDGE ROAD**

WHEREAS, the Village of Pomona (“Village”) previously enacted and filed Local Law 1 of 2021 amending Chapter 130 of the Village Code regarding Neighborhood Houses of Worship, Residential Gatherings and Community House of Worship; and

WHEREAS, the Village Board of Trustees is the entity in the Village that approves Special Permits for Houses of Worship; and

WHEREAS, a neighborhood house of worship is a permitted use subject to special permit approval by the Village Board of Trustees, pursuant to §130-10.H; and

WHEREAS, the Village received an application (“Special Permit Application”) in August of 2022 for a Neighborhood House of Worship from Chabad of the Heights (the “Applicant”) proposed at 34 North Ridge Road in the Village, S/B/L 25.05-2-13 (the “Subject Property”); and

WHEREAS, the Subject Property lot currently contains an existing house, and it is located in the R-40 zoning district located on the corner of North Ridge Road and Overlook Road. The lot has an area of 1.04 acres. No wetlands or floodplains are present. The applicant plans to convert the existing house to a neighborhood house of worship and build an addition to the south side which will include a mikvah. The total square footage with the proposed addition will be 10,599 square feet; and

WHEREAS, such property is owned by Chabad of the Heights; and

WHEREAS, such Special Permit Application was referred to the Village Planning Board; and

WHEREAS, a public hearing was opened regarding the Special Permit Application on December 19, 2022 at 8:00 p.m. and continued on January 23, 2023 and all persons interested in being heard were afforded an opportunity to do so; and

WHEREAS, the Village Board has previously declared itself as lead agency for purposes of SEQRA; and

WHEREAS, the Village Board has reviewed Full Environmental Assessment Forms Part I, Part II and Part III concerning this action; and

WHEREAS, the Village Board desires to approve the Special Permit Application subject to conditions.

NOW, THEREFORE, it is resolved as follows:

Section 1. The above “WHEREAS” clauses are incorporated herein as if set forth in full.

Section 2. The Special Permit Application is hereby approved, subject to the following conditions:

**Condition #1:** The Applicant must obtain site plan approval from the Village of Pomona Planning Board prior to commencement of construction.

**Condition #2:** Street parking shall be permitted on only one side of the street (with such side to be determined by the Village Board) for 750 feet of the proposed main entrance to the House of Worship.

**Condition #3:** Applicant shall comply with the Village Code provisions concerning Houses of Worship and building construction, the State Building Code provisions applicable to the House of Worship and all applicable duly enacted laws and regulations pertaining to the health, safety and welfare of occupants and visitors to the House of Worship.

Section 3. The Village Board hereby determines the proposed action will not have any significant adverse environmental impact and hereby issues a negative declaration for the reason set forth in Part 3 of the Full Environmental Assessment Form.

Section 4. The Mayor, or in his absence or inability to act, the Deputy Mayor is hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution. Further, all employees, officials and consultants, as directed by the Mayor (or Deputy Mayor) are hereby authorized to take any and all actions necessary to carry out the provisions of this Resolution.

Section 5. This Resolution shall be effective immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Ian Banks	[ ]	[ ]	[ ]	[ <del>X</del> ]
Deputy Mayor Ilan Fuchs	[ <del>X</del> ]	[ ]	[ ]	[ ]
Trustee Carol McFarlane	[ <del>X</del> ]	[ ]	[ ]	[ ]
Trustee Mendy Lasker	[ <del>X</del> ]	[ ]	[ ]	[ ]
Trustee Marc Greenberg	[ <del>X</del> ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.