

**VILLAGE OF POMONA
ZONING BOARD OF APPEALS MEETING
APRIL 17, 2024 – 7:30PM**

PRESENT:

Jesse Kaufman, Zoning Board of Appeals Chairman

Alan I. Lamer, Zoning Board Member

Bill Baker, Zoning Board Member

ALSO PRESENT:

David MacCartney, Village Attorney

Haris Aljovic, Village Engineer

Jenna Antoine, Village Clerk

ABSENT:

Kevin Dock, Zoning Board Member

Jesse Kaufman called the meeting to order at 7:38 pm.

Jesse Kaufman made a motion to approve the Meeting Minutes from March 27, 2024. The motion was seconded by Alan I. Lamer. Upon vote, the motion was carried by all present.

Alan I. Lamer made a motion to open the Public Hearing for 1 Stag Court. Seconded by Bill Baker. Upon vote, the motion was carried by all present, passes 3-0-1.

Helene Gottesman – 1 Stag Court Suffern NY 10901

Tax Roll# 32.16-1-23

Anthony Celentano, the Engineer for the above project was present. Two months ago we presented the plan. The applicant went over the allowable impervious area, we were at 25%. We were asked by the Board to reduce that area. We did provide a portion of the driveway to make the pervious area down to 23%. We did receive a letter from the Village Engineer and we have no issues with any of the requests that they recommend. Just to summarize again our original plans were closed at 25% and the Board said we'd like to see that number reduced a little bit. So in the front of the driveway, we have an area designated 28 by 23 area of the driveway that's going to be removed and in its place we're going to be putting a porous paved section.

Haris Aljovic, Village Engineer said they have no other issues with the above project, just what was mentioned in the last memorandum that was issued by his office, Spence Engineering on April 12, 2024. The big item on the memorandum that was done and needs to be resolved is item S-2: In reviewing the as-built we note the applicant has planted a dense hedge screen out in the Right of Way (not on the subject property) but more concerning on top of an existing sanitary sewer line. The sewer has 2.5' to 3' cover (shallow). The plant material needs to be relocated (carefully) to not impact the sewer lines and allow for unobstructed access in the future if repairs are needed.

Jesse Kaufman made a motion to close the Public Hearing for 1 Stag Court. Seconded by Alan I. Lamer. Upon vote, the motion was carried by all present, passes 3-0-1.

Jesse Kaufman made a motion to direct the Village Attorney, David MacCartney to draft a resolution with all of the conditions and authorizing the Chairman to sign the resolution once it is prepared. Seconded by Alan I. Lamer. Upon vote, the motion was carried by all present, passes 3-0-1.

Bill Baker made a motion to approve the 23% proposed variance for 1 Stag Court. Seconded by Alan I. Lamer. Upon vote, the motion was carried by all present, passes 3-0-1.

Jesse Kaufman made a motion to adjourn the meeting at 8:00 pm. The motion was seconded by Bill Baker. Upon vote, the motion was carried by all present, passes 3-0-1.

Minutes respectfully submitted by Jenna Antoine, Village Clerk