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April 26, 2024

Members of the Zoning Board of Appeals
Building Inspector Louis Zummo
Village of Pomona
100 Ladentown Road
Pomona, New York 10970

VIA Hand Delivery

Re: Appeal to ZBA: Decision of Building Inspector (dated 4/1/2024)
Re: Special Permit Application submitted October 19, 2023
Property Owners: Congregation Rabbinical Institute of Tartikov, Inc.
Property Address: 65-67 Route 306, Village of Pomona,
Town of Ramapo, County of Rockland, New York
10970
SBL 32.08-1-53, 54, 55.2 and 32.12-1-25, 26, 27, 28,
29.1, 29.2, 30, 31, 33

PETITION ON APPEAL

This Petition on Appeal is submitted in support of the attached ZBA Application of Congregation Rabbinical Institute of Tartikov, Inc. (“Tartikov” or “appellants”), the owner of property located along Route 306 in the Village of Pomona, New York identified as tax parcels 32.08-1-53, 54, 55.2 and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33.

The appellants appeal the Pomona Building Inspector’s rejection, dated April 1, 2024, of Tartikov’s October 19, 2023 special permit application (the “application”). Tartikov’s application is attached hereto as **Exhibit A**. Pomona’s rejection of the application is attached hereto as **Exhibit B**.

This Petition on Appeal is submitted within the time required by law.

BACKGROUND

This appeal is made by Tartikov, which filed the application in order to construct, develop and operate a non-accredited rabbinical institute with adult student housing (the "Institute").

The Institute will include associated student and faculty housing in 255 student faculty housing units with accessory support facilities.

The Institute will religiously educate Orthodox Jewish men to become certified rabbis trained as *dayanim*, or religious court judges. The Institute would function as a *kollel* devoted to post-graduate studies by advanced scholars who will be trained in all four books of the Code of Jewish Law, or the *Shulchan Aruch*. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m. on Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays.

The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families. The purpose of the Torah community will be to isolate the students from the distractions of the outside world, permitting them to be devoted to the study of Jewish law. Tartikov, as well as the prospective students are motivated by their religious beliefs to both train and become rabbinical judges qualified in all four books of the *Shulchan Aruch*. Tartikov's facilities will include classrooms, study halls, courtrooms, a library, one or more shuls, or synagogues, on-campus housing for married students and their families and a facility to house a *mikvah*, or ritual bath. Tartikov's Institute cannot be accredited by the New York State Education Department or any other accrediting body.

Tartikov's Application

On October 19, 2023 Tartikov submitted a special permit application with a request for waiver (along with a site plan application, a variance application and a proposed zone change application). On December 11, 2023 the Building Inspector rejected the variance application as premature. On March 25, 2024 the Village Board declined to consider Tartikov's zone change application. On April 1, 2024 the Building Inspector denied Tartikov's Site Plan application and Special Permit.

Basis for Appeal

Tartikov's application was to build its rabbinical institute and was made pursuant to Village Code. Ex. A. The Building Inspector rejected the application on April 1, 2024. Ex. B.

Zoning Code 130-28(F) provides that:

On appeal from an order, requirement, decision or determination made by an administrative official charged with the enforcement of this chapter or on request from any official, agency or board of the Village, the Board of Appeals is authorized to decide any question involving the interpretation of any provision of this chapter. Interpretations shall be made in accordance with the intent of the particular provision being interpreted.

In this instance, the Building Inspector rejected the application. Ex. B. The Board of Appeals is therefore authorized to hear this appeal.

The Denial Should Be Reversed

The Village's zoning regulations and the denial of Tartikov's Site Plan application and its Special Use Permit application violate its federal rights under the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc *et seq.* ("RLUIPA"), and the Free Exercise Clause of the Constitution. Denial of Tartikov's appeal would exacerbate these civil rights violations. Moreover, Federal and New York law make clear that the ZBA is authorized to correct these violations. We urge the ZBA to take the following into account in reviewing and deciding on Tartikov's appeal.

The Village's Building Inspector specifically cited the fact that Tartikov's proposed rabbinical institute was not accredited as grounds for issuing his denial. Prohibiting Tartikov's use throughout the Village on the grounds that the school is not accredited is a RLUIPA and Free Exercise Clause violation. RLUIPA's "Substantial burdens" section provides that "[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a . . . religious assembly or institution" unless it meets "strict scrutiny" review; that is, "unless the government demonstrates that imposition of the burden . . . is in furtherance of a compelling governmental interest; and . . . is the least restrictive means of furthering that compelling governmental interest." 42 U.S.C. § 2000cc(a)(1).

This was established by the United States District Court for the Southern District of New York, after a bench trial in the prior action by Tartikov against the Village, when it held that the accreditation requirement imposes such a substantial burden. The Court held that it was impossible for the rabbinical institute to be accredited before beginning operation, and thus "the Accreditation Law blocks Tartikov from building a rabbinical college within the Village." *Congregation Rabbinical Coll. of Tartikov, Inc. v. Village of Pomona*, 280 F. Supp. 3d 426, 456 (S.D.N.Y. 2017). This, the Court held, imposed a substantial burden on Tartikov's religious exercise, since because of the Accreditation Law Tartikov "cannot build a rabbinical college on *any* parcel of land within the Village."

Id. at 477 (emphasis in original); see also *id.* at 475 (“RLUIPA protects religious institutions from land use regulations that substantially affect their ability to use their property in the sincere exercise of their religion”) (citing *Fortress Bible Church v. Feiner*, 694 F.3d 208, 218 (2d Cir. 2012); *Westchester Day Sch. v. Vill. of Mamaroneck*, 504 F.3d 338, 352 (2d Cir. 2007) (restrictions on Jewish day school that prevented it from expanding to serve more students and provide educational activities that the school believed were important to Jewish education violated RLUIPA).

Also significantly, the Court held that the Village had not proven that it had any compelling justification pursued through the “least restrictive means” that could justify the burden imposed on Tartikov. 280 F. Supp. 3d at 467 (“Defendants have not explained why only accredited schools and traditional student-only dormitories are preferable to unaccredited schools and nontraditional dormitories, or how they pose greater threats to the Village” and thus they “do not survive strict scrutiny review”).

Likewise, the Court held that the Accreditation Law violated Tartikov’s Free Exercise rights. *Id.* at 485. The Court held that the Accreditation Law and the Dormitory Law “were enacted to infringe upon religious practices because of their religious motivation.” 280 F. Supp. 3d at 484. See also *Church of the Lukumi Babalu Aye, Inc. v. City of Hialeah*, 508 U.S. 520 (1993) (zoning law that had the effect of singling out a religious group violated the Free Exercise Clause). The standard for Free Exercise Clause violation was made even less demanding by the Second Circuit since the Court’s decision. In November 2023, the Second Circuit held that there was no obligation for plaintiffs in Free Exercise cases to prove a “substantial burden” on religious exercise as required by RLUIPA; rather, all that is required is a showing of a “burden.” *Kravitz v. Purcell*, 87 F.4th 111, 127 (2d Cir. 2023).

As with the RLUIPA claim, the Court held that the Village had not proven a compelling government interest pursued through the least restrictive means that could justify its actions. 280 F. Supp. 3d at 485. See also *Roman Cath. Diocese of Brooklyn v. Cuomo*, 592 U.S. 14, 18 (2020) (striking down New York’s COVID occupancy caps on places of worship, holding that “there are many other less restrictive rules that could be adopted to minimize the risk to those attending religious services”). There is no legitimate, much less compelling justification to prohibit Tartikov’s use outright.

Courts throughout the nation regularly hold in favor of religious organizations under RLUIPA and the First Amendment where zoning laws that prohibit or severely restrict religious land uses are challenged. See *WR Prop. LLC v. Twp. of Jackson*, No. CV173226MASDEA, 2021 WL 1790642, at *12 (D.N.J. May 5, 2021) (ordinances intended to prohibit Orthodox Jewish schools and eruvim “are not neutral and were passed with a discriminatory purpose”); *Bais Brucha Inc. v. Twp. of Toms River, New Jersey*, No. CV213239ZNQRLS, 2024 WL 863698, at *10 (D.N.J. Feb. 29, 2024) (Court entered judgment for the Plaintiffs on RLUIPA and First Amendment claims finding “[t]he

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RLUPA's Substantial Burdens provision provides:

(a) Substantial burdens

(1) General rule

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution--

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

42 U.S.C.A. § 2000cc. The Supreme Court has recently described the strict scrutiny test as follows:

[S]trict scrutiny requires the State to further “interests of the highest order” by means “narrowly tailored in pursuit of those interests.” *Church of Lukumi Babalu Aye, Inc. v. Hialeah*, 508 U.S. 520, 546 (1993) (internal quotation marks omitted). That standard “is not watered down”; it “really means what it says.”

Tandon v. Newsom, No. 20A151, 2021 WL 1328507, at *2 (U.S. Apr. 9, 2021).

Generalized interests are insufficient as a matter of law. *Holt*, 135 S.Ct. at 863, *Gonzales v. O Centro Espirita Beneficente Uniao do Vegetal*, 546 U.S. 418, 432, 438 (2006). A compelling governmental interest must be a specific interest of the “highest order,” which is “some substantial threat to public safety, peace[,] or order,” and “[o]nly the gravest abuses, endangering paramount interest, give occasion for permissible limitation.” *Church of the Lukumi Babalu Aye*, 508 U.S. at 546; *Wisconsin v. Yoder*, 406 U.S. 205, 215 (1972); *Sherbert v. Verner*, 374 U.S. 403, 406 (1963). A compelling governmental interest must exist in this particular case. See *O Centro*, 546 U.S. at 430 (applying RFRA); WDS, 504 F.3d at 353. It does not here. The generalized interest in “enforcing [a] Zoning Ordinance” is always at issue in a challenge to land use regulations. See *Covenant Christian Ministries, Inc. v. City of Marietta*, No. 1:06-CV-1994-CC, 2008 WL 8866408, at *14 n.9 (N.D. Ga. Mar. 31, 2008) (“If the general government interest in zoning satisfied the first prong of the strict scrutiny test in every case, then this prong of the analysis would be eviscerated in RLUIPA cases.”); *City Walk - Urb. Mission Inc. v. Wakulla Cnty.*, 471 F. Supp. 3d 1268, 1287 (N.D. Fla. 2020) (“Defendant’s justification boils down to its interest in enforcing its zoning regulation and furthering its zoning regulation’s purpose in a general way. That is not enough.”). The test is not satisfied

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through advancing “broadly formulated interes[t][s]” but “requires the Government to demonstrate that the compelling interest test is satisfied through application of the challenged law to the person—the particular claimant whose sincere exercise of religion is being substantially burdened.” *Holt*, 574 U.S. at 363 (internal quotation omitted); see also *Gonzales v. O Centro Espirita Beneficente Uniao do Vegetal*, 546 U.S. 418, 431 (2006) (“O Centro”); *Davila v. Gladden*, 777 F.3d 1198, 1206 (11th Cir. 2015) (“[T]he Defendants’ generalized interests are insufficient as a matter. . . . The Defendants offer little more than a conclusory assertion that if they grant Mr. Davila’s request, there will be a significant impact on security interests and cost concerns.”).

Neither are “community character” interests compelling. See *Solantic, LLC v. City of Neptune Beach*, 410 F.3d 1250, 1267 (11th Cir. 2005) (holding that sign code was not “narrowly tailored to accomplish the City’s asserted interests in aesthetics and traffic safety, nor has our case law recognized those interests as ‘compelling’”); *Rocky Mtn. Christian Church v. Bd. of Cnty. Comm’rs of Boulder Cnty.*, 612 F. Supp. 2d 1163, 1175 (D. Colo. 2009), *aff’d*, 613 F.3d 1229 (10th Cir. 2010) (stating that “lack of harmony with the character of the neighborhood, incompatibility with the surrounding area, generally have been found not to be compelling”); *Westchester Day Sch.*, 417 F. Supp. 2d at 554 (“[T]he visual impact of the Project does not implicate a compelling government interest.” (citations omitted)); *Cottonwood Christian Ctr.*, 218 F. Supp. 2d at 1228 (aesthetic concerns are not “a compelling interest that can justify burdening [] [Plaintiff’s] religious exercise rights”); *Congregation Rabbinical Coll. of Tartikov v. Vill. of Pomona*, 138 F. Supp. 3d 352, 418-20 (S.D.N.Y. 2015), *aff’d*, 945 F.3d 83 (2d Cir. 2019) (“aesthetic and community character rationales are generally not compelling state interests”). Additionally, “traffic safety,” although a “substantial” interest, is not a compelling governmental interest that can justify the burdening of First Amendment rights. *Solantic*, 410 F.3d at 1267-68; *Dimmitt v. City of Clearwater*, 985 F.2d 1565, 1569-70 (11th Cir. 1993); *Beaulieu v. City of Alabaster*, 454 F.3d 1219, 1234 (11th Cir. 2006).

Strict scrutiny requires more than just an assertion that there may be an impact from a religious use. See *Tandon*, 141 S. Ct. at 1296 (government “must do more than assert that certain risk factors are always present in worship” (internal quotation omitted)); *Tartikov*, 138 F. Supp. 3d at 422 (“Defendants’ only evidence connecting the Challenged Laws to alleviating traffic concerns is that ‘all dwelling units, by their nature, generate traffic.’ . . . This explanation is insufficient”); *Congregation Etz Chaim v. City of L.A.*, No. CV10-1587 CAS EX, 2011 WL 12472550, at *5, *7 (C.D. Cal. July 11, 2011) (rejecting the City’s argument that it had a compelling interest in “maintaining the residential nature of the neighborhood” because “this approach would render RLUIPA a nullity” and finding that, “while the City refers to its broad interest in protecting the health, safety and welfare of its citizens, and parking and traffic concerns in relation to those interests, they present no evidence ‘that any traffic or parking concerns actually existed’”).

A government must also demonstrate that it considered less restrictive means of achieving any governmental interest rather than outright denial. *Redeemed Christian Church of God*, 17 F.4th at 512 (“the [] [government] never sought to show at trial that it considered alternatives—such as roadway improvements or additional road signs—before denying the Application.”); *Cottonwood Christian Ctr. v. Cypress Redevelopment Agency*, 218 F. Supp. 2d 1203, 1229 (C.D. Cal. 2002) (outright denial is not least restrictive means and “City has done the equivalent of using a sledgehammer to kill an ant.”); *Chabad Lubavitch of Litchfield Cnty., Inc. v. Borough of Litchfield, Connecticut*, No. 3:09-CV-1419 (JCH), 2017 WL 5015624, at *14 (D. Conn. Nov. 2, 2017) (imposition of smaller footprint on Chabad violated RLUIPA and was not least restrictive means). In *Westchester Day Sch. v. Vill. of Mamaroneck*, 417 F. Supp. 2d 477, 553-54 (S.D.N.Y. 2006), *aff’d*, 504 F.3d 338 (2d Cir. 2007), the Court found that the Village had not demonstrated that outright denial of the religious school was the least restrictive means of furthering a compelling governmental interest with respect to three categories of asserted such interests: traffic (“incremental impact of the Project on traffic could have been mitigated in a number of ways. Defendants’ have failed to carry their burden of demonstrating that no alternatives other than an outright denial could protect their interests relating to traffic.”); “visual impacts and adverse effects on property values” (aesthetic concerns could be mitigated and neither those nor property values are a compelling interest); and parking (lack of parking did not constitute “a threat to public safety”).

While some of the District Court’s holdings in the prior Tartikov litigation were overturned by the Second Circuit Court of Appeals, it did so on the ground that Tartikov had not yet filed a formal application to build its rabbinical college and thus lacked “standing” to bring suit. *Congregation Rabbinical College of Tartikov, Inc. v. Village of Pomona*, 945 F.3d 83, 110 (2d Cir. 2019) (“Tartikov . . . never submitted a formal proposal for the building project, applied for a permit, or engaged in any other conduct that would implicate or invoke the operation of the challenged zoning laws.”). This justification no longer applies as Tartikov has now done so through two applications and a rezoning petition, all of which have been rejected. Therefore, the RLUIPA and Free Exercise Clause issues will be ripe for consideration and the relevant facts and legal considerations are unchanged, leading inescapably to the conclusion that the Village will lose a new lawsuit brought against it, now that the “standing” issue is resolved.

The ZBA must consider Tartikov’s federal rights. First, it is subject to requirements of RLUIPA and the Free Exercise Clause. See 42 U.S.C. § 2000cc-5(4) (“The term “government”— (A) means—(i) a State, county, municipality, or other governmental entity created under the authority of a State; (ii) any branch, department, agency, instrumentality, or official of an entity listed in clause (i); . . .”). See *Layman Lessons, Inc. v. City of Millersville, Tenn.*, 636 F. Supp. 2d 620, 643 (M.D. Tenn. 2008) (City is a government under RLUIPA and vicariously liable under respondeat superior for acts of its employees); *Bais Brucha*, 2024 WL 863698, at *1 (Zoning Board of Adjustment is a

“government” under RLUIPA); *Adam Cmty. Ctr. v. City of Troy*, 381 F. Supp. 3d 887, 890 (E.D. Mich. 2019) (City, City Planning Commission and Zoning Board of Appeals are proper party Defendants under RLUIPA); *DiLaura v. Twp. of Ann Arbor*, 112 F. App'x 445, 446 (6th Cir. 2004) (Town and Town's Zoning Board of Appeals violated RLUIPA); *Bensalem Masjid, Inc. v. Bensalem Twp.*, No. CV 14-6955, 2015 WL 5611546, (E.D. Pa. Sept. 22, 2015) (RLUIPA claims could proceed against Township and Township Zoning Hearing Board); *Islamic Soc'y of Basking Ridge v. Twp. of Bernards*, 226 F. Supp. 3d 320, 351 (D.N.J. 2016) (planning board liable under RLUIPA); *Guru Nanak Sikh Soc'y of Yuba City v. Cnty. of Sutter*, 326 F. Supp. 2d 1128, 1136 (E.D. Cal. 2003) (even “individual government officials may be subject to suit under RLUIPA.”). Any argument that RLUIPA or the Free Exercise Clause do not apply to it must be rejected.

Second, RLUIPA itself provides a specific mechanism to allow local governments to avoid further violation of RLUIPA by voluntarily accommodating burdened religious exercise through any number of different ways. This provision, known as the “Safe Harbor” provision, states:

Governmental discretion in alleviating burdens on religious exercise. A government may avoid the preemptive force of any provision of this chapter by changing the policy or practice that results in a substantial burden on religious exercise, by retaining the policy or practice and exempting the substantially burdened religious exercise, by providing exemptions from the policy or practice for applications that substantially burden religious exercise, or by any other means that eliminates the substantial burden.

42 U.S.C. § 2000cc-3(e). The purpose of this “Safe Harbor” provision is to assure governmental bodies “that they retain discretion to decide how best to remedy an allegedly offending law, policy, or regulation” *Pratt v. Ott*, No. 1:20-CV-171, 2021 WL 1212587, at *6 (M.D. Pa. Mar. 31, 2021). The legislative history of this provision supports this purpose.

“Congress intended to give each state the freedom “to choose its own means of eliminating substantial burdens on religious exercise.” See 146 Cong. Rec. E1563, E1564 (daily ed. Sept. 21, 2000) (statement of sponsoring Rep. Canady). . . .Another statement confirms that RLUIPA “leaves all other policy choices to the states.” See 146 Cong. Rec. S7774, S7776 (daily ed. July 27, 2000) (joint statement of Sens. Hatch and Kennedy). Congress plainly intended to allow each state to “eliminate the discrimination or burden in any way it chooses, so long as the discrimination or substantial burden is actually eliminated.”⁹ See id.

Pratt v. Ott, No. 1:20-CV-171, 2021 WL 1212587, at *6 (M.D. Pa. Mar. 31, 2021).

This provision authorizes any number of ways to eliminate the burden imposed by the accreditation requirement: the Village could repeal the offending provisions; the

Village could exempt religious entities from it; or the Village—through its ZBA—could exempt Tartikov specifically from it, or any other means that eliminates its application to Tartikov. The provision provides discretion to the Village in how to accomplish this, so long as it in fact eliminates the burden on Tartikov. See, e.g., *Boles v. Neet*, 402 F. Supp. 2d 1237, 1241 (D. Colo. 2005), *aff'd*, 486 F.3d 1177 (10th Cir. 2007) (“This provision has been interpreted to provide discretion in the government agency to take corrective action to eliminate any violation of the statutory provisions . . . and thereby preempt liability under RLUIPA.”).

In exercising their governmental discretion under the Safe Harbor provision to alleviate substantial burdens and discrimination toward religious land use applicants, the following are examples of governmental action taken to avoid RLUIPA liability:

- Village “amended its zoning code in 2003 so that *all* membership organizations were excluded from I–1 zones, including the business-related organizations that under the 1988 version of the code were allowed. The village also opened up additional zones to religious organizations where they previously were not allowed. Religious organizations had been allowed only in the IB zone, but now were permitted as of right in two residential districts (R–1 and R–2), and in an additional 16 districts after obtaining a special permit.” *Petra Presbyterian Church v. Vill. of Northbrook*, 409 F. Supp. 2d 1001, 1004 (N.D. Ill. 2006), *aff'd*, 489 F.3d 846 (7th Cir. 2007). “The parties agree that the 2003 amendments to Northbrook’s zoning ordinance put nonreligious assemblies on equal footing with religious assemblies. Accordingly, Northbrook has avoided liability by eliminating its discriminatory zoning provision.” *Id.* at 1008.
- “The April 8, 2015 amendment and the April 21, 2015 issuance of the conditional use permit to the Church, taken together, permitted the Church to purchase the Theater Property for use as a place of worship and placed the Church on equal footing with secular assemblies, including movie theaters. Accordingly, the amendment and the conditional use permit eliminated any alleged substantial burden and any alleged discriminatory treatment imposed by the former Zoning Ordinance or by the City’s denial of the Church’s Planning Application.” *Church v. City of St. Michael*, 205 F. Supp. 3d 1014, 1032 (D. Minn. 2016).
- Adoption by a County of a Resolution and entering into a Settlement Agreement and Release with the Church which “eliminated those obstructions to the plaintiffs’ religious exercise by permitting construction of the Church facilities and their use under conditions that were acceptable to the plaintiffs. *Grace Church of Roaring Fork Valley v. Bd. of Cnty. Comm’rs of Pitkin Cnty., Colorado*, 742 F. Supp. 2d 1156, 1160 (D. Colo. 2010).
- County approved initial land use application and entered into a Settlement Agreement. *United States v. Cnty. of Culpeper, Virginia*, No. 3:16-CV-00083, 2017 WL 3835601, at *8 (W.D. Va. Sept. 1, 2017).

- Granting a conditional use permit to permit operation of a homeless ministry. *Family Life Church v. City of Elgin*, No. 07 CV 0217, 2007 WL 2790763, at *2 (N.D. Ill. Sept. 24, 2007).
- Granting a building permit to a church after Special Counsel for the Town noted “[I]t is difficult to see what th[e] compelling interest [of the town] might be in light of the uses allowed at the Church site under the Bylaw. If the Town's compelling interest was to protect the health, safety and general welfare of the Town's inhabitants by reducing traffic and minimizing activity in that general area, it is unclear why then the Bylaw would permit the use of the Church site for a municipal use, private nonprofit library or museum, post office or medical professional offices.... As such, it is difficult to support the position that § 9.18 of the Bylaw furthers a compelling governmental interest.” *Mintz v. Roman Cath. Bishop of Springfield*, 424 F. Supp. 2d 309, 313 (D. Mass. 2006).

Significantly, the Village’s counsel admitted the same at oral argument before the Second Circuit. See *Congregation Rabbinical College of Tartikov, Inc. v. Village of Pomona*, No. 21-2822 (Transcript of Oral Argument May 16, 2022) at 19 (“I think the question there becomes—is the accreditation requirements itself unconstitutional as applied to Tartikov. But that question should initially be presented to the Village when it comes in for the land use application like many plaintiffs that file land use applications or developers.” (emphasis added)); *id.* at 14 (“if they present an argument to the Village and say that the law, as applied, would be unconstitutional as to them, the Village is the first body that should evaluate that and make a determination.” (emphasis added)). The ZBA should use that opportunity, as the Village’s own counsel insisted it should, to avoid further lengthy and expensive litigation.

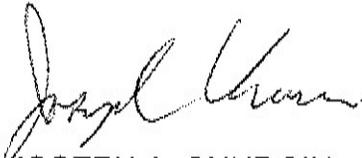
Finally, in New York, Boards of Zoning Appeals are authorized to take actions to provide accommodation to religious organizations to allow them to operate, both under RLUIPA and under the New York legal principle that “special treatment should be afforded schools and religious entities seeking to expand in residential areas.” *Septimus v. Board of Zoning Appeals for the Inc. Vill. of Lawrence*, 50 Misc. 3d 968, 975 (Sup. Ct., Nassau Cty. 2015). See also *Albany Preparatory Charter Sch. v. City of Albany*, 31 A.D.3d 870, 871, 818 N.Y.S.2d 651, 652 (2006) (“because of their inherently beneficial nature, educational institutions enjoy special treatment and are allowed to expand into neighborhoods where nonconforming uses would otherwise not be allowed”); *Assembly v. Vill. of Hempstead Bd. of Zoning Appeals*, 34 Misc. 3d 1208(A), 943 N.Y.S.2d 790 (Sup. Ct. 2011) (“greater flexibility is required in evaluating an application for a religious use than an application for another use and every effort to accommodate the religious use must be made”); *Islamic Soc. of Westchester & Rockland, Inc. v. Foley*, 96 A.D.2d 536, 537, 464 N.Y.S.2d 844, 845 (1983) (“There is an affirmative duty on the part of a local zoning board to suggest measures to accommodate the planned religious use, without causing the religious institution to incur excessive additional costs, while mitigating the detrimental effects on the health, safety and welfare of the surrounding community.”); *Cornell Univ. v. Bagnardi*, 68 N.Y.2d 583, 595, 503 N.E.2d 509, 515 (1986) (because of

their traditionally favored status, the "controlling consideration in reviewing the request of a school or church for permission to expand into a residential area must always be the over-all impact on the public's welfare.").

We request that the ZBA not further compound the violation of Tartikov's rights, and that it grant the appeal and reverse the April 1, 2024 denial of the application.

We have enclosed a \$375 application fee. Please advise if you need any more information or forms. We look forward to being placed on the May 22, 2024 ZBA agenda. Please do not hesitate to contact our office with any questions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Joseph A. Churgin". The signature is fluid and cursive, with the first name "Joseph" being the most prominent part.

JOSEPH A. CHURGIN

JAC/mc

Enc.

EXHIBIT A

EXHIBIT A

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

Cong. Rabbinical Institute Of Tartikov Inc.
PO Box 304
Monsey, NY 10952

Northeast Community Bank
Monsey, NY 10952
1-212-312-6600

433

Pay to the Order of *VILLAGE OF FARMONA*

FIVE HUNDRED &

10/18/23

\$500 -

Memo: *SPECIAL PERMIT FEE*

SECURITY FEATURES INCLUDED. DETAILS ON BACK.



⑈0000000433⑈ ⑆22607251⑆⑆50461029

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(Rt. 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

Susan Cooper
Donna Sobel

(845) 624-3620
Fax: (845) 624-3821
Website: SavadChurgin.com

October 19, 2023

By Hand Delivery

Mayor Ilan Fuchs and
Members of the Village Board of Trustees
100 Ladentown Road
Pomona, NY 10970
ATTN: Village Clerk

***Re: Petition – Village of Pomona Special Use Permit
Education Institutions / Adult Student Housing***

Dear Mayor Fuchs and Members of the Village Board of Trustees:

This Firm represents Congregation Rabbinical Institute of Tartikov Inc. f/k/a Congregation Rabbinical College of Tartikov, Inc. (“Tartikov”) in connection with land use approvals for its proposed rabbinical institute. The Rabbinical Institute is proposed on property located along Route 306 in the Village of Pomona, New York identified as identified as tax parcels 32.08-1-53, 54, 55.2, and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33 (the “Property” or “Project Site”). The Project Site is approximately 119 acres and is located in the Village’s R-40 zoning district. Tartikov submits this **special permit application** for your review and approval so that Tartikov may build and operate its Rabbinical Institute.

The proposed Rabbinical Institute is a religious use intended to educate Orthodox Jewish men to become certified rabbis trained as religious court judges. The institute would function as a kollel devoted to post-graduate studies by advanced scholars. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m., on Sundays through Thursdays with some study and services generally from 6:00 a.m. to 1:00 p.m. and 5:00 p.m. to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays. The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families.

Pomona has represented to Tartikov that “Village Law § 7-725-b(5) enables a board of trustees to authorize a board, such as itself, reviewing special permit applications to —waiver any of the requirements for —approval, approval with modifications or disapproval of a special permit.” *Tartikov v. Pomona*, 7:20-cv-06158-KMK ECF No. 45, page 9, fn 6. Tartikov therefore

requests that as part of the Board's review of this application that the Board grant waivers pursuant to Village Law § 7-725-b(5). Specifically, Tartikov requests a waiver of Village Code § 130-9(A), which prohibits uses not listed as a permitted, special permit, or accessory use, specifically here an educational institution that (a) is unaccredited; and (b) includes accessory multifamily housing for adult students and their families with separate cooking, dining and housekeeping facilities (see § 130-4 and 130-10(F)). These waivers are necessary to accommodate Tartikov's religious and educational uses.

Conclusion

We have included a check for \$500. If the fee is incorrect, please advise us so that we may correct it. As a reminder, there are certain provisions of the Village Code, including the Wetlands Law as adopted in 2007, that the Village is prohibited from applying to Tartikov as a result of the Court Order in *Congregation Rabbinical Coll. of Tartikov, Inc. v. Vill. of Pomona, NY*, 280 F. Supp. 3d 426 (S.D.N.Y. 2017), *aff'd in part, rev'd in part and remanded*, 945 F.3d 83 (2d Cir. 2019).

We respectfully submit this application for Tartikov's special use permit application to the Village Board. We request that we be placed on the November Village Board agenda. Please do not hesitate to contact our office with any questions.

Sincerely,



JOSEPH A. CHURGIN

JAC/mc

Enc.

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(RL 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

Susan Cooper
Donna Sobel

(845) 624-3820
Fax: (845) 624-3821
mail@SavadChurgin.com

October 19, 2023

Mayor Ilan Fuchs and
Members of the Village Board of Trustees
100 Ladentown Road
Pomona, NY 10970
ATTN: Village Clerk

*Re: Petition – Village of Pomona Special Use Permit Application
Education Institutions / Adult Student Housing*

NARRATIVE

This application is made by Applicant Congregation Rabbinical Institute of Tartikov Inc., f/k/a Congregation Rabbinical College of Tartikov, Inc. (“Tartikov”), which seeks a **Special Use Permit** in order to construct, develop and operate a non-accredited rabbinical institute with adult student housing (the “Institute”).

The Institute will include associated student and faculty housing in 255 student faculty housing units with accessory support facilities.

The Institute will religiously educate Orthodox Jewish men to become certified rabbis trained as *dayanim*, or religious court judges. The Institute would function as a *kollel* devoted to post-graduate studies by advanced scholars who will be trained in all four books of the Code of Jewish Law, or the *Shulchan Aruch*. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m. on

Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 p.m. to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays.

The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families. The purpose of the Torah community will be to isolate the students from the distractions of the outside world, permitting them to be devoted to the study of Jewish law. Tartikov, as well as the prospective students are motivated by their religious beliefs to both train and become rabbinical judges qualified in all four books of the *Shulchan Aruch*. Tartikov's facilities will include classrooms, study halls, courtrooms, a library, one or more *shuls*, or synagogues, on-campus housing for married students and their families and a facility to house a *mikvah*, or ritual bath. Tartikov's Institute cannot be accredited by the New York State Education Department or any other accrediting body.

The 119.5-acre Tartikov site property is located in the Village of Pomona on the east side of NYS Route 306 and the south side of US Route 202. The property was previously developed as a summer camp; the abandoned buildings and recreational facilities from the summer camp remain today and will be removed when the site is developed. The remaining lots are improved by single family homes which will be removed when the site is developed.

The Tartikov site consists of the following tax lots:

SECTION 32.08 BLOCK 1, LOTS 53, 54, 55.2

SECTION 32.12 BLOCK 1 LOTS 25, 26, 27, 28, 29.1, 29.2, 30, 31, 33

The site slopes up from Route 306 to the east up to a ridgeline where most of the former camp structures are located. From the ridge the site slopes back down continuing to the east. A stream (Brian Brook) runs thru the front of site parallel to Route 306 before crossing under Route

306 at the existing driveway. Army Corps of Engineers jurisdictional wetlands are also located in the front of the property. Army Corps of Engineers -New York State Department of Environmental Conservation joint jurisdictional wetlands are located in the rear of the property.

The site plan includes a single education building located on the west side of the property that has a 14,000 sq. ft. building footprint with 3 floors (2 stories plus full basement) totaling 42,000 square feet. The education building will be staffed by instructors and support staff. Some instructors and support staff will reside off site, however approximately 13 support staff and 242 students and will reside on site in multifamily student housing that consist of 255 4-bedroom units that include living space for each student's/staff family. Each student home will be 2,363 sq. ft.; one third of the student homes will be ground story flats and two thirds of the student homes will 2-story townhome style located above the flats.

The existing site driveway at Route 306 will be shifted 360 feet to the south and will serve as the sole access point. Two emergency access drives are proposed at Route 202 and at Sherwood Ridge Road. A turning lane on Route 306 is proposed for vehicles making left turns in traveling South on 306. Public water and sewer service are available subject to requisite jurisdictional approvals and connections will be made at Route 306. No off-site public water improvements are anticipated and off-site public sewer improvements are anticipated. The site layout for the residences has been made in a looped driveway configuration that complements the existing topography and redevelops the areas previously disturbed for the former camp. Children will attend offsite schools and a bus

A loading area has been provided for safe and efficient school bus pickup and dropoff. Stormwater mitigation has been designed to gain coverage under the New York State DEC SPDES Stormwater General Permit for Construction Activity. The site meets all the bulk requirements associated with the Educational Institution use in the R-40 zone.

Applicable Law

New York State and Federal law requires a municipality to be flexible in the application of its zoning code to educational and religious uses. See *Cornell v. Bagnardi*, 68 N.Y.2d 583 (1986), and RLUIPA (42 U.S.C. §§ 2000cc, *et seq.*). This law applies to special permits.

The special permitting process is a proper vehicle for a municipality to provide the flexibility required to accommodate educational and religious uses (see *Cornell v. Bagnardi, supra*).

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: 9-18-2023

Project Name: Tartikov

Applicant Name: Congregation Rabbinical Institute of Tartikov Inc.

Phone # 845-624-3820 Cell Phone # 914-450-0762

E-Mail Address: mail@savadchurgin.com

Address: c/o Savad Churgin 55 Old Turnpike Rd. #209, Nanuet NY 10954
Street Name & Number (Post Office) State Zip Code

Property Owner: Congregation Rabbinical Institute of Tartikov Inc.

E-Mail Address: mail@savadchurgin.com

Phone # 845-624-3820 Cell Phone # 914-450-0762

Address: c/o Savad Churgin 55 Old Turnpike Rd. #209, Nanuet NY 10954
Street Name & Number (Post Office) State Zip Code

Engineer/Architect/Surveyor: Brooker Engineering/Weston + Sampson

Web Site: brookerengineering.com

E-Mail Address: dennisr@brookerengineering.com

Phone # 845-357-4411 Cell Phone # 845-269-9107

License # 166208 State of issue New York

Address: 74 Lafayette Avenue Suffern, NY 10901
Street Name & Number (Post Office) State Zip Code

Village of Pomona

Date: 9-18-2023

Attorney: Joseph Churgin / Savad Churgin

Web Site: savad.churgin.com

E-Mail Address: j.churgin@savadchurgin.com

Phone # 845-624-3820 Cell Phone # 914-450-0762

Address: 55 Old Turnpike Rd # 209 Nanuet, NY 10954
Street Name & Number (Post Office) State Zip Code

Contact Person: Joseph Churgin Esq.

E-Mail Address: same as above

Phone # 845-624-3820 Cell Phone # 914-450-0762

Address: same as above
Street Name & Number (Post Office) State Zip Code

Secondary Contact Person: Michael Tauber

E-Mail Address: Michael Tauber monsey@gmail.com

Phone # 845-371-9684 Cell Phone # 646-208-0066

Address: RD Box 304 Monsey NY 10952
Street Name & Number (Post Office) State Zip Code

Village of Pomona
Tax Map Designation:

Section 32.08 Block 1 Lot(s): 53, 54, 55.2

Section 32.12 Block 1 Lot(s): 25, 26, 27, 28, 29.1, 29.2,

Location: On the east side of Route 306

0 feet South of Route 207

Acreage of Parcel 119.55 Zoning District R40

School District East Rancho Postal District Pomona

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

* see Narrative attached *

re: Development of a non-accredited institute
of rabbinical training with adult student
housing.

If subdivision: - N/A

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

2) Is any open space being offered? _____

Village of Homona

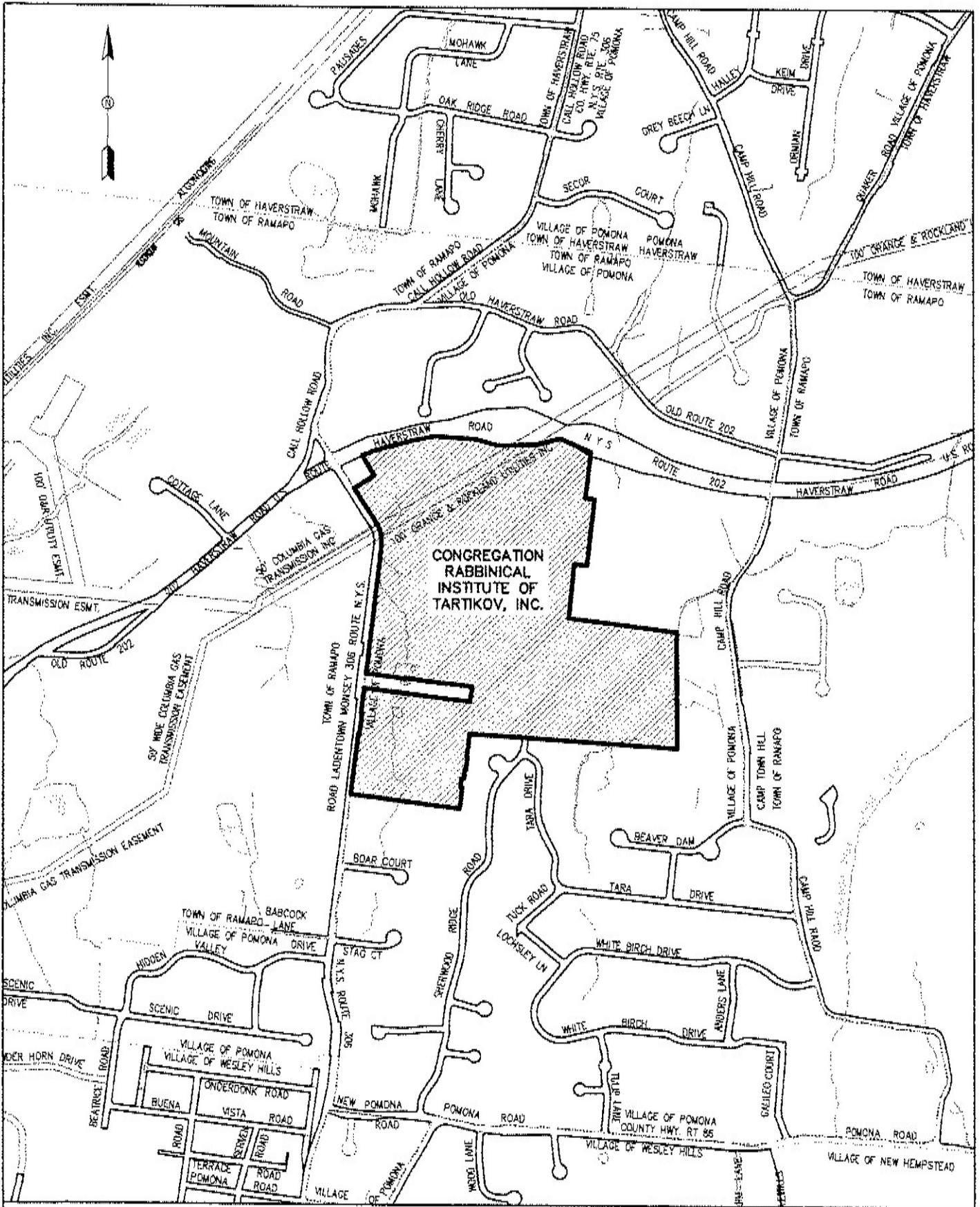
If so, what amount?

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

no

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.



VICINITY MAP

SCALE: 1" = 1000'

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 checked="" 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. _____

Applicant's Signature and Certification

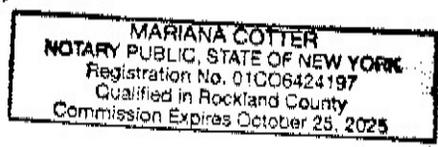
State of New York)
County of Rockland SS.:

I, Michael Taylor, Attorney at Law, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address: c/o Sarah Churgin
55 4th Turnpike Apt #209
Nanuet NY 10954

15th day of October, 2023
[Signature]
Notary Public

[Signature]



Village of Pomona
Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland SS.:

I, Joseph Chugina Esq., being duly sworn, hereby

deposes and states that I ^{am} reside at the attorney for Congregation of Lubliner Institute of Tzitzikiv, Inc. the owner of 656 Rt. 306 and adjacent properties along Route 306 in the county of Rockland in the state of New York

I am the * the attorney for the owner in fee simple of premises located at: 656 Route 306, Pomona NY 10970 (see list of properties) and other adjacent properties along Route 306 described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Libert instrument number of conveyances, page 2004-56777

see list attached

Said premises ^{656 Route 306} have been in my/its possession since 2004. Said premises are also known and designated on the Village / Village of Pomona Tax Map as:

Section 32.08 block 1 lot(s) 53 (54, 55.2)
(32.12) 1 25, 26, 27, 28, 29, 1, 29, 2, 30, 31, 33

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: [Signature]

Mailing Address: c/o Sarah Chugina
55 Old Turnpike Rd #209
Nanuet NY 10954

Affirmed
SWORN to before this

18th day of October, 2023

[Signature]
Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

* 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.

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

632 (E/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458

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

State of New York)
County of Rockland) SS:

I, Michael Sauber, architect of owner, being ^{affirmed} 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: Congregation Rabbinical Institute of Sartikof Inc., P.O. Box 304, Morsey NY 10952

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 non-accredited institute of Rabbinical learning with adult student housing

3. Premises affected are in a R 40 zone and from the Village of Pomona tax map, the property is known as Section 32.08, Block, 1, Lot(s) 53, 54, 55, 2, and Section 32.12 Block 1 Lots 25, 26, 27, 28, 29.1, 29.2, 30, 31, 33

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 N/A

b. Nature of the officer's or employee's interest: N/A

c. If stockholder, number of shares N/A

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

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. N/A

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, Michael Jambor, as Justice Downer, 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: 55 Old Turnpike Rd. #209, Nanuet, NY 10954

Sworn to before me this 18th day of October, 2023

Mariana Cotter
Notary Public

Michael Jambor
Michael Jambor

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 81008424197
Qualified in Rockland County
Commission Expires October 25, 2025

Village of Pomona

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)

COUNTY OF Rockland) SS:

Michael Tucker, Trustee being duly sworn, deposes and says that he/she resides at 10 Jeffrey Place, Monsey, NY 10952 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. 30.08 Block No. see list attached Lot No. 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: [Signature]
Address: do, Daniel Chargin
55 Old Turnpike Rd #209
Monsey, NY 10954

[Signature]
Sworn to before me this

18th day of October 2023

[Signature]
Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 26, 2025

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

632 (f/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458

Village of Pomona
AFFIDAVIT OF SURROUNDING PROPERTIES

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

I, Michael Jankov, a Husband ^{affirmes} being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the Village Board in the Village of Pomona affecting property located at 620, 622, 626, 628, 630, 632, 634, 636, 640, 652, 672 and 680 Route 306, Rockland County, New York.

That the following are all of the owners of property located within 500 feet (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT --- NAME & ADDRESS:

see label disk attached

Michael Jankov
sworn to before me this

18th day of October 2023

[Signature]
Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

09/32.16-2-19
CIMENT YOSEF &
ALEXANDER SHOSHANA
18 BEAVER DAM RD
POMONA, NY 10970

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-4
POMONA VILLAGE OF
100 LADENTOWN RD
POMONA, NY 10970

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-5
LEVI MOSHE
30 TARA DR
POMONA, NY 10970

09/33.09-1-7
GURKOV MYER &
GURKOW SHAINA
45 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-6
THEVENOT EDOUARD
32 TARA DR
POMONA, NY 10970

09/33.09-1-6
SPECTOR HAROLD & AMY
47 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/33.09-1-5
LUFTIG IRWIN G & HARRIET
JOINT INCOME ONLY
IRREVOCABLE TRUST
130 DEAN STREET
HARRINGTON PARK, NJ 07640

09/32.12-1-8
POMONA PURCHASING LLC
36 TARA DRIVE
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/33.09-1-4
POMONA VILLAGE OF
100 LADENTOWN ROAD
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-7
MERMELSTEIN ELIYAHU &
ELLEN G
34 TARA DR
POMONA, NY 10970

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-9
REITSKY EUGENE H &
LITMAN LISA
32 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/33.09-1-3
BREDEN RALPH J + BEULAH D
59 CAMP HILL RD
POMONA, NY 10970

09/33.09-1-1
BARUCH LEVI Y
63 CAMP HILL ROAD
POMONA, NY 10970

89/33.09-2-10
BRUNO RALPH & KARIN
62 CAMP HILL RD
POMONA, NY 10970

89/33.09-2-2
EIDLISZ JOEL
66 CAMP HILL RD
POMONA, NY 10970

09/33.05-1-22
MANISCALCO NATHANIEL &
LINDA J
75 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-54
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-60
BANKS IAN B & MILLER
ALISON K
12 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-26
BESSELMAN HARRIET
REVOCABE TRUST
C/O BESSELMAN JEFFREY
2390 JORDAN DR
CORTLANDT MANOR, NY 10567

09/32.08-1-56
SRI RANGANATHA SEVA
4 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-46
WERTHEIMER CHEZKEL
& RUTH
42 LADENTOWN RD
POMONA, NY 10970

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/33.09-2-9
GUMBRECHT LISA L
58 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-3
ABHIVA LUSKY EHI &
EBOHON NOSAKHARE IRENE
65 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-1.1
BERKOWITZ SHLOMO &
AHUVA RACHEL
71 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-52
PECOVIC GJORJIJE & MARIA
79 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-55.1
LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.08-1-27
KROYNIK CHAIM &
LIEBLICH MALKA
3 OPAL CT
POMONA, NY 10970

09/32.08-1-55.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-57
MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

09/32.08-1-15
KIVELEVITZ YOEL G
& BRACHA
15 JADE CT
POMONA, NY 10970

09/33.09-1-2
FREUND FAIGA M
61 CAMP HILL RD
POMONA, NY 10970

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-2
FRANCIS ARLENE
69 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-1.2
ROCKLAND COUNTY OF
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-51
ZIVARI BEHROOZ & SOHAYLA
7 POWDERHORN DR
SUFFERN, NY 10901

09/32.08-1-50.1
THOMPSON CHRISTOPHER &
JOSEPH
1465 RT 202
POMONA, NY 10970

09/32.08-1-10
LEE CAROL Y &
URBANER JARED J
10 JADE CT
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.08-1-14
ISRAILY ISRAEL & DEVORAH
18 JADE CT
POMONA, NY 10970

09/32.08-1-45
POMONA VILLAGE OF
50 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-32
 KOHL SENDER & JUDITH
 10 EMERALD DRIVE
 POMONA, NY 10970

09/32.08-1-28
 BELL CURTIS &
 SARGENT-BELL JOAN D
 4 OPAL CT
 POMONA, NY 10970

09/32.08-1-17
 ELEVEN JADE LLC
 11 JADE CT
 POMONA, NY 10970

09/32.08-1-31
 VIGLER URIEL & BASSHEVA
 1766 2ND AVE
 NEW YORK, NY 10128

09/32.08-1-34
 ZFATMAN MENACHEM M
 & TAUBER VECHIEL
 551 CROWN ST
 BROOKLYN, NY 11213

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-13
 BORISUTE SHERSHEIAL &
 MALKA
 16 JADE CT
 POMONA, NY 10970

09/32.08-1-12
 AFRAN MUHAMMAD & BIBI
 SAMINA
 14 JADE CT
 POMONA, NY 10970

09/32.08-1-30
 FUZAILOV EFRAIM &
 CHANA LADAEW
 6 OPAL CT
 POMONA, NY 10970

09/32.08-1-11
 WILSON NICHOLAS G &
 PATRICIA C
 12 JADE CT
 POMONA, NY 10970

09/32.08-1-59
 SRI RANGANATHA SEVA
 SAMITHI INC
 C/O PADMAJA PARTHASARATHY
 8 LADENTOWN RD
 POMONA, NY 10970

09/32.12-1-29.2
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-16
 GRAFSTEIN ALLEN
 13 JADE CT
 POMONA, NY 10970

09/32.08-1-29
 MAK WING YEUNG & AMY C L
 5 OPAL CT
 POMONA, NY 10970

09/32.08-1-33
 SHURPIN TZVI YAAKOV &
 MIRIAM
 9 EMERALD DR
 POMONA, NY 10970

09/32.08-1-18
 HOFFMAN STEPHEN E & JUNE
 C
 9 JADE CT
 POMONA, NY 10970

09/32.08-1-38
 POMONA VILLAGE OF
 100 LADENTOWN
 POMONA, NY 10970



32.08-1-50.1

32.08-1-51

32.08-1-52

33.05-1-22

32.12-1-1.1

32.12-1-2

32.12-1-3

33.09-1-1

33.09-1-2

33.09-1-3

33.09-1-4

33.09-2-25

33.09-2-31

32.12-1-4

32.08-1-53

32.12-1-33

32.12-1-32

32.12-1-31

32.12-1-30

32.12-1-29.3

32.12-1-28

32.12-1-27

32.12-1-26

32.12-1-24

32.12-1-23.1

32.12-1-23

32.12-1-37

32.11-1-5

32.11-1-6

32.11-1-7

32.11-1-9

32.11-1-10

32.11-1-11

32.11-1-11

32.15-2-17

32.15-2-16

32.15-2-18

32.07-1-21

2.07-1-35

32.07-1-30

32.11-1-2

32.11-1-3

32.11-1-5

09/32.16-2-2
CHARLES FRITZ & MARIE Y
20 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-1-1
FIREMAN STANLEY &
FLEISCHER FIREMAN KAREN
23 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-13
PARNELL FAMILY
IRREVOCABLE TRUST
24 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-12
EISENBERG LEVI & ROCHEL
31 TARA DR
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.16-1-2
NEUBERGER NATHAN & ROCHEL
21 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.15-2-17
PRICE RICHARD L & RENA B
611 RT 306
SUFFERN, NY 10901

09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDIA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.16-2-1
COHEN KAREN
22 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-2-5
GROSS ARI & SHIRA D
29 TARA DR
POMONA, NY 10970

89/32.11-1-11
PRI LETOIVA INSTITUTE
1372 47TH STREET
BROOKLYN, NY 11219

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952

09/32.16-1-2
NEUBERGER NATHAN & ROCHEL
21 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-13
PARNELL FAMILY
IRREVOCABLE TRUST
24 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-12
EISENBERG LEVI & ROCHEL
31 TARA DR
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.16-2-1
COHEN KAREN
22 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.16-1-1
FIREMAN STANLEY &
FLEISCHER FIREMAN KAREN
23 SHERWOOD RIDGE ROAD
POMONA, NY 10970

89/32.11-1-11
PRI LETOIVA INSTITUTE
1372 47TH STREET
BROOKLYN, NY 11219

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
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09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952



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09/32.16-2-1
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22 SHERWOOD RIDGE RD
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09/32.12-1-26
CONGREGATION RABBINICAL
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09/32.12-1-9
REITSKY EUGENE H &
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09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

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CONGREGATION RABBINICAL
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MONSEY, NY 10952

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LANZBOM LEGACY TRUST
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POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL.
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL.
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952



09/32.12-1-13 PARNELL FAMILY IRREVOCABLE TRUST 24 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-22 SILBER ASHER & MERMELSTEIN CHANA 25 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-21 PARK ROSHIK & SUHYUN 27 SHERWOOD RIDGE RD POMONA, NY 10970
09/32.12-1-14 KLEIN YEDHUDA & LAURA FAMILY TRUST 26 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-11 NUDEL ABRAHAM & RITA 33 TARA DR POMONA, NY 10970	09/32.12-1-24 SOUTHEND LLC PO BOX 350-169 BROOKLYN, NY 11235-0169
09/32.12-1-20 LEVIN TZVI 29 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-15 PELSINGER RYAN & BRYNA 28 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-25 CONG RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952
09/32.12-1-19 RASKIN SCHNEUR & MIRIAM 31 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-10 YARIMI LINDA 6565 LAS FLORES DRIVE BOCA RATON, FL 33433	09/32.12-1-26 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952
89/32.11-1-9 WEIS DAVID 621 ROUTE 306 SUFFERN, NY 10901	09/32.12-1-27 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV 10 JEFFREY PL MONSEY, NY 10952	09/32.12-1-9 REITSKY EUGENE H & LITMAN LISA 32 SHERWOOD RIDGE RD POMONA, NY 10970
89/32.11-1-8 GELLIS LYNDA 623 RT 306 SUFFERN, NY 10901	09/32.12-1-16 LANZBOM LEGACY TRUST 37 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-17 SCHWARTZ RONALD & CIVIA 35 SHERWOOD RIDGE RD POMONA, NY 10970
09/32.12-1-18 WIESEL YECHIEL MICHAEL & RIVKA 33 SHERWOOD RIDGE ROAD POMONA, NY 10970	09/32.12-1-28 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	89/32.11-1-7 GESSNER LAURIE P O BOX 309 POMONA, NY 10970
09/32.12-1-30 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	89/32.11-1-6 MOLESTON FIRE DISTRICT C/O GORDON WREN SR 374 MAIN ST N SPRING VALLEY, NY 10977	09/32.12-1-31 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952
09/32.12-1-32 STATE OF NEW YORK ROCKLAND COUNTY TREASURER 50 SANATORIUM ROAD BUILDING A - 8TH FLOOR POMONA, NY 10970	09/32.08-1-53 CONG RABBINICAL COLLEGE OF TARTIKOV INC P O BOX 304 MONSEY, NY 10952	09/32.12-1-29.1 CONG RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952
09/32.12-1-29.2 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	89/32.11-1-10 WEIS DAVID 619 RT 306 SUFFERN, NY 10901	89/32.11-1-10.1 WEIS DAVID 619 RT 306 SUFFERN, NY 10901

Staples.

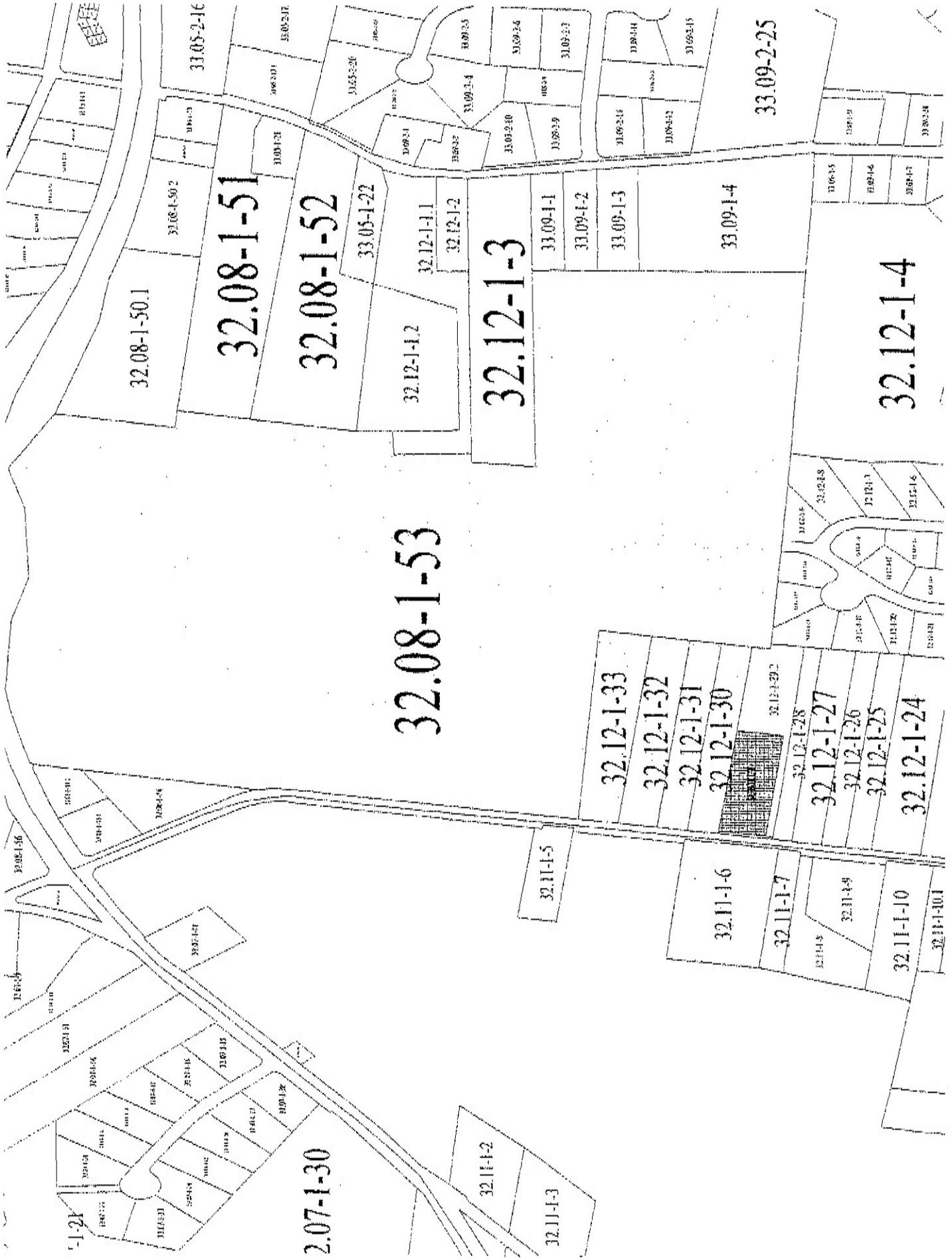
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09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
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MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
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09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
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WIESEL YECHIEL MICHAEL
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09/32.12-1-30
CONGREGATION RABBINICAL
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10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
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P O BOX 304
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
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SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

89/32.11-1-8
GELLIS LYNDIA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

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POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6365 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
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MONSEY, NY 10952



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POMONA, NY 10970

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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-25
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MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

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MONSEY, NY 10952

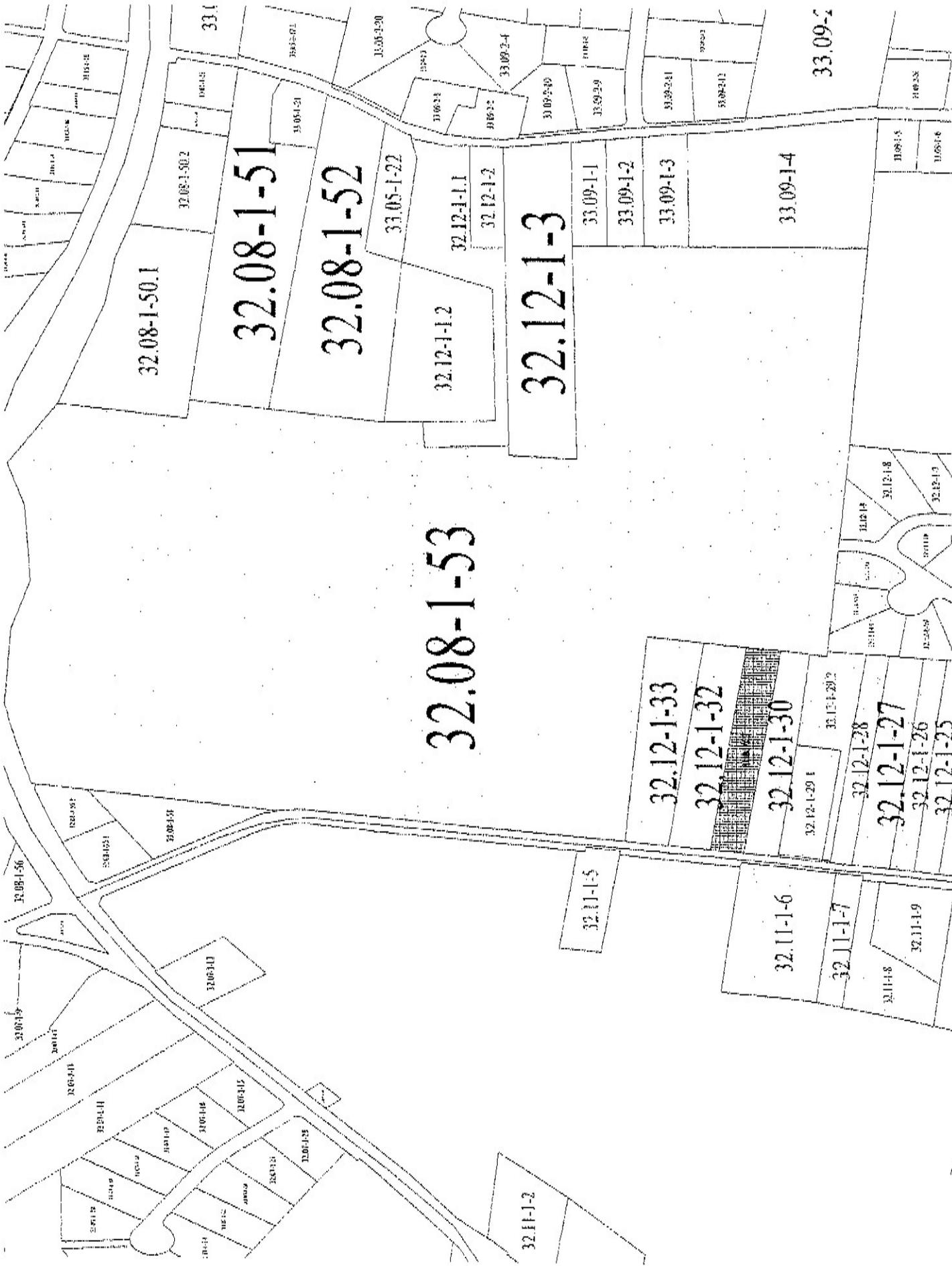
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SCHWARTZ RONALD & CIVTA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952



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 31 SHERWOOD RIDGE RD
 POMONA, NY 10970

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 INSTITUTE OF TARTIKOV
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 MONSEY, NY 10952

09/32.12-1-17
 SCHWARTZ RONALD & CIVIA
 35 SHERWOOD RIDGE RD
 POMONA, NY 10970

89/32.11-1-7
 GESSNER LAURIE
 P O BOX 309
 POMONA, NY 10970

09/32.12-1-31
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-5
 GREENBERG MORDECHAI &
 CHAYA
 55 OLD NYACK TURNPIKE
 NANUET, NY 10954

09/32.12-1-29.2
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-26
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-8
 GELLIS LYNDA
 623 RT 306
 SUFFERN, NY 10901

09/32.12-1-18
 WIESEL YECHIEL MICHAEL
 & RIVKA
 33 SHERWOOD RIDGE ROAD
 POMONA, NY 10970

09/32.12-1-30
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-32
 STATE OF NEW YORK
 ROCKLAND COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
 POMONA, NY 10970

09/32.08-1-53
 CONG RABBINICAL COLLEGE
 OF TARTIKOV INC
 P O BOX 304
 MONSEY, NY 10952

89/32.11-1-9
 WEIS DAVID
 621 ROUTE 306
 SUFFERN, NY 10901

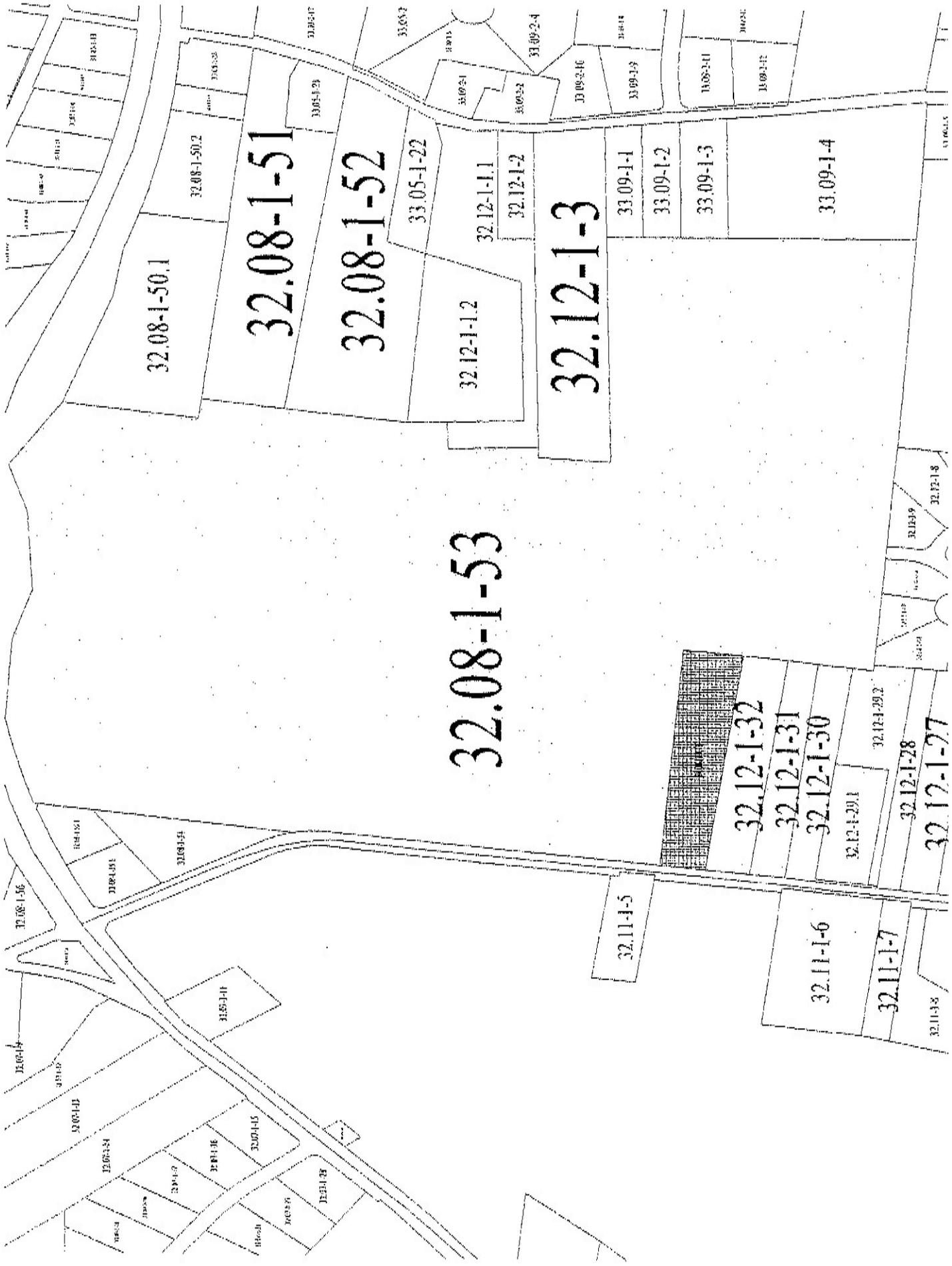
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 LANZBOM LEGACY TRUST
 37 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-28
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-6
 MOLESTON FIRE DISTRICT
 C/O GORDON WREN SR
 374 MAIN ST N
 SPRING VALLEY, NY 10977

09/32.12-1-33
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952



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09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

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STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

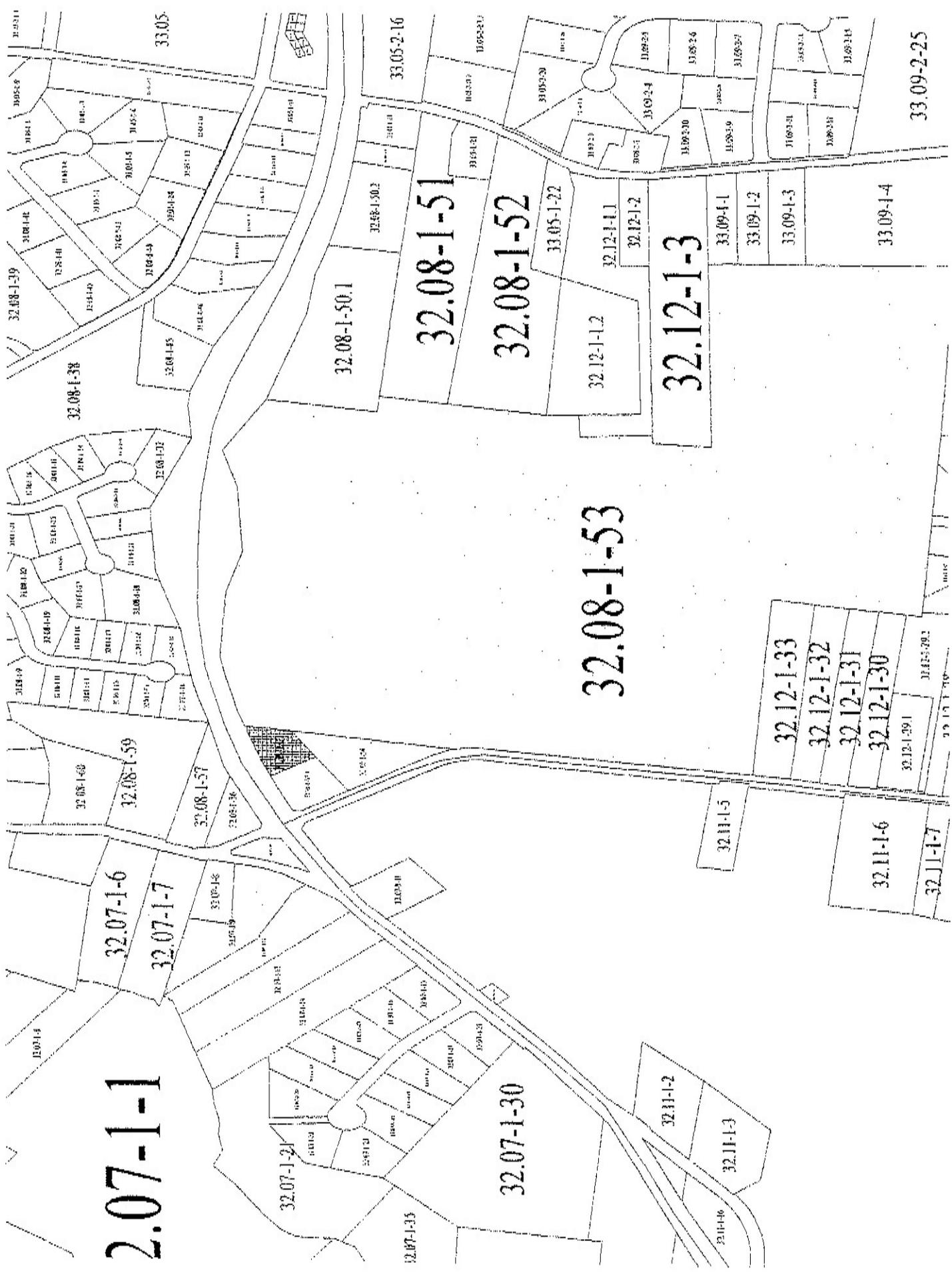
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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
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MONSEY, NY 10952



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09/32.08-1-56
 SRI RANGANATHA SEVA
 4 LADENTOWN RD
 POMONA, NY 10970

89/32.07-1-9
 LEVINE ZACHARYA
 1 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-13
 BORISUTE SHERSHEIAL &
 MALKA
 16 JADE CT
 POMONA, NY 10970

09/32.08-1-12
 AFRAN MUHAMMAD & BIBI
 SAMINA
 14 JADE CT
 POMONA, NY 10970

09/32.08-1-55.1
 LITMAN ELOISE
 682 RT 306
 SUFFERN, NY 10901

89/32.07-1-10
 SANDERSON NICHOLAS L &
 LESLIE
 12 SECOR CT
 POMONA, NY 10970

89/32.07-1-8
 KARAMVELIL VARUGHESE G &
 MARIAMMA
 3 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-14
 ISRAELY ISRAEL & DEVORAH
 18 JADE CT
 POMONA, NY 10970

09/32.08-1-16
 GRAFSTEIN ALLEN
 13 JADE CT
 POMONA, NY 10970

09/32.08-1-59
 SRI RANGANATHA SEVA
 SAMITHI INC
 C/O PADMAJA PARTHASARATHY
 8 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-60
 BANKS IAN B & MILLER
 ALISON K
 12 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-53
 CONG RABBINICAL COLLEGE
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 P O BOX 304
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09/32.08-1-57
 MIRRO DANIEL & CORBETT
 LYNN
 24 WILL ROGERS LANE
 NANUET, NY 10954

09/32.08-1-15
 KIVELEVITZ YOEL G
 & BRACHA
 15 JADE CT
 POMONA, NY 10970

89/32.07-1-7
 DONALD WILLIAM H & REYES
 JOSE M & FELIX JOSEPHINE
 5 LADENTOWN RD
 POMONA, NY 10970

89/32.07-1-11
LADENTOWN REALTY LLC
C/O SCENIC DEVELOPMENT
PO BOX 32
MONSEY, NY 10952

09/32.08-1-55.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-56
SRI RANGANATHA SEVA
4 LADENTOWN RD
POMONA, NY 10970

89/32.07-1-9
LEVINE ZACHARYA
1 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-13
BORISUTE SHERSHELAL &
MALKA
16 JADE CT
POMONA, NY 10970

09/32.08-1-54
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.07-1-10
SANDERSON NICHOLAS L &
LESLIE
12 SECOR CT
POMONA, NY 10970

09/32.08-1-57
MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

09/32.08-1-14
ISRAILY ISRAEL & DEVORAH
18 JADE CT
POMONA, NY 10970

09/32.08-1-59
SRI RANGANATHA SEVA
SAMITHI INC
C/O PADMAJA PARTHASARATHY
8 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-55.1
LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.07-1-12
PANGERT BENJAMIN
1336 HAVERSTRAW RD
SUFFERN, NY 10901

09/32.08-1-15
KIVELEVITZ YOEL G
& BRACHA
15 JADE CT
POMONA, NY 10970

Village of Pomona

AFFIDAVIT OF POSTING

STATE OF NEW YORK }
COUNTY OF Rockland } SS:

Michael J. ... Justice ... being duly sworn ^{affirms} deposes and says that he/she is the applicant in the matter of an application before the Village of Pomona affecting property located at see post attached, Village of Pomona, Rockland County, New York.

That on the _____ day of _____ 20 23, 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.

[Signature]
Sworn to before me this

_____ day of _____ 20 23

Notary Public

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

632 (f/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

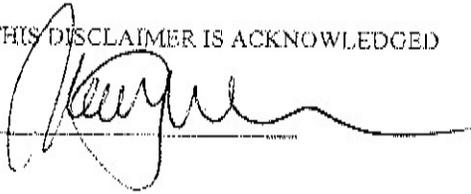
620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458

Village of Homona
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

A handwritten signature in black ink, appearing to be 'Kearney', written over a horizontal line.

October 11, 2023
DATED

Village of Pomona

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.

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: Special Permit Approval for Educational Institution with Student and Faculty Housing		
Project Location (describe, and attach a general location map): Monsey-Ladentown Road, Village of Pomona (southeast of US Route 202 and NYS Route 306); tax lots: 32.06-1-53, 54, 55.2, and 32.12-1-26, 26, 27, 28, 29.1, 29.2, 30, 31, 33		
Brief Description of Proposed Action (include purpose or need): The proposed action is for a non-accredited Rabbinical Institute to educate/train up to 255 students in a 42,000 sf building (2 stories + basement) on a 119.56-acre site located on Route 202 and Route 306 in Pomona, NY. The proposed action includes associated student and faculty housing in 255 student /faculty housing units with accessory support facilities. The proposed action requires a special permit from the Board of Trustees and will meet other standards as set forth in Village Code.		
Name of Applicant/Sponsor: Congregation Rabbinical Institute of Tartikov, Inc.		Telephone: (845) 624-3820
		E-Mail: j.churgin@savadchurgin.com
Address: (c/o Savad Churgin) 55 Old Turnpike Road, Suite 209		
City/PO: Nanuet	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): Joseph A. Churgin, Esq.		Telephone: (845) 624-3820
		E-Mail: j.churgin@savadchurgin.com
Address: (c/o Savad Churgin) 55 Old Turnpike Road, Suite 209		
City/PO: Nanuet	State: NY	Zip Code: 10954
Property Owner (if not same as sponsor): (same)		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 Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Board of Trustees: Zone Change if needed, Special Permit Application	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Planning Board: site plan approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. ZBA: Use Variance if needed	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Building Department: building permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RCDOH: water main extension, mosquito control; RC Swr Dist #1: Off-site imprvmt plan apprvl	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT: hwy wk pmt; NYS DEC: SWPPP GP, stream protection; NYSOPRHP: advisory review	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE: Nationwide Permit	
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?
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, replacing Educational Institutions definition; adding Adult Student Housing as a permitted
 i. What is the proposed new zoning for the site? accessory use if needed

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Ramapo Police Department, New York State Police Department (Troop F)

c. Which fire protection and emergency medical services serve the project site?
Moleston Fire District 1

d. What parks serve the project site?
Cobblestones Farm park, Secor Village Park, Mount Ivy Environmental County Park, Van den Hende Village Park, Sandy Brook Town Park, P. Erikson County 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 educational use with accessory adult student housing

b. a. Total acreage of the site of the proposed action? 119.55 acres
 b. Total acreage to be physically disturbed? 44.66 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 119.55 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)? % _____ Units: _____

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: 18-24 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase I (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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				255*
At completion of all phases				

*255 student housing units as accessory student housing to principal Educational Institution Use

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: 35' height; 70.75' width; and 189.3' length

iii. Approximate extent of building space to be heated or cooled: (2 stories+basement) 42,000 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: _____

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

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

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

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

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

D.2. Project Operations

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

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): decrease in size of wetland due to driveway crossing (approximately - 0.01 acre decrease)

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:
location of proposed roadways has been chosen to minimize impact to wetlands and waterbodies, but proposed driveway entering property from Route 306 crosses through wetland, 0.01 ac of wetland alteration proposed.

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: (see attached detail) 114,820 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 New York, Inc.
- 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: 114,820 gallons/day (see attached detail)

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: Rockland County Sewer District #1 Treatment Plant
- Name of district: Rockland County Sewer District #1
- 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: _____

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 12.82 acres (impervious surface)
 _____ Square feet or 119.6 acres (parcel size)
 ii. Describe types of new point sources, buildings, parking lots, driveways

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)?
stormwater retention areas on site

 • If to surface waters, identify receiving water bodies or wetlands:
NYSDEC wetland TH-15, ACOE wetland

 • 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 Hydrofluorocarbons (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? (traffic impact analysis to confirm) Yes No

If Yes: peak traffic expected from 8-10 am & 3-5 pm M-Th & Sun

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): _____
N/A

iii. Parking spaces: Existing 0 Proposed 306 Net increase/decrease +306

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:
New access to property on Hwy 306, and 2 proposed emergency-only access points (from Rte 202 and from Sherwood Ridge Road)

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.

i. During Construction:

- Monday - Friday: as per local ordinance
- Saturday: (same)
- Sunday: (same)
- Holidays: (same)

ii. During Operations:

- Monday - Friday: 6am-10:30pm (M-Th.); 6am-1pm & 5pm-10pm (Fri); 8am-6pm (Sat.)
- Saturday: 6 am - 10:30 pm;
- Sunday: 6 am - 12 pm

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:
During construction, noise may exceed ambient levels due to normal construction activity during hours permitted by Village code. Sound levels will return to ambient levels post-construction.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

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:
pole mounted light fixtures, locations to be dispersed to provide appropriate illumination; fixtures will be down-light; location of fixtures will be at least 20 feet from the nearest occupied structure

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

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 Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.87	12.82	+7.95
• Forested	69.12	29.93	-39.19
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.01	1.01	0
• Wetlands (freshwater or tidal)	29.90	29.89	-0.01
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>pervious - grass cover/landscaping</u>	14.62	45.90	+31.28

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): 344064
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
off site, approximately 1300 ft east: site 344064; class A (active), currently under remedial action

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? greater than 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:

<u>Paxton Fine Gravelly Loam</u>	_____	%
<u>Adrian Muck</u>	_____	%
<u>Charlton Fine Sandy Loam</u>	_____	%

d. What is the average depth to the water table on the project site? Average: 0.5 - 6.0 feet

e. Drainage status of project site soils: Well Drained: 75 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: 25 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	<u>50.4</u>	% of site
<input checked="" type="checkbox"/> 10-15%:	<u>24.4</u>	% of site
<input checked="" type="checkbox"/> 15% or greater:	<u>25.2</u>	% 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 <u>860-15, 864-501</u>	Classification <u>B, C</u>
• Lakes or Ponds:	Name <u>unnamed, unregulated pond</u>	Classification <u>N/A</u>
• Wetlands:	Name <u>NYSDEC: TH-15; Fed.: Rivanna, Freshwater Forested/shrub, freshwater pond</u>	Approximate Size <u>approximately 29.9 ac on site</u>
• Wetland No. (if regulated by DEC)	<u>TH-15</u>	

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, Sole Source Aquifer Names: Ramapo SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____
 typical suburban species (deer, squirrel, _____)
 birds, raccoon, etc.) _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

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? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): not anticipated on site
 Bog Turtle: endangered, Timber Rattlesnake: threatened: see attached letter dated 8/29/21

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? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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: OFF SITE resources in vicinity: Ladentown United Methodist Church, Seaman-Knapp House, Camp Hill School (Pomona Village Hall)

iii. Brief description of attributes on which listing is based: Ladentown United Methodist Church: off-site 876 ft N, architecture; Seaman-Knapp House: off-site 860 ft N, architecture and social history; Camp Hill School: off-site 1520 ft E, architecture and education;

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): No precontact sites identified, no historic sites identified, no sites recommended for Phase 2.

ii. Basis for identification: Phase 1A/Phase 1B Archaeological Investigation, Historical Perspectives, Inc. 2007 and Addendum dated June 2022

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: Palisades Interstate Parkway, Town of Ramapo Scenic Road District on Camp Hill Road

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

iii. Distance between project and resource: less than 1 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

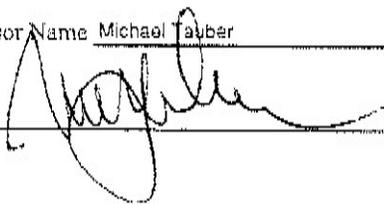
Attach any additional information which may be needed to clarify your project.

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

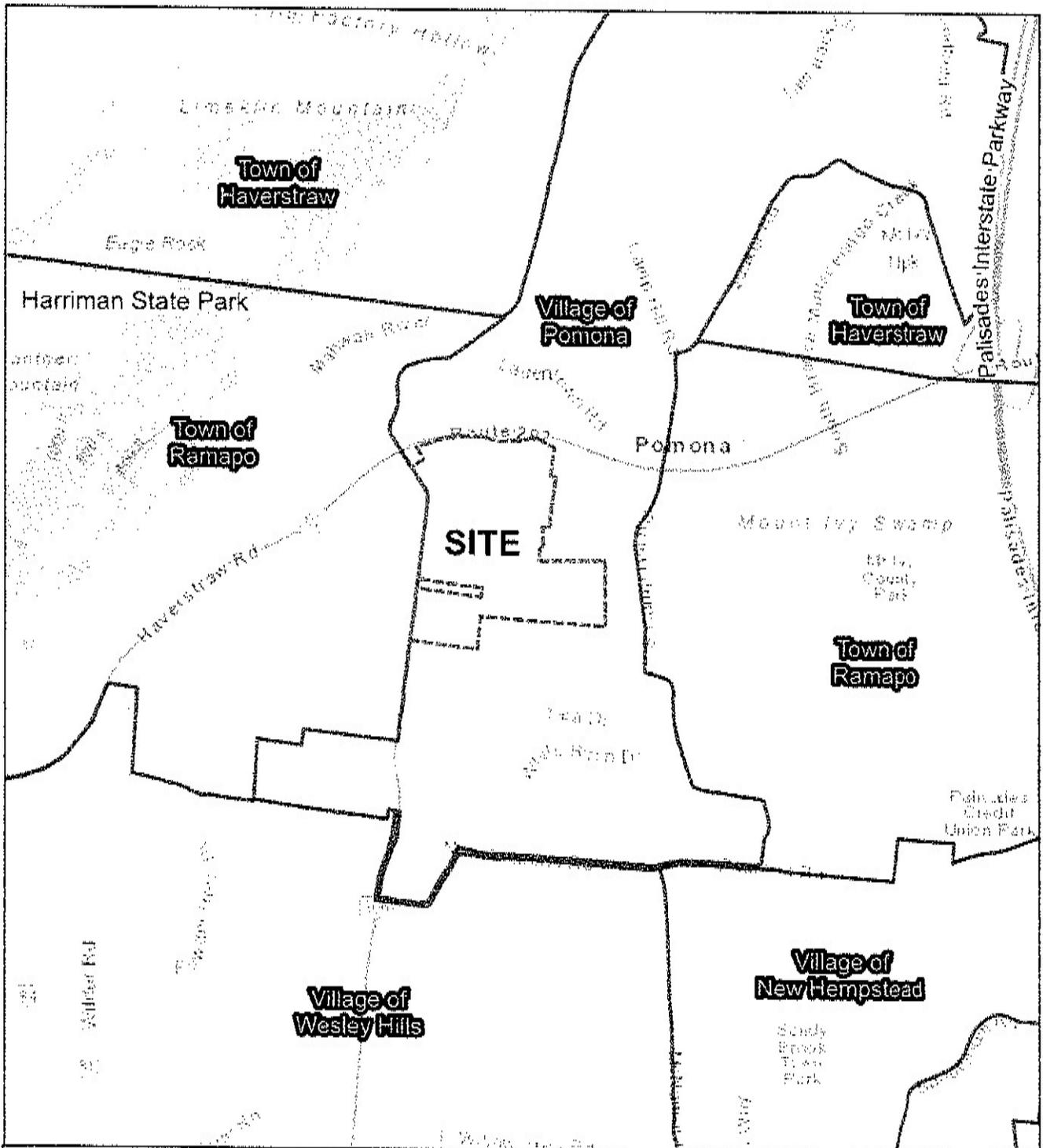
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael Fauber Date October 2023

Signature  Title Trustee of Rabbinical Institute

PRINT FORM

E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-15
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names: Ramapo SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Endangered or Threatened Species - Name]	Timber Rattlesnake
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



Legend

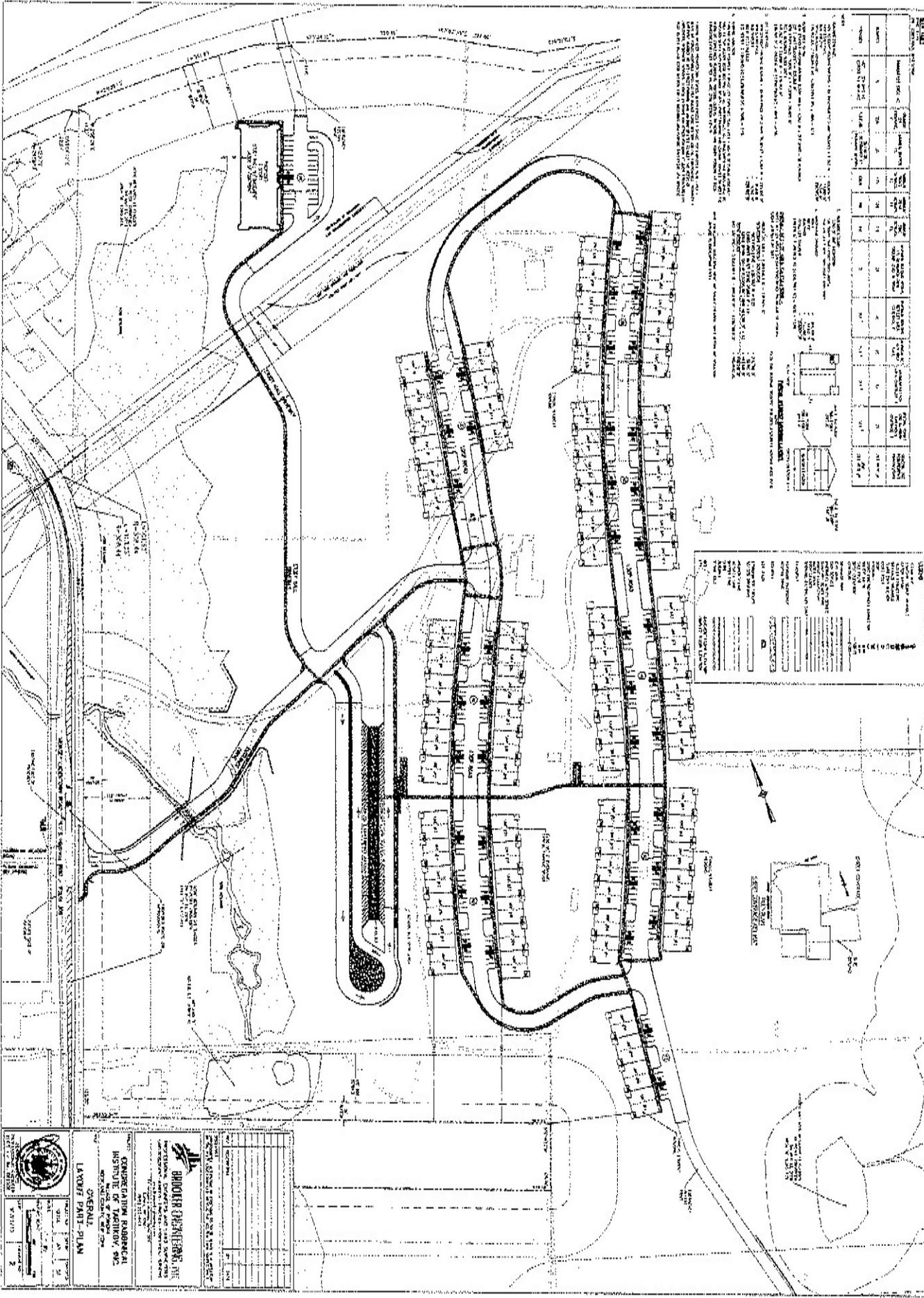
Site Boundary
 Municipal Boundary


0 1,250 2,500
 Feet

Kimley»Horn
 of New York, P.C.

Congregation Rabbinical Institute
 of Tartikov, Inc.
 Village of Pomona
 Rockland County, NY

LOCATION MAP
OCTOBER 2023



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL BUILDINGS	1,200,000	75.00
2	PARKING LOTS	150,000	9.38
3	ROADS	100,000	6.25
4	LANDSCAPING	50,000	3.13
5	UTILITIES	50,000	3.13
6	OPEN SPACE	100,000	6.25
7	WATERWAYS	50,000	3.13
8	UNDEVELOPED LAND	100,000	6.25
9	TOTAL	1,600,000	100.00

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 3. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 5. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 9. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 10. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

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GENERAL LAYOUT PLAN

CONSTRUCTION SERVICES, INC.
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: (913) 666-1111
 Fax: (913) 666-1112
 Email: info@construction-services.com

CONSTRUCTION SERVICES, INC.
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: (913) 666-1111
 Fax: (913) 666-1112
 Email: info@construction-services.com

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 10000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: (913) 666-1111
 Fax: (913) 666-1112
 Email: info@construction-services.com

Water Demand and Sanitary Sewage generation calculations:

85 Buildings, 3 student housing units per building: = 255 apartments

4 bedrooms per student housing unit: = 1,020 bedrooms

total bedrooms: = 1,020

Student housing: 1,020 bedrooms * 110 GPD = 112,200 GPD

Study Hall: (242 students * 10 GPD) + (20 employees * 15 GPD) = 2,720 GPD

Total Demand: 112,200 + 2,720 = 114,920 GPD

**PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 peterforger271@gmail.com

October 17, 2023

Dennis Rocks
Brooker Engineering
74 Lafayette Avenue, Suite 501
Suffern, New York 10901

Re: Potential Bog Turtle and Timber Rattlesnake Habitat at Congregation
Rabbinical College of Tartikov

Dear Mr. Rocks,

The above 119.491 acre site is made up of 12 separate existing adjacent lots located on the south east corner of Route 306 and Route 202. The project site is made up of 11 existing residential lots as well as Lot 32.08-1-53 which is now a shuttered day camp. The wetlands along the west side are both directly connected with a tributary of the Mahwah River. The large wetland along the east side is directly connected to a tributary of the Minniseongo Creek. The project site as a whole contains three separate wetlands as well as large areas of mature forest habitat. Running across the north part of the site is a large utility easement. During their environmental impact review the NYSDEC has brought up the possibility of this site having habitat that could be used by both Bog Turtles and the Northern Timber Rattlesnakes, two endangered reptiles that are occasionally found in the lower NY state. The Bog Turtle is always found in open bogs, fens, wetlands and ditches that have a specific combination of saturated soils that can receive plenty of sunlight, a ground water outlet or spring fed water supply and vegetation dominated by sedges and grasses. The onsite wetland that runs parallel to Route 306 on the residential lots do indeed have areas along the edges that do meet the written description of potential Bog Turtle habitat. The large cattail dominated areas have too much seasonally standing water to qualify because the Bog Turtle is really a terrestrial creature, not an aquatic one. Areas that seasonally flood are no good for any eggs to successfully incubate. Numerous spots along the edges of the wetland have soft muck type soils that could allow the Bog Turtles to dig their seasonal burrows and tunnels. While suitable habitat is indeed found onsite it should be remembered that Bog Turtles have not been documented in Rockland County for at least 100 years. All three wetland areas on the former day camp have forested wetland habitat that totally eliminates them from being potential Bog Turtle habitat.

The Northern Timber Rattlesnake is known to inhabit the western most areas of Rockland County. There are documented den sites for the Northern Timber Rattlesnakes just about 1 mile west of this project location in the

Palisades Interstate Park System. The rattlesnake winters in dens that are located steep rocky areas that usually face to the east and south. There is no onsite habitat that could in any way be interpreted as suitable winter den sites for the rattlesnake. There are no onsite cliffs, south facing rocky slopes or talus piles. Female rattlesnakes usually stay close to the dens during the summer months however the male snakes have been known to travel up to 3 or 4 miles from their winter dens in order to find suitable summer hunting sites. Between this known snake habitat west of Route 202 and the project site is a large flooded swamp associated with the Mahwah River, Route 202 itself and numerous residential neighborhoods. All of this represents a formidable route for the snakes to travel. The swamp and river represent an almost insurmountable obstacle because the rattlesnake will not voluntarily swim. It is a creature of the upland hillsides and forests, not the valleys and swamps.

Because of the lack of any onsite habitat suitable for winter dens and the obstacles between this site and known rattlesnake habitat this project site should not be considered suitable for Timber Rattlesnakes.

Yours truly,

A handwritten signature in cursive script that reads "Peter Torgersen". The signature is written in dark ink and is positioned above the printed name.

Peter Torgersen

EXHIBIT B

EXHIBIT B

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

Savad / Churgin
55 Old Turnpike Rd
Suite 209
Nanuet, NY 10954

April 1, 2024

RE: Special Permit and Site Plan applications

Mr. Joseph Churgin;

I have been informed that at the Village Board meeting of March 26, 2024 the board did not make a motion to consider the petition for a zone change. This change was requested by Tartikov to establish a Special Institutional Educational Zoning district in the Village of Pomona.

Based on the actions of the board, I have reviewed the two remaining applications which were filed with the village. A Site Plan application and a Special Use Permit application, for an Educational Institution under Village Code 130-10 (F). The initial applications submitted were incomplete due to segmented SEQRA submissions. The Site Plan, Special Use Permit and Zone Change applications were fully submitted as complete on February 26, 2024. The ZBA variance was rejected as being premature.

Under the Village Code, an Educational Institution is defined as one that is accredited by the New York State Education Department or similar accrediting agency. Village Code 130-4

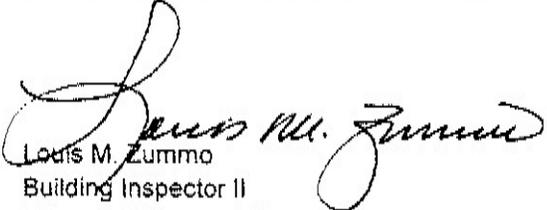
EDUCATIONAL INSTITUTION

Any private or religious elementary, junior high or high school, college, graduate or post-graduate school conducting a full-time curriculum of instruction a minimum of five days per week for seven months per year and accredited by the New York State Education Department or similar recognized accrediting agency.

As your Special Use permit submission acknowledges, accreditation is a requirement for an educational institution and that unaccredited educational uses are prohibited in the Village. Village code 130-9(A)

Based on the contents of the Special Use Permit application and the Site Plan application, the principal proposed use as "an unaccredited educational institution" is not permitted in the Village of Pomona, accordingly both applications are hereby denied. Any accessory uses cannot be considered without an approved principal use existing on the property.

For the use as an unaccredited educational institution to be considered for approval, your applicant would need to pursue a use variance from the Village of Pomona Zoning Board of Appeals. You would then need to satisfy the statutory factors required to attain such a variance.


Louis M. Zummo
Building Inspector II
Village of Pomona NY

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(RT. 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

Susan Cooper
Donna Sobel

(845) 624-3820
Fax: (845) 624-3821
mail@SavadChurgin.com

April 26, 2024

Members of the Zoning Board of Appeals
Building Inspector Louis Zummo
Village of Pomona
100 Ladentown Road
Pomona, New York 10970

VIA Hand Delivery

Re: Appeal to ZBA: Decision of Building Inspector (dated 4/1/2024)
Re: Site Plan Application submitted October 19, 2023
Property Owners: Congregation Rabbinical Institute of Tartikov, Inc.
Property Address: 65-67 Route 306, Village of Pomona,
Town of Ramapo, County of Rockland, New York
10970
SBL 32.08-1-53, 54, 55.2 and 32.12-1-25, 26, 27, 28,
29.1, 29.2, 30, 31, 33

PETITION ON APPEAL

This Petition on Appeal is submitted in support of the attached ZBA Application of Congregation Rabbinical Institute of Tartikov, Inc. ("Tartikov" or "appellants"), the owner of property located along Route 306 in the Village of Pomona, New York identified as tax parcels 32.08-1-53, 54, 55.2 and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33.

The appellants appeal the Pomona's Building Inspector's rejection, dated April 1, 2024, of Tartikov's October 19, 2023 site plan application (the "application"). Tartikov's application is attached hereto as **Exhibit A**. Pomona's rejection of the application is attached hereto as **Exhibit B**.

This Petition on Appeal is submitted within the time required by law.

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(Rt. 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

Susan Cooper
Donna Sobel

(845) 624-3820
Fax: (845) 624-3821
mail@SavadChurgin.com

April 26, 2024

Members of the Zoning Board of Appeals
Building Inspector Louis Zummo
Village of Pomona
100 Ladentown Road
Pomona, New York 10970

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The appellants appeal the rejection, dated April 1, 2024, by the Village of Pomona (the "Village" or "Pomona") of Tartikov's October 19, 2023 site plan application (the "application"). Tartikov's application (without exhibits) is attached hereto as **Exhibit A**. Pomona's rejection of the application is attached hereto as **Exhibit B**.

This Petition on Appeal is submitted within the time required by law.

BACKGROUND

This appeal is made by Tartikov, which filed the application in order to construct, develop and operate a non-accredited rabbinical institute with adult student housing (the "Institute").

The Institute will include associated student and faculty housing in 255 student faculty housing units with accessory support facilities.

The Institute will religiously educate Orthodox Jewish men to become certified rabbis trained as *dayanim*, or religious court judges. The Institute would function as a *kollel* devoted to post-graduate studies by advanced scholars who will be trained in all four books of the Code of Jewish Law, or the *Shulchan Aruch*. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m. on Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays.

The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families. The purpose of the Torah community will be to isolate the students from the distractions of the outside world, permitting them to be devoted to the study of Jewish law. Tartikov, as well as the prospective students are motivated by their religious beliefs to both train and become rabbinical judges qualified in all four books of the *Shulchan Aruch*. Tartikov's facilities will include classrooms, study halls, courtrooms, a library, one or more shuls, or synagogues, on-campus housing for married students and their families and a facility to house a *mikvah*, or ritual bath. Tartikov's Institute cannot be accredited by the New York State Education Department or any other accrediting body.

Tartikov's Application

On October 19, 2023 Tartikov submitted a site plan application with a request for waiver (along with a site plan application, a variance application and a proposed zone change application). On December 11, 2023 the Building Inspector rejected the variance application as premature. On March 25, 2024 the Village Board declined to consider Tartikov's zone change application. On April 1, 2024 the Building Inspector denied Tartikov's Site Plan application and Special Permit.

Basis for Appeal

Tartikov's application was to build its rabbinical institute and was made pursuant to Village Code. Ex. A. The Building Inspector rejected the application on April 1, 2024. Ex. B.

Zoning Code 130-28(F) provides that:

On appeal from an order, requirement, decision or determination made by an administrative official charged with the enforcement of this chapter or on request from any official, agency or board of the Village, the Board of Appeals is authorized to decide any question involving the interpretation of any provision of this chapter. Interpretations shall be made in accordance with the intent of the particular provision being interpreted.

In this instance, the Building Inspector rejected the application. Ex. B. The Board of Appeals is therefore authorized to hear this appeal.

The Denial Should Be Reversed

The Village's zoning regulations and the denial of Tartikov's Site Plan application and its Special Use Permit application violate its federal rights under the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc *et seq.* ("RLUIPA"), and the Free Exercise Clause of the Constitution. Denial of Tartikov's appeal would exacerbate these civil rights violations. Moreover, Federal and New York law make clear that the ZBA is authorized to correct these violations. We urge the ZBA to take the following into account in reviewing and deciding on Tartikov's appeal.

The Village's Building Inspector specifically cited the fact that Tartikov's proposed rabbinical institute was not accredited as grounds for issuing his denial. Prohibiting Tartikov's use throughout the Village on the grounds that the school is not accredited is a RLUIPA and Free Exercise Clause violation. RLUIPA's "Substantial burdens" section provides that "[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a . . . religious assembly or institution" unless it meets "strict scrutiny" review; that is, "unless the government demonstrates that imposition of the burden . . . is in furtherance of a compelling governmental interest; and . . . is the least restrictive means of furthering that compelling governmental interest." 42 U.S.C. § 2000cc(a)(1).

This was established by the United States District Court for the Southern District of New York, after a bench trial in the prior action by Tartikov against the Village, when it held that the accreditation requirement imposes such a substantial burden. The Court held that it was impossible for the rabbinical institute to be accredited before beginning operation, and thus "the Accreditation Law blocks Tartikov from building a rabbinical college within the Village." *Congregation Rabbinical Coll. of Tartikov, Inc. v. Village of Pomona*, 280 F. Supp. 3d 426, 456 (S.D.N.Y. 2017). This, the Court held, imposed a substantial burden on Tartikov's religious exercise, since because of the Accreditation Law Tartikov "cannot build a rabbinical college on *any* parcel of land within the Village."

Id. at 477 (emphasis in original); see also *id.* at 475 (“RLUIPA protects religious institutions from land use regulations that substantially affect their ability to use their property in the sincere exercise of their religion”) (citing *Fortress Bible Church v. Feiner*, 694 F.3d 208, 218 (2d Cir. 2012); *Westchester Day Sch. v. Vill. of Mamaroneck*, 504 F.3d 338, 352 (2d Cir. 2007) (restrictions on Jewish day school that prevented it from expanding to serve more students and provide educational activities that the school believed were important to Jewish education violated RLUIPA).

Also significantly, the Court held that the Village had not proven that it had any compelling justification pursued through the “least restrictive means” that could justify the burden imposed on Tartikov. 280 F. Supp. 3d at 467 (“Defendants have not explained why only accredited schools and traditional student-only dormitories are preferable to unaccredited schools and nontraditional dormitories, or how they pose greater threats to the Village” and thus they “do not survive strict scrutiny review”).

Likewise, the Court held that the Accreditation Law violated Tartikov's Free Exercise rights. *Id.* at 485. The Court held that the Accreditation Law and the Dormitory Law “were enacted to infringe upon religious practices because of their religious motivation.” 280 F. Supp. 3d at 484. See also *Church of the Lukumi Babalu Aye, Inc. v. City of Hialeah*, 508 U.S. 520 (1993) (zoning law that had the effect of singling out a religious group violated the Free Exercise Clause). The standard for Free Exercise Clause violation was made even less demanding by the Second Circuit since the Court's decision. In November 2023, the Second Circuit held that there was no obligation for plaintiffs in Free Exercise cases to prove a “substantial burden” on religious exercise as required by RLUIPA; rather, all that is required is a showing of a “burden.” *Kravitz v. Purcell*, 87 F.4th 111, 127 (2d Cir. 2023).

As with the RLUIPA claim, the Court held that the Village had not proven a compelling government interest pursued through the least restrictive means that could justify its actions. 280 F. Supp. 3d at 485. See also *Roman Cath. Diocese of Brooklyn v. Cuomo*, 592 U.S. 14, 18 (2020) (striking down New York's COVID occupancy caps on places of worship, holding that “there are many other less restrictive rules that could be adopted to minimize the risk to those attending religious services”). There is no legitimate, much less compelling justification to prohibit Tartikov's use outright.

Courts throughout the nation regularly hold in favor of religious organizations under RLUIPA and the First Amendment where zoning laws that prohibit or severely restrict religious land uses are challenged. See *WR Prop. LLC v. Twp. of Jackson*, No. CV173226MASDEA, 2021 WL 1790642, at *12 (D.N.J. May 5, 2021) (ordinances intended to prohibit Orthodox Jewish schools and eruvim “are not neutral and were passed with a discriminatory purpose”); *Bais Brucha Inc. v. Twp. of Toms River, New Jersey*, No. CV213239ZNQRLS, 2024 WL 863698, at *10 (D.N.J. Feb. 29, 2024) (Court entered judgment for the Plaintiffs on RLUIPA and First Amendment claims finding “[t]he

overall effect of the Land Use Regulations was to constrict the development of places of worship in the Township.”); *St. Timothy's Episcopal Church by & through Diocese of Oregon v. City of Brookings*, No. 1:22-CV-00156-CL, 2024 WL 1303123, at *8 (D. Or. Mar. 27, 2024) (zoning ordinance which provided for conditional use of “benevolent meal services” and how often they can occur violates RLUIPA). The same applies here.

RLUPA's Substantial Burdens provision provides:

(a) Substantial burdens

(1) General rule

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution—

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

42 U.S.C.A. § 2000cc. The Supreme Court has recently described the strict scrutiny test as follows:

[S]trict scrutiny requires the State to further “interests of the highest order” by means “narrowly tailored in pursuit of those interests.” *Church of Lukumi Babalu Aye, Inc. v. Hialeah*, 508 U.S. 520, 546 (1993) (internal quotation marks omitted). That standard “is not watered down”; it “really means what it says.”

Tandon v. Newsom, No. 20A151, 2021 WL 1328507, at *2 (U.S. Apr. 9, 2021).

Generalized interests are insufficient as a matter of law. *Holt*, 135 S.Ct. at 863, *Gonzales v. O Centro Espirita Beneficente Uniao do Vegetal*, 546 U.S. 418, 432, 438 (2006). A compelling governmental interest must be a specific interest of the “highest order,” which is “some substantial threat to public safety, peace[,] or order,” and “[o]nly the gravest abuses, endangering paramount interest, give occasion for permissible limitation.” *Church of the Lukumi Babalu Aye*, 508 U.S. at 546; *Wisconsin v. Yoder*, 406 U.S. 205, 215 (1972); *Sherbert v. Verner*, 374 U.S. 403, 406 (1963). A compelling governmental interest must exist in this particular case. See *O Centro*, 546 U.S. at 430 (applying RFRA); WDS, 504 F.3d at 353. It does not here. The generalized interest in “enforcing [a] Zoning Ordinance” is always at issue in a challenge to land use regulations. See *Covenant Christian Ministries, Inc. v. City of Marietta*, No. 1:06-CV-1994-CC, 2008 WL 8866408, at *14 n.9 (N.D. Ga. Mar. 31, 2008) (“If the general government interest in zoning satisfied the first prong of the strict scrutiny test in every case, then this prong of the analysis would be eviscerated in RLUIPA cases.”); *City Walk - Urb. Mission Inc. v. Wakulla Cnty.*, 471 F. Supp. 3d 1268, 1287 (N.D. Fla. 2020) (“Defendant’s justification boils down to its interest in enforcing its zoning regulation and furthering its zoning regulation’s purpose in a general way. That is not enough.”). The test is not satisfied

through advancing “broadly formulated interes[t]s” but “requires the Government to demonstrate that the compelling interest test is satisfied through application of the challenged law to the person—the particular claimant whose sincere exercise of religion is being substantially burdened.” *Holt*, 574 U.S. at 363 (internal quotation omitted); see also *Gonzales v. O Centro Espirita Beneficente Uniao do Vegetal*, 546 U.S. 418, 431 (2006) (“O Centro”); *Davila v. Gladden*, 777 F.3d 1198, 1206 (11th Cir. 2015) (“[T]he Defendants’ generalized interests are insufficient as a matter. . . . The Defendants offer little more than a conclusory assertion that if they grant Mr. Davila’s request, there will be a significant impact on security interests and cost concerns.”).

Neither are “community character” interests compelling. See *Solantic, LLC v. City of Neptune Beach*, 410 F.3d 1250, 1267 (11th Cir. 2005) (holding that sign code was not “narrowly tailored to accomplish the City’s asserted interests in aesthetics and traffic safety, nor has our case law recognized those interests as ‘compelling’”); *Rocky Mtn. Christian Church v. Bd. of Cnty. Comm’rs of Boulder Cnty.*, 612 F. Supp. 2d 1163, 1175 (D. Colo. 2009), *aff’d*, 613 F.3d 1229 (10th Cir. 2010) (stating that “lack of harmony with the character of the neighborhood, incompatibility with the surrounding area, generally have been found not to be compelling”); *Westchester Day Sch.*, 417 F. Supp. 2d at 554 (“[T]he visual impact of the Project does not implicate a compelling government interest.” (citations omitted)); *Cottonwood Christian Ctr.*, 218 F. Supp. 2d at 1228 (aesthetic concerns are not “a compelling interest that can justify burdening [] [Plaintiff’s] religious exercise rights”); *Congregation Rabbinical Coll. of Tartikov v. Vill. of Pomona*, 138 F. Supp. 3d 352, 418-20 (S.D.N.Y. 2015), *aff’d*, 945 F.3d 83 (2d Cir. 2019) (“aesthetic and community character rationales are generally not compelling state interests”). Additionally, “traffic safety,” although a “substantial” interest, is not a compelling governmental interest that can justify the burdening of First Amendment rights. *Solantic*, 410 F.3d at 1267-68; *Dimmitt v. City of Clearwater*, 985 F.2d 1565, 1569-70 (11th Cir. 1993); *Beaulieu v. City of Alabaster*, 454 F.3d 1219, 1234 (11th Cir. 2006).

Strict scrutiny requires more than just an assertion that there may be an impact from a religious use. See *Tandon*, 141 S. Ct. at 1296 (government “must do more than assert that certain risk factors are always present in worship” (internal quotation omitted)); *Tartikov*, 138 F. Supp. 3d at 422 (“Defendants’ only evidence connecting the Challenged Laws to alleviating traffic concerns is that ‘all dwelling units, by their nature, generate traffic.’ . . . This explanation is insufficient”); *Congregation Etz Chaim v. City of L.A.*, No. CV10-1587 CAS EX, 2011 WL 12472550, at *5, *7 (C.D. Cal. July 11, 2011) (rejecting the City’s argument that it had a compelling interest in “maintaining the residential nature of the neighborhood” because “this approach would render RLUIPA a nullity” and finding that, “while the City refers to its broad interest in protecting the health, safety and welfare of its citizens, and parking and traffic concerns in relation to those interests, they present no evidence ‘that any traffic or parking concerns actually existed’”).

A government must also demonstrate that it considered less restrictive means of achieving any governmental interest rather than outright denial. *Redeemed Christian Church of God*, 17 F.4th at 512 (“the [] [government] never sought to show at trial that it considered alternatives—such as roadway improvements or additional road signs—before denying the Application.”); *Cottonwood Christian Ctr. v. Cypress Redevelopment Agency*, 218 F. Supp. 2d 1203, 1229 (C.D. Cal. 2002) (outright denial is not least restrictive means and “City has done the equivalent of using a sledgehammer to kill an ant.”); *Chabad Lubavitch of Litchfield Cnty., Inc. v. Borough of Litchfield, Connecticut*, No. 3:09-CV-1419 (JCH), 2017 WL 5015624, at *14 (D. Conn. Nov. 2, 2017) (imposition of smaller footprint on Chabad violated RLUIPA and was not least restrictive means). In *Westchester Day Sch. v. Vill. of Mamaroneck*, 417 F. Supp. 2d 477, 553-54 (S.D.N.Y. 2006), *aff’d*, 504 F.3d 338 (2d Cir. 2007), the Court found that the Village had not demonstrated that outright denial of the religious school was the least restrictive means of furthering a compelling governmental interest with respect to three categories of asserted such interests: traffic (“incremental impact of the Project on traffic could have been mitigated in a number of ways. Defendants’ have failed to carry their burden of demonstrating that no alternatives other than an outright denial could protect their interests relating to traffic.”); “visual impacts and adverse effects on property values” (aesthetic concerns could be mitigated and neither those nor property values are a compelling interest); and parking (lack of parking did not constitute “a threat to public safety”).

While some of the District Court’s holdings in the prior Tartikov litigation were overturned by the Second Circuit Court of Appeals, it did so on the ground that Tartikov had not yet filed a formal application to build its rabbinical college and thus lacked “standing” to bring suit. *Congregation Rabbinical College of Tartikov, Inc. v. Village of Pomona*, 945 F.3d 83, 110 (2d Cir. 2019) (“Tartikov . . . never submitted a formal proposal for the building project, applied for a permit, or engaged in any other conduct that would implicate or invoke the operation of the challenged zoning laws.”). This justification no longer applies as Tartikov has now done so through two applications and a rezoning petition, all of which have been rejected. Therefore, the RLUIPA and Free Exercise Clause issues will be ripe for consideration and the relevant facts and legal considerations are unchanged, leading inescapably to the conclusion that the Village will lose a new lawsuit brought against it, now that the “standing” issue is resolved.

The ZBA must consider Tartikov’s federal rights. First, it is subject to requirements of RLUIPA and the Free Exercise Clause. See 42 U.S.C. § 2000cc-5(4) (“The term “government”— (A) means—(i) a State, county, municipality, or other governmental entity created under the authority of a State; (ii) any branch, department, agency, instrumentality, or official of an entity listed in clause (i); . . .”). See *Layman Lessons, Inc. v. City of Millersville, Tenn.*, 636 F. Supp. 2d 620, 643 (M.D. Tenn. 2008) (City is a government under RLUIPA and vicariously liable under respondeat superior for acts of its employees); *Bais Brucha*, 2024 WL 863698, at *1 (Zoning Board of Adjustment is a

“government” under RLUIPA); *Adam Cmty. Ctr. v. City of Troy*, 381 F. Supp. 3d 887, 890 (E.D. Mich. 2019) (City, City Planning Commission and Zoning Board of Appeals are proper party Defendants under RLUIPA); *DiLaura v. Twp. of Ann Arbor*, 112 F. App’x 445, 446 (6th Cir. 2004) (Town and Town’s Zoning Board of Appeals violated RLUIPA); *Bensalem Masjid, Inc. v. Bensalem Twp.*, No. CV 14-6955, 2015 WL 5611546, (E.D. Pa. Sept. 22, 2015) (RLUIPA claims could proceed against Township and Township Zoning Hearing Board); *Islamic Soc’y of Basking Ridge v. Twp. of Bernards*, 226 F. Supp. 3d 320, 351 (D.N.J. 2016) (planning board liable under RLUIPA); *Guru Nanak Sikh Soc’y of Yuba City v. Cnty. of Sutter*, 326 F. Supp. 2d 1128, 1136 (E.D. Cal. 2003) (even “individual government officials may be subject to suit under RLUIPA.”). Any argument that RLUIPA or the Free Exercise Clause do not apply to it must be rejected.

Second, RLUIPA itself provides a specific mechanism to allow local governments to avoid further violation of RLUIPA by voluntarily accommodating burdened religious exercise through any number of different ways. This provision, known as the “Safe Harbor” provision, states:

Governmental discretion in alleviating burdens on religious exercise. A government may avoid the preemptive force of any provision of this chapter by changing the policy or practice that results in a substantial burden on religious exercise, by retaining the policy or practice and exempting the substantially burdened religious exercise, by providing exemptions from the policy or practice for applications that substantially burden religious exercise, or by any other means that eliminates the substantial burden.

42 U.S.C. § 2000cc-3(e). The purpose of this “Safe Harbor” provision is to assure governmental bodies “that they retain discretion to decide how best to remedy an allegedly offending law, policy, or regulation” *Pratt v. Ott*, No. 1:20-CV-171, 2021 WL 1212587, at *6 (M.D. Pa. Mar. 31, 2021). The legislative history of this provision supports this purpose.

“Congress intended to give each state the freedom “to choose its own means of eliminating substantial burdens on religious exercise.” See 146 Cong. Rec. E1563, E1564 (daily ed. Sept. 21, 2000) (statement of sponsoring Rep. Canady). . . .Another statement confirms that RLUIPA “leaves all other policy choices to the states.” See 146 Cong. Rec. S7774, S7776 (daily ed. July 27, 2000) (joint statement of Sens. Hatch and Kennedy). Congress plainly intended to allow each state to “eliminate the discrimination or burden in any way it chooses, so long as the discrimination or substantial burden is actually eliminated.”⁹ See id.

Pratt v. Ott, No. 1:20-CV-171, 2021 WL 1212587, at *6 (M.D. Pa. Mar. 31, 2021).

This provision authorizes any number of ways to eliminate the burden imposed by the accreditation requirement: the Village could repeal the offending provisions; the

Village could exempt religious entities from it; or the Village—through its ZBA—could exempt Tartikov specifically from it, or any other means that eliminates its application to Tartikov. The provision provides discretion to the Village in how to accomplish this, so long as it in fact eliminates the burden on Tartikov. See, e.g., *Boles v. Neef*, 402 F. Supp. 2d 1237, 1241 (D. Colo. 2005), *aff'd*, 486 F.3d 1177 (10th Cir. 2007) (“This provision has been interpreted to provide discretion in the government agency to take corrective action to eliminate any violation of the statutory provisions . . . and thereby preempt liability under RLUIPA.”).

In exercising their governmental discretion under the Safe Harbor provision to alleviate substantial burdens and discrimination toward religious land use applicants, the following are examples of governmental action taken to avoid RLUIPA liability:

- Village “amended its zoning code in 2003 so that *all* membership organizations were excluded from I–1 zones, including the business-related organizations that under the 1988 version of the code were allowed. The village also opened up additional zones to religious organizations where they previously were not allowed. Religious organizations had been allowed only in the IB zone, but now were permitted as of right in two residential districts (R–1 and R–2), and in an additional 16 districts after obtaining a special permit.” *Petra Presbyterian Church v. Vill. of Northbrook*, 409 F. Supp. 2d 1001, 1004 (N.D. Ill. 2006), *aff'd*, 489 F.3d 846 (7th Cir. 2007). “The parties agree that the 2003 amendments to Northbrook’s zoning ordinance put nonreligious assemblies on equal footing with religious assemblies. Accordingly, Northbrook has avoided liability by eliminating its discriminatory zoning provision.” *Id.* at 1008.
- “The April 8, 2015 amendment and the April 21, 2015 issuance of the conditional use permit to the Church, taken together, permitted the Church to purchase the Theater Property for use as a place of worship and placed the Church on equal footing with secular assemblies, including movie theaters. Accordingly, the amendment and the conditional use permit eliminated any alleged substantial burden and any alleged discriminatory treatment imposed by the former Zoning Ordinance or by the City’s denial of the Church’s Planning Application.” *Church v. City of St. Michael*, 205 F. Supp. 3d 1014, 1032 (D. Minn. 2016).
- Adoption by a County of a Resolution and entering into a Settlement Agreement and Release with the Church which “eliminated those obstructions to the plaintiffs’ religious exercise by permitting construction of the Church facilities and their use under conditions that were acceptable to the plaintiffs. *Grace Church of Roaring Fork Valley v. Bd. of Cnty. Comm’rs of Pitkin Cnty., Colorado*, 742 F. Supp. 2d 1156, 1160 (D. Colo. 2010).
- County approved initial land use application and entered into a Settlement Agreement. *United States v. Cnty. of Culpeper, Virginia*, No. 3:16-CV-00083, 2017 WL 3835601, at *8 (W.D. Va. Sept. 1, 2017).

- Granting a conditional use permit to permit operation of a homeless ministry. *Family Life Church v. City of Elgin*, No. 07 CV 0217, 2007 WL 2790763, at *2 (N.D. Ill. Sept. 24, 2007).
- Granting a building permit to a church after Special Counsel for the Town noted “[I]t is difficult to see what th[e] compelling interest [of the town] might be in light of the uses allowed at the Church site under the Bylaw. If the Town's compelling interest was to protect the health, safety and general welfare of the Town's inhabitants by reducing traffic and minimizing activity in that general area, it is unclear why then the Bylaw would permit the use of the Church site for a municipal use, private nonprofit library or museum, post office or medical professional offices.... As such, it is difficult to support the position that § 9.18 of the Bylaw furthers a compelling governmental interest.” *Mintz v. Roman Cath. Bishop of Springfield*, 424 F. Supp. 2d 309, 313 (D. Mass. 2006).

Significantly, the Village's counsel admitted the same at oral argument before the Second Circuit. See *Congregation Rabbinical College of Tartikov, Inc. v. Village of Pomona*, No. 21-2822 (Transcript of Oral Argument May 16, 2022) at 19 (“I think the question there becomes—is the accreditation requirements itself unconstitutional as applied to Tartikov. But that question should initially be presented to the Village when it comes in for the land use application like many plaintiffs that file land use applications or developers.” (emphasis added)); *id.* at 14 (“if they present an argument to the Village and say that the law, as applied, would be unconstitutional as to them, the Village is the first body that should evaluate that and make a determination.” (emphasis added)). The ZBA should use that opportunity, as the Village's own counsel insisted it should, to avoid further lengthy and expensive litigation.

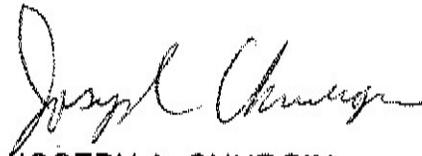
Finally, in New York, Boards of Zoning Appeals are authorized to take actions to provide accommodation to religious organizations to allow them to operate, both under RLUIPA and under the New York legal principle that “special treatment should be afforded schools and religious entities seeking to expand in residential areas.” *Septimus v. Board of Zoning Appeals for the Inc. Vill. of Lawrence*, 50 Misc. 3d 968, 975 (Sup. Ct., Nassau Cty. 2015). See also *Albany Preparatory Charter Sch. v. City of Albany*, 31 A.D.3d 870, 871, 818 N.Y.S.2d 651, 652 (2006) (“because of their inherently beneficial nature, educational institutions enjoy special treatment and are allowed to expand into neighborhoods where nonconforming uses would otherwise not be allowed”); *Assembly v. Vill. of Hempstead Bd. of Zoning Appeals*, 34 Misc. 3d 1208(A), 943 N.Y.S.2d 790 (Sup. Ct. 2011) (“greater flexibility is required in evaluating an application for a religious use than an application for another use and every effort to accommodate the religious use must be made”); *Islamic Soc. of Westchester & Rockland, Inc. v. Foley*, 96 A.D.2d 536, 537, 464 N.Y.S.2d 844, 845 (1983) (“There is an affirmative duty on the part of a local zoning board to suggest measures to accommodate the planned religious use, without causing the religious institution to incur excessive additional costs, while mitigating the detrimental effects on the health, safety and welfare of the surrounding community.”); *Cornell Univ. v. Bagnardi*, 68 N.Y.2d 583, 595, 503 N.E.2d 509, 515 (1986) (because of

their traditionally favored status, the "controlling consideration in reviewing the request of a school or church for permission to expand into a residential area must always be the over-all impact on the public's welfare.").

We request that the ZBA not further compound the violation of Tartikov's rights, and that it grant the appeal and reverse the April 1, 2024 denial of the application.

We have enclosed a \$375 application fee. Please advise if you need any more information or forms. We look forward to being placed on the May 22, 2024 ZBA agenda. Please do not hesitate to contact our office with any questions.

Respectfully Submitted,



JOSEPH A. CHURGIN

JAC/mc

Enc.

EXHIBIT A

EXHIBIT A

FOR SECURITY PURPOSES THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Cong. Rabbinical Institute Of Tartkoy Inc.
PO Box 304
Monsey, NY 10952

Northeast Community Bank
Monsey, NY 10952
1-251/2380

432

Pay to the Order of *Village of Ramona*

THIRTEEN THOUSAND FIVE HUNDRED & FIFTY &

10/18/23

\$13,550 &

*MEMO: SITE PLAN APPLICATION
INCLUDES \$5,000 - EXFEE*

SECURITY FEATURES INCLUDED. DETAILS ON BACK

[Signature]

⑆0000000432⑆ ⑆22607251⑆⑆50461029

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(Rt. 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

Susan Cooper
Donna Sobel

(845) 624-3820
Fax: (845) 624-3821
Website: SavadChurgin.com

October 19, 2023

By Hand Delivery

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

Re: Site Plan Application- Congregation Rabbinical Institute of Tartikov Inc.

Dear Members of the Village Planning Board:

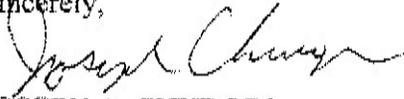
This Firm represents Congregation Rabbinical Institute of Tartikov Inc. f/k/a Congregation Rabbinical College of Tartikov, Inc. (“Tartikov”) in connection with land use approvals for its proposed rabbinical institute. The Rabbinical Institute is proposed on property located along Route 306 in the Village of Pomona, New York identified as tax parcels 32.08-1-53, 54, 55.2, and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33 (the “Property” or “Project Site”). The Project Site is approximately 119 acres and is located in the Village’s R-40 zoning district. Tartikov submits this **site plan application** for your review and approval so that Tartikov may build and operate its Rabbinical Institute.

The proposed Rabbinical Institute is a religious use intended to educate Orthodox Jewish men to become certified rabbis trained as religious court judges. The institute would function as a kollel devoted to post-graduate studies by advanced scholars. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m., on Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 p.m. to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays. The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families.

We have included a check for \$13,500 which includes a \$5000 escrow payment. If the fee is incorrect, please advise us so that we may correct it. As a reminder, there are certain provisions of the Village Code, including the Wetlands Law as adopted in 2007, that the Village is prohibited from applying to Tartikov as a result of the Court Order in *Congregation Rabbinical Coll. of Tartikov, Inc. v. Vill. of Pomona, NY*, 280 F. Supp. 3d 426 (S.D.N.Y. 2017), *aff’d in part, rev’d in part and remanded*, 945 F.3d 83 (2d Cir. 2019).

We respectfully submit this site plan application for the Planning Board to consider Tartikov's application. We request that we be placed on the Planning Board agenda for November 16, 2023. Please do not hesitate to contact our office with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joseph Churgin".

JOSEPH A. CHURGIN

JAC/mc

Enc.

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

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Donna Sobel

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October 19, 2023

Mayor Ilan Fuchs and
Members of the Village Board of Trustees
100 Lidentown Road
Pomona, NY 10970
ATTN: Village Clerk

*Re: Petition – Village of Pomona Site Plan
Education Institutions / Adult Student Housing*

NARRATIVE

This application is made by Applicant Congregation Rabbinical Institute of Tartikov Inc., f/k/a Congregation Rabbinical College of Tartikov, Inc. (“Tartikov”), which seeks **Site Plan Approval** in order to construct, develop and operate a non-accredited rabbinical institute with adult student housing (the “Institute”).

The Institute will include associated student and faculty housing in 255 student faculty housing units with accessory support facilities.

The Institute will religiously educate Orthodox Jewish men to become certified rabbis trained as *dayanim*, or religious court judges. The Institute would function as a *kollel* devoted to post-graduate studies by advanced scholars who will be trained in all four books of the Code of Jewish Law, or the *Shulchan Aruch*. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m. on

Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 p.m. to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays.

The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families. The purpose of the Torah community will be to isolate the students from the distractions of the outside world, permitting them to be devoted to the study of Jewish law. Tartikov, as well as the prospective students are motivated by their religious beliefs to both train and become rabbinical judges qualified in all four books of the *Shulchan Aruch*. Tartikov's facilities will include classrooms, study halls, courtrooms, a library, one or more *shuls*, or synagogues, on-campus housing for married students and their families and a facility to house a *mikvah*, or ritual bath. Tartikov's Institute cannot be accredited by the New York State Education Department or any other accrediting body.

The 119.5-acre Tartikov site property is located in the Village of Pomona on the east side of NYS Route 306 and the south side of US Route 202. The property was previously developed as a summer camp; the abandoned buildings and recreational facilities from the summer camp remain today and will be removed when the site is developed. The remaining lots are improved by single family homes which will be removed when the site is developed.

The Tartikov site consists of the following tax lots:

SECTION 32.08 BLOCK 1, LOTS 53, 54, 55.2

SECTION 32.12 BLOCK 1 LOTS 25, 26, 27, 28, 29.1, 29.2, 30, 31, 33

The site slopes up from Route 306 to the east up to a ridgeline where most of the former camp structures are located. From the ridge the site slopes back down continuing to the east. A stream (Brian Brook) runs thru the front of site parallel to Route 306 before crossing under Route

306 at the existing driveway. Army Corps of Engineers jurisdictional wetlands are also located in the front of the property. Army Corps of Engineers -New York State Department of Environmental Conservation joint jurisdictional wetlands are located in the rear of the property.

The site plan includes a single education building located on the west side of the property that has a 14,000 sq. ft. building footprint with 3 floors (2 stories plus full basement) totaling 42,000 square feet. The education building will be staffed by instructors and support staff. Some instructors and support staff will reside off site, however approximately 13 support staff and 242 students and will reside on site in multifamily student housing that consist of 255 4-bedroom units that include living space for each student's/staff family. Each student home will be 2,363 sq. ft.; one third of the student homes will be ground story flats and two thirds of the student homes will 2-story townhome style located above the flats.

The existing site driveway at Route 306 will be shifted 360 feet to the south and will serve as the sole access point. Two emergency access drives are proposed at Route 202 and at Sherwood Ridge Road. A turning lane on Route 306 is proposed for vehicles making left turns in traveling South on 306. Public water and sewer service are available subject to requisite jurisdictional approvals and connections will be made at Route 306. No off-site public water improvements are anticipated and off-site public sewer improvements are anticipated. The site layout for the residences has been made in a looped driveway configuration that complements the existing topography and redevelops the areas previously disturbed for the former camp. Children will attend offsite schools and a bus

A loading area has been provided for safe and efficient school bus pickup and dropoff. Stormwater mitigation has been designed to gain coverage under the New York State DEC SPDES Stormwater General Permit for Construction Activity. The site meets all the bulk requirements associated with the Educational Institution use in the R-40 zone.

Applicable Law

New York State and Federal law requires a municipality to be flexible in the application of its zoning code to educational and religious uses. See *Cornell v. Bagnardi*, 68 N.Y.2d 583 (1986), and RLUIPA (42 U.S.C. §§ 2000cc, *et seq.*).

APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Roma

Date 10-16-2023

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals* (*Fill out Parts I & II of this form) <input checked="" type="checkbox"/> Subdivision <u>(Reverse)</u> # of Lots <u>1</u> <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Special Permit <input type="checkbox"/> Conditional Use <input type="checkbox"/> Zoning Code Amendment <input type="checkbox"/> Zone Change <input type="checkbox"/> Variance	<input type="checkbox"/> Municipal Board <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Pre-preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final
--	--

Project Name: Tartikov

Tax Map Designation:

Section 32.08 Block 1 Lot(s) 53, 54, 55.2
 Section 32.12 Block 1 Lot(s) 25, 26, 27, 28, 29.1, 29.2, 30, 31, 33

Location: On the east side of Route 306
0 feet South of Route 202 in the

town/village of Roma

Street Address: 1652 Route 306 *(See list of properties attached)*

Acreage of Parcel 119.55 Zoning District R-40

School District East Roma Postal District Roma

Fire District _____ Ambulance District _____

Water District _____ Sewer District #1

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

Develop a non-accredited institute for
habbinical learning and adult student
housing *(See Narrative Attached)*

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

632 (f/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458

APPLICATION REVIEW FORM

If subdivision:

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

If site plan: *(Reverse subdivision)*

- 1) Existing square footage _____
- 2) Total square footage 42,000
- 3) Number of dwelling units 255

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

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? _____

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

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

APPLICATION REVIEW FORM

Contact Information:

Applicant: Congregation Rabbinical Institute of Taitikar Ave. Phone # 845-624-3820
 Address: PO Box 304, Monsey, NY 10952
Street Name & Number (Post Office) State Zip code

Property Owner: Congregation Rabbinical Institute of Taitikar Ave. Phone # _____
 Address: - same as above
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Brodus Engineering Phone # 845-357-4411
 Address: 74 Lafayette Ave Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: Savard Churgin Phone # 845-624-3820
 Address: 55 Old Turnpike Rd. #209 Nanuet NY 10954
Street Name & Number (Post Office) State Zip code

Contact Person: Joseph Churgin Esq. Phone # 845-624-3820
 Address: 55 Old Turnpike Rd. #209 Nanuet NY 10954
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

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

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

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

List name(s) of facility checked above. _____

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

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

****All applicants must send copies of their applications and plans to:**
 Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Pomona

Michael Tauber as a Trustee of Congregation Rabbinical Institute of Tarkov, Inc. being duly sworn, deposes and says:
Applicant's Name affirms

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

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

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

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

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

APPLICATION REVIEW FORM

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Pomona in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee _____
- b. Nature of interest N/A
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. N/A

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

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

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

APPLICATION REVIEW FORM

5. Application Fee(s)

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

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

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

Applicant's Signature

Print Applicant's Name

[Signature]
Michael Tauber, Trustee

Michael Tauber
SWORN to before me this

18 day of October, 2023

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

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

Reviewed by the _____ on _____
Municipal Clerk/Treasurer

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

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

I, Michael Tambor, Trustee of owner ^{affirms} being ~~duly sworn~~, hereby
depose and say that I reside at: 10 Jeffrey Place, Nanuet, NY 10952

in the county of Rockland in the state of New York

I am the (*Trustee) owner in fee simple of premises located at:
620, 622, 626, 628, 630, 632, 634, 636, 640, 656,
672, and 680 Route 306, Pomona NY 10970
described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID # _____

** see list attached hereto **

Said premises have been in my/its possession since 2004. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 32.08 block 1 lot(s) 53, 54, 55.2
33.12 1 25, 26, 27, 28, 29.1, 29.2, 30, 31, 33

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

Owner
Mailing Address

[Signature]
170 S. Main Street,
35 Old Turnpike Rd # 29
Nanuet, NY 10954

[Signature]
SWORN to before this
18th day of October 2023
[Signature]
Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01C06424197
Qualified in Rockland County
Commission Expires October 25, 2025

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

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

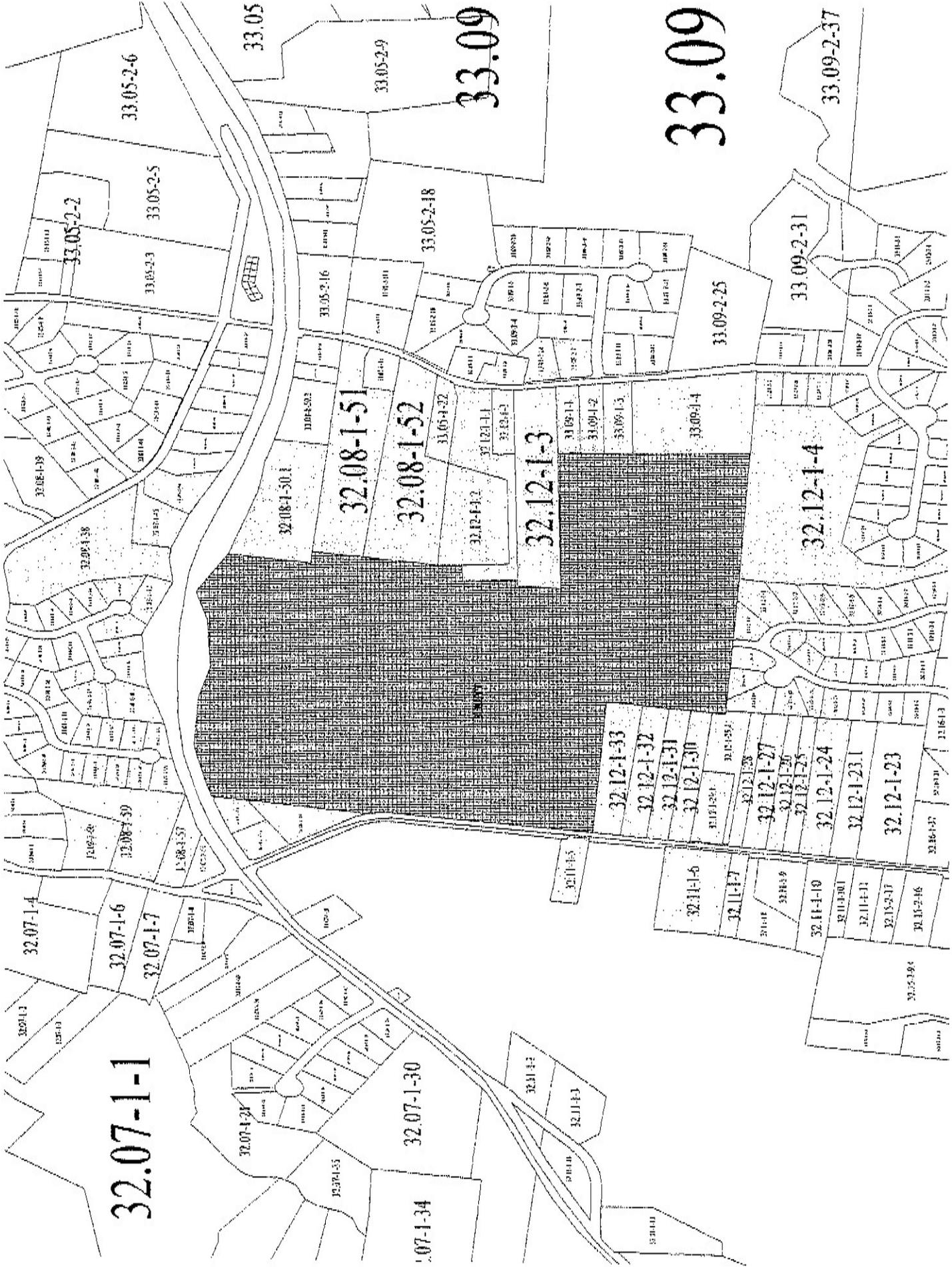
632 (f/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458



32.07-1-1

32.07-1-34

32.07-1-30

32.07-1-4

32.07-1-6

32.07-1-7

32.08-1-30

32.08-1-51

32.08-1-52

32.12-1-3

32.12-1-4

32.12-1-33

32.12-1-32

32.12-1-31

32.12-1-30

32.12-1-27

32.12-1-26

32.12-1-25

32.12-1-24

32.12-1-23.1

32.12-1-23

33.05

33.05-2-6

33.05-2-2

33.05-2-5

33.05-2-3

33.05-2-16

33.05-2-9

33.09

33.05-2-18

33.09

33.09-2-25

33.09-2-31

33.09-2-37

32.08-1-50.1

32.12-1-2

33.09-1-1

33.09-1-2

33.09-1-3

33.09-1-4

32.12-1-3

32.12-1-3

32.12-1-3

32.12-1-3

32.12-1-3

32.12-1-3

09/32.16-2-19
 CIMENT YOSEF &
 ALEXANDER SHOSHANA
 18 BEAVER DAM RD
 POMONA, NY 10970

09/32.12-1-5
 LEVI MOSHE
 30 TARA DR
 POMONA, NY 10970

09/32.12-1-21
 PARK ROSHIK & SUHYUN
 27 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-14
 KLEIN YEDHUDA & LAURA
 FAMILY TRUST
 26 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/33.09-1-7
 GURKOV MYER &
 GURKOW SHAINA
 45 CAMP HILL RD
 POMONA, NY 10970

09/32.12-1-11
 NUDEL ABRAHAM & RITA
 33 TARA DR
 POMONA, NY 10970

09/32.12-1-24
 SOUTHEND LLC
 PO BOX 350-169
 BROOKLYN, NY 11235-0169

09/32.12-1-6
 THEVENOT EDOUARD
 32 TARA DR
 POMONA, NY 10970

09/32.12-1-20
 LEVIN TZVI
 29 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-15
 PELSINGER RYAN &
 BRYNA
 28 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/33.09-1-6
 SPECTOR HAROLD & AMY
 47 CAMP HILL RD
 POMONA, NY 10970

09/32.12-1-25
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-19
 RASKIN SCHNEUR & MIRIAM
 31 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-10
 YARIMI LINDA
 6565 LAS FLORES DRIVE
 BOCA RATON, FL 33433

09/32.12-1-7
 MERMELSTEIN ELIYAHU &
 ELLEN G
 34 TARA DR
 POMONA, NY 10970

09/32.12-1-26
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/33.09-1-5
 LUFTIG IRWIN G & HARRIET
 JOINT INCOME ONLY
 IRREVOCABLE TRUST
 130 DEAN STREET
 HARRINGTON PARK, NJ 07640

09/32.12-1-27
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-4
 POMONA VILLAGE OF
 100 LADENTOWN RD
 POMONA, NY 10970

09/32.12-1-8
 POMONA PURCHASING LLC
 36 TARA DRIVE
 POMONA, NY 10970

09/32.12-1-9
 REITSKY EUGENE H &
 LITMAN LISA
 32 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-16
 LANZBOM LEGACY TRUST
 37 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-17
 SCHWARTZ RONALD & CIVIA
 35 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-18
 WIESEL YECHIEL MICHAEL
 & RIVKA
 33 SHERWOOD RIDGE ROAD
 POMONA, NY 10970

09/32.12-1-28
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-30
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-6
 MOLESTON FIRE DISTRICT
 C/O GORDON WREN SR
 374 MAIN ST N
 SPRING VALLEY, NY 10977

09/32.12-1-31
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/33.09-1-4
 POMONA VILLAGE OF
 100 LADENTOWN ROAD
 POMONA, NY 10970

09/32.12-1-32
 STATE OF NEW YORK
 ROCKLAND COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
 POMONA, NY 10970

09/33.09-1-3
BREDEN RALPH J + BEULAH D
 59 CAMP HILL RD
 POMONA, NY 10970

09/33.09-1-1
BARUCH LEVI Y
 63 CAMP HILL ROAD
 POMONA, NY 10970

89/33.09-2-10
BRUNO RALPH & KARIN
 62 CAMP HILL RD
 POMONA, NY 10970

89/33.09-2-2
EIDLISZ JOEL
 66 CAMP HILL RD
 POMONA, NY 10970

09/33.05-1-22
**MANISCALCO NATHANIEL &
 LINDA J**
 75 CAMP HILL RD
 POMONA, NY 10970

09/32.08-1-54
**CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC**
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-60
**BANKS IAN B & MILLER
 ALISON K**
 12 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-26
**BESSELMAN HARRIET
 REVOCABE TRUST**
 C/O BESSELMAN JEFFREY
 2390 JORDAN DR
 CORTLANDT MANOR, NY 10567

09/32.08-1-56
SRI RANGANATHA SEVA
 4 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-46
**WERTHEIMER CHEZKEL
 & RUTH**
 42 LADENTOWN RD
 POMONA, NY 10970

09/32.12-1-33
**CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC**
 10 JEFFREY PL
 MONSEY, NY 10952

89/33.09-2-9
GUMBRECHT LISA L
 58 CAMP HILL RD
 POMONA, NY 10970

09/32.12-1-3
**ABHIVA LUSKY EHI &
 EBOHON NOSAKHARE IRENE**
 65 CAMP HILL RD
 POMONA, NY 10970

09/32.12-1-1.1
**BERKOWITZ SHLOMO &
 AHUVA RACHEL**
 71 CAMP HILL RD
 POMONA, NY 10970

09/32.08-1-52
PECOVIC GJORJJE & MARIA
 79 CAMP HILL RD
 POMONA, NY 10970

09/32.08-1-55.1
LITMAN ELOISE
 682 RT 306
 SUFFERN, NY 10901

09/32.08-1-27
**KROYNIK CHAIM &
 LIEBLICH MALKA**
 3 OPAL CT
 POMONA, NY 10970

09/32.08-1-55.2
**CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC**
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-57
**MIRRO DANIEL & CORBETT
 LYNN**
 24 WILL ROGERS LANE
 NANUET, NY 10954

09/32.08-1-15
**KIVELEVITZ YOEL G
 & BRACHA**
 15 JADE CT
 POMONA, NY 10970

09/33.09-1-2
FREUND FAIGA M
 61 CAMP HILL RD
 POMONA, NY 10970

89/32.11-1-5
**GREENBERG MORDECHAI &
 CHAYA**
 55 OLD NYACK TURNPIKE
 NANUET, NY 10954

09/32.12-1-2
FRANCIS ARLENE
 69 CAMP HILL RD
 POMONA, NY 10970

09/32.12-1-1.2
ROCKLAND COUNTY OF
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
 POMONA, NY 10970

09/32.08-1-51
ZIVARI BEHROOZ & SOHAYLA
 7 POWDERHORN DR
 SUFFERN, NY 10901

09/32.08-1-50.1
**THOMPSON CHRISTOPHER &
 JOSEPH**
 1465 RT 202
 POMONA, NY 10970

09/32.08-1-10
**LEE CAROL Y &
 URBANEK JARED J**
 10 JADE CT
 POMONA, NY 10970

09/32.08-1-53
**CONG RABBINICAL COLLEGE
 OF TARTIKOV INC**
 P O BOX 304
 MONSEY, NY 10952

09/32.08-1-14
ISRAILY ISRAEL & DEVORAH
 18 JADE CT
 POMONA, NY 10970

09/32.08-1-45
POMONA VILLAGE OF
 50 CAMP HILL RD
 POMONA, NY 10970

09/32.08-1-32
 KOHL SENDER & JUDITH
 10 EMERALD DRIVE
 POMONA, NY 10970

09/32.08-1-13
 BORISUTE SHERSHEIAL &
 MALKA
 16 JADE CT
 POMONA, NY 10970

09/32.08-1-16
 GRAFSTEIN ALLEN
 13 JADE CT
 POMONA, NY 10970

09/32.08-1-28
 BELL CURTIS &
 SARGENT-BELL JOAN D
 4 OPAL CT
 POMONA, NY 10970

09/32.08-1-12
 AFRAN MUHAMMAD & BIBI
 SAMINA
 14 JADE CT
 POMONA, NY 10970

09/32.08-1-29
 MAK WING YEUNG & AMY C L
 5 OPAL CT
 POMONA, NY 10970

09/32.08-1-17
 ELEVEN JADE LLC
 11 JADE CT
 POMONA, NY 10970

09/32.08-1-30
 FUZAILOV EFRAIM &
 CHANA LADA EW
 6 OPAL CT
 POMONA, NY 10970

09/32.08-1-33
 SHURPIN TZVI YAAKOV &
 MIRIAM
 9 EMERALD DR
 POMONA, NY 10970

09/32.08-1-31
 VIGLER URIEL & BASSHEVA
 1766 2ND AVE
 NEW YORK, NY 10128

09/32.08-1-11
 WILSON NICHOLAS G &
 PATRICIA C
 12 JADE CT
 POMONA, NY 10970

09/32.08-1-18
 HOFFMAN STEPHEN E & JUNE
 C
 9 JADE CT
 POMONA, NY 10970

09/32.08-1-34
 ZFATMAN MENACHEM M
 & TAUBER YECHIEL
 551 CROWN ST
 BROOKLYN, NY 11213

09/32.08-1-59
 SRI RANGANATHA SEVA
 SAMITHI INC
 C/O PADMAJA PARTHASARATHY
 8 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-38
 POMONA VILLAGE OF
 100 LADENTOWN
 POMONA, NY 10970

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-29.2
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.16-2-2
CHARLES FRITZ & MARIE Y
20 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-1-2
NEUBERGER NATHAN & ROCHEL
21 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-2-1
COHEN KAREN
22 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-1-1
FIREMAN STANLEY &
FLEISCHER FIREMAN KAREN
23 SHERWOOD RIDGE ROAD
POMONA, NY 10970

89/32.15-2-17
PRICE RICHARD L & RENA B
611 RT 306
SUFFERN, NY 10901

09/32.16-2-5
GROSS ARI & SHIRA D
29 TARA DR
POMONA, NY 10970

09/32.12-1-13
PARNELL FAMILY
IRREVOCABLE TRUST
24 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-11
PRI LETOIVA INSTITUTE
1372 47TH STREET
BROOKLYN, NY 11219

09/32.12-1-12
EISENBERG LEVI & ROCHEL
31 TARA DR
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDIA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952

09/32.16-1-2
NEUBERGER NATHAN & ROCHEL
21 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-13
PARNELL FAMILY
IRREVOCABLE TRUST
24 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-12
EISENBERG LEVI & ROCHEL
31 TARA DR
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.16-2-1
COHEN KAREN
22 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.16-1-1
FIREMAN STANLEY &
FLEISCHER FIREMAN KAREN
23 SHERWOOD RIDGE ROAD
POMONA, NY 10970

89/32.11-1-11
PRI LETOIVA INSTITUTE
1372 47TH STREET
BROOKLYN, NY 11219

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952



09/32.16-2-1 COHEN KAREN 22 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.16-1-1 FIREMAN STANLEY & FLEISCHER FIREMAN KAREN 23 SHERWOOD RIDGE ROAD POMONA, NY 10970	09/32.12-1-13 PARNELL FAMILY IRREVOCABLE TRUST 24 SHERWOOD RIDGE RD POMONA, NY 10970
09/32.12-1-22 SILBER ASHER & MERMELSTEIN CHANA 25 SHERWOOD RIDGE RD POMONA, NY 10970	89/32.11-1-11 PRI LETOIVA INSTITUTE 1372 47TH STREET BROOKLYN, NY 11219	09/32.12-1-12 EISENBERG LEVI & ROCHEL 31 TARA DR POMONA, NY 10970
09/32.12-1-21 PARK ROSHIK & SUHYUN 27 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-14 KLEIN YEDHUDA & LAURA FAMILY TRUST 26 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-11 NUDEL ABRAHAM & RITA 33 TARA DR POMONA, NY 10970
09/32.12-1-24 SOUTHEND LLC PO BOX 350-169 BROOKLYN, NY 11235-0169	09/32.12-1-20 LEVIN TZVI 29 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-15 PELSINGER RYAN & BRYNA 28 SHERWOOD RIDGE RD POMONA, NY 10970
09/32.12-1-25 CONG RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	09/32.12-1-19 RASKIN SCHNEUR & MIRIAM 31 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-10 YARIMI LINDA 6565 LAS FLORES DRIVE BOCA RATON, FL 33433
09/32.12-1-26 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	89/32.11-1-9 WEIS DAVID 621 ROUTE 306 SUFFERN, NY 10901	09/32.12-1-27 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV 10 JEFFREY PL MONSEY, NY 10952
09/32.12-1-9 REITSKY EUGENE H & LITMAN LISA 32 SHERWOOD RIDGE RD POMONA, NY 10970	89/32.11-1-8 GELLIS LYNDA 623 RT 306 SUFFERN, NY 10901	09/32.12-1-16 LANZBOM LEGACY TRUST 37 SHERWOOD RIDGE RD POMONA, NY 10970
09/32.12-1-17 SCHWARTZ RONALD & CIVIA 35 SHERWOOD RIDGE RD POMONA, NY 10970	09/32.12-1-18 WIESEL YECHIEL MICHAEL & RIVKA 33 SHERWOOD RIDGE ROAD POMONA, NY 10970	09/32.12-1-28 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952
89/32.11-1-7 GESSNER LAURIE P O BOX 309 POMONA, NY 10970	09/32.12-1-30 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	89/32.11-1-6 MOLESTON FIRE DISTRICT C/O GORDON WREN SR 374 MAIN ST N SPRING VALLEY, NY 10977
09/32.12-1-31 CONGREGATION RABBINICAL INSTITUTE OF TARTIKOV INC 10 JEFFREY PL MONSEY, NY 10952	09/32.12-1-32 STATE OF NEW YORK ROCKLAND COUNTY TREASURER 50 SANATORIUM ROAD BUILDING A - 8TH FLOOR POMONA, NY 10970	09/32.08-1-53 CONG RABBINICAL COLLEGE OF TARTIKOV INC P O BOX 304 MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952



2.07-1-21

32.08-1-50.1

32.08-1-50.2

33.05-2-16

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32.08-1-52

33.05-1-22

32.12-1-12

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33.09-2-47

33.09-2-48

33.09-2-49

33.09-2-50

09/32.12-1-13
 PARNELL FAMILY
 IRREVOCABLE TRUST
 24 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-14
 KLEIN YEDHUDA & LAURA
 FAMILY TRUST
 26 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-20
 LEVIN TZVI
 29 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-19
 RASKIN SCHNEUR & MIRIAM
 31 SHERWOOD RIDGE RD
 POMONA, NY 10970

89/32.11-1-9
 WEIS DAVID
 621 ROUTE 306
 SUFFERN, NY 10901

89/32.11-1-8
 GELLIS LYNDA
 623 RT 306
 SUFFERN, NY 10901

09/32.12-1-18
 WIESEL YECHIEL MICHAEL
 & RIVKA
 33 SHERWOOD RIDGE ROAD
 POMONA, NY 10970

09/32.12-1-30
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-32
 STATE OF NEW YORK
 ROCKLAND COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
 POMONA, NY 10970

09/32.12-1-29.2
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-22
 SILBER ASHER &
 MERMELSTEIN CHANA
 25 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-11
 NUDEL ABRAHAM & RITA
 33 TARA DR
 POMONA, NY 10970

09/32.12-1-15
 PELSINGER RYAN &
 BRYNA
 28 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-10
 YARIMI LINDA
 6565 LAS FLORES DRIVE
 BOCA RATON, FL 33433

09/32.12-1-27
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-16
 LANZBOM LEGACY TRUST
 37 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-28
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-6
 MOLESTON FIRE DISTRICT
 C/O GORDON WREN SR
 374 MAIN ST N
 SPRING VALLEY, NY 10977

09/32.08-1-53
 CONG RABBINICAL COLLEGE
 OF TARTIKOV INC
 P O BOX 304
 MONSEY, NY 10952

89/32.11-1-10
 WEIS DAVID
 619 RT 306
 SUFFERN, NY 10901

09/32.12-1-21
 PARK ROSHIK & SUHYUN
 27 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-24
 SOUTHEND LLC
 PO BOX 350-169
 BROOKLYN, NY 11235-0169

09/32.12-1-25
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-26
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-9
 REITSKY EUGENE H &
 LITMAN LISA
 32 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-17
 SCHWARTZ RONALD & CIVIA
 35 SHERWOOD RIDGE RD
 POMONA, NY 10970

89/32.11-1-7
 GESSNER LAURIE
 P O BOX 309
 POMONA, NY 10970

09/32.12-1-31
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-10.1
 WEIS DAVID
 619 RT 306
 SUFFERN, NY 10901

Staples.

label size 1" x 2-5/8" compatible with Avery® 5160/8160

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09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

Staples.

label size 1" x 2-5/8" compatible with Avery® 5160/8160

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09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901



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09/32.12-1-22
 SILBER ASHER &
 MERMELSTEIN CHANA
 25 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-24
 SOUTHEND LLC
 PO BOX 350-169
 BROOKLYN, NY 11235-0169

09/32.12-1-25
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-26
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 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-9
 REITSKY EUGENE H &
 LITMAN LISA
 32 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-17
 SCHWARTZ RONALD & CIVIA
 35 SHERWOOD RIDGE RD
 POMONA, NY 10970

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 GESSNER LAURIE
 P O BOX 309
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 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-53
 CONG RABBINICAL COLLEGE
 OF TARTIKOV INC
 P O BOX 304
 MONSEY, NY 10952

89/32.11-1-10
 WEIS DAVID
 619 RT 306
 SUFFERN, NY 10901

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 PARK ROSHIK & SUHYUN
 27 SHERWOOD RIDGE RD
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09/32.12-1-20
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89/32.11-1-9
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 621 ROUTE 306
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 & RIVKA
 33 SHERWOOD RIDGE ROAD
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09/32.12-1-30
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 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-32
 STATE OF NEW YORK
 ROCKLAND COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
 POMONA, NY 10970

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

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 POMONA THREE HUNDRED SIX
 P.O. BOX 304
 MONSEY, NY 10952

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 KLEIN YEDHUDA & LAURA
 FAMILY TRUST
 26 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-15
 PELSINGER RYAN &
 BRYNA
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 POMONA, NY 10970

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 6565 LAS FLORES DRIVE
 BOCA RATON, FL 33433

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 INSTITUTE OF TARTIKOV
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 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-6
 MOLESTON FIRE DISTRICT
 C/O GORDON WREN SR
 374 MAIN ST N
 SPRING VALLEY, NY 10977

09/32.12-1-33
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

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 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
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 MONSEY, NY 10952



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CONGREGATION RABBINICAL
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10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDIA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
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MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
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RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
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MONSEY, NY 10952

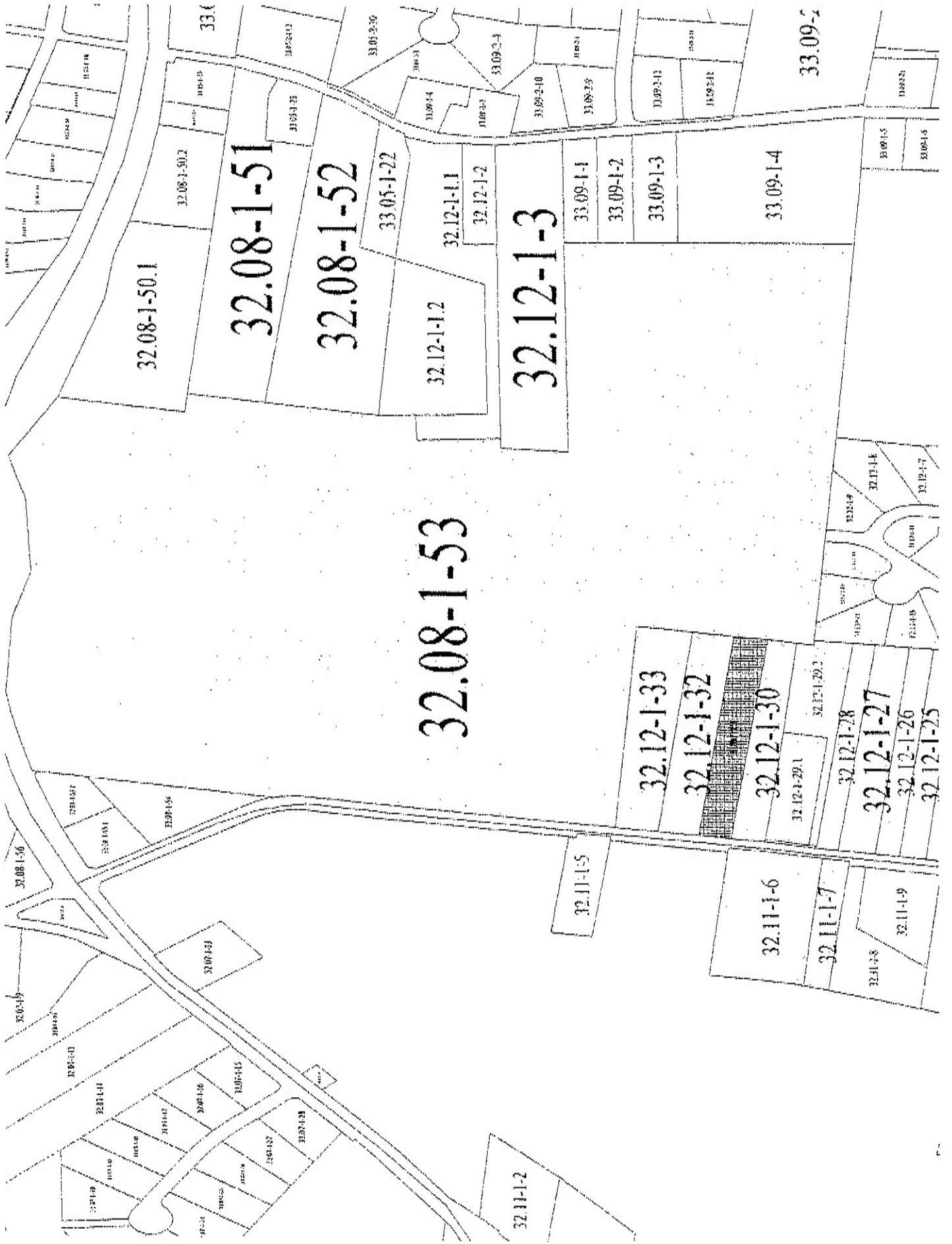
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SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-29.2
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INSTITUTE OF TARTIKOV INC
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MONSEY, NY 10952



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RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDIA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

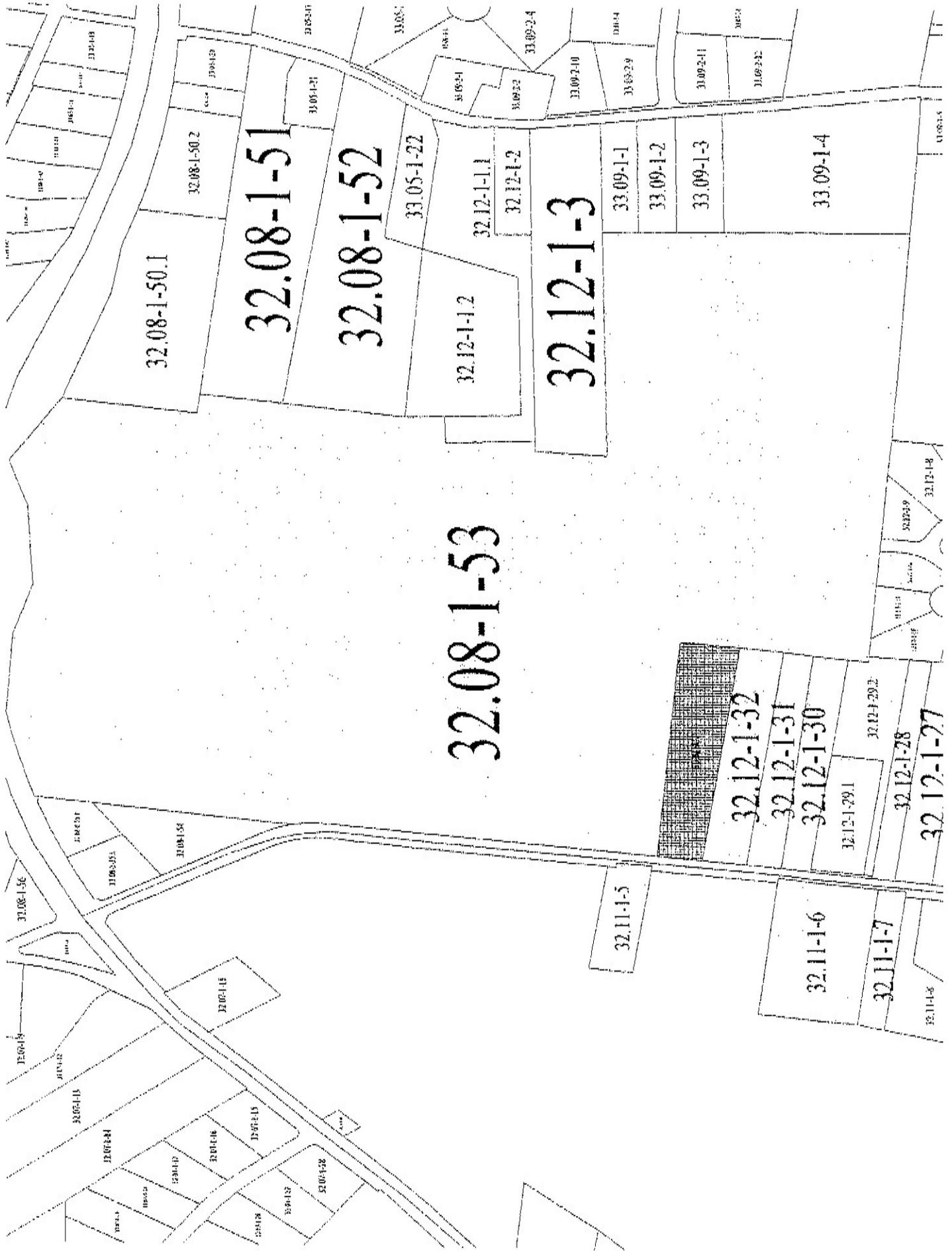
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LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952



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09/32.12-1-16
 LANZBOM LEGACY TRUST
 37 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-30
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-32
 STATE OF NEW YORK
 ROCKLAND COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
 POMONA, NY 10970

09/32.08-1-53
 CONG RABBINICAL COLLEGE
 OF TARTIKOV INC
 P O BOX 304
 MONSEY, NY 10952

09/32.12-1-17
 SCHWARTZ RONALD & CIVIA
 35 SHERWOOD RIDGE RD
 POMONA, NY 10970

89/32.11-1-6
 MOLESTON FIRE DISTRICT
 C/O GORDON WREN SR
 374 MAIN ST N
 SPRING VALLEY, NY 10977

09/32.12-1-33
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-18
 WIESEL YECHIEL MICHAEL
 & RIVKA
 33 SHERWOOD RIDGE ROAD
 POMONA, NY 10970

09/32.12-1-31
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

89/32.11-1-5
 GREENBERG MORDECHAI &
 CHAYA
 55 OLD NYACK TURNPIKE
 NANUET, NY 10954

09/32.12-1-29.2
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 MONSEY, NY 10952

09/32.08-1-55.2
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 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

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 SRI RANGANATHA SEVA
 4 LADENTOWN RD
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 LEVINE ZACHARYA
 1 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-13
 BORISUTE SHERSHEIAL &
 MALKA
 16 JADE CT
 POMONA, NY 10970

09/32.08-1-12
 AFRAN MUHAMMAD & BIBI
 SAMINA
 14 JADE CT
 POMONA, NY 10970

09/32.08-1-55.1
 LITMAN ELOISE
 682 RT 306
 SUFFERN, NY 10901

89/32.07-1-10
 SANDERSON NICHOLAS L &
 LESLIE
 12 SECOR CT
 POMONA, NY 10970

89/32.07-1-8
 KARAMVELIL VARUGHESE G &
 MARIAMMA
 3 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-14
 ISRAILY ISRAEL & DEVORAH
 18 JADE CT
 POMONA, NY 10970

09/32.08-1-16
 GRAFSTEIN ALLEN
 13 JADE CT
 POMONA, NY 10970

09/32.08-1-59
 SRI RANGANATHA SEVA
 SAMITHI INC
 C/O PADMAJA PARTHASARATHY
 8 LADENTOWN RD
 POMONA, NY 10970

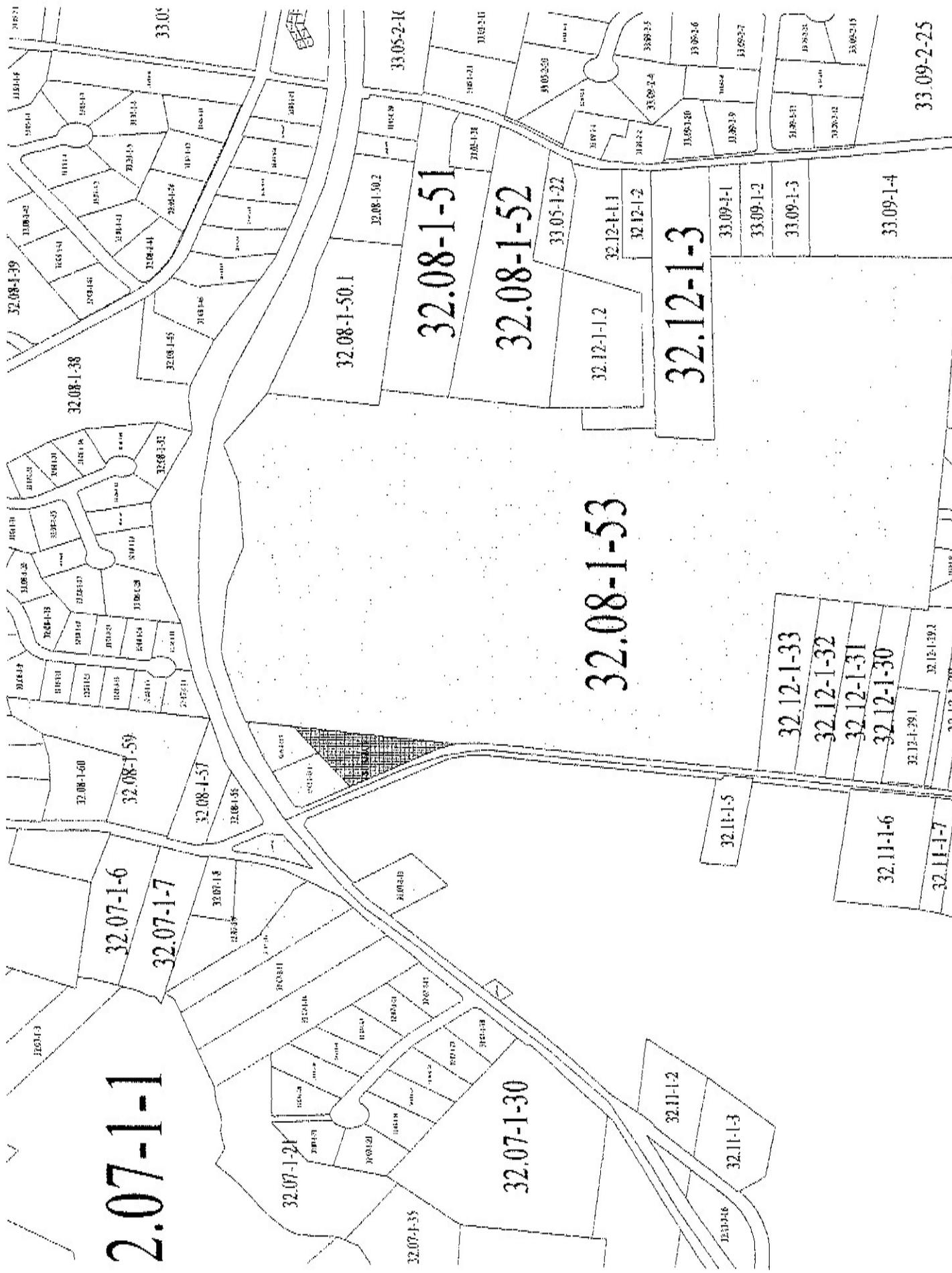
09/32.08-1-60
 BANKS IAN B & MILLER
 ALISON K
 12 LADENTOWN RD
 POMONA, NY 10970

09/32.08-1-53
 CONG RABBINICAL COLLEGE
 OF TARTIKOV INC
 P O BOX 304
 MONSEY, NY 10952

09/32.08-1-57
 MIRRO DANIEL & CORBETT
 LYNN
 24 WILL ROGERS LANE
 NANUET, NY 10954

09/32.08-1-15
 KIVELEVITZ YOEL G
 & BRACHA
 15 JADE CT
 POMONA, NY 10970

89/32.07-1-7
 DONALD WILLIAM H & REYES
 JOSE M & FELIX JOSEPHINE
 5 LADENTOWN RD
 POMONA, NY 10970



2.07-1-1

32.07-1-6

32.07-1-7

32.08-1-38

32.08-1-39

32.08-1-45

32.08-1-50.1

32.08-1-51

32.08-1-52

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32.08-1-58

32.07-1-21

32.07-1-35

32.07-1-30

32.11-1-2

32.11-1-3

32.12-1-3

32.12-1-1

32.12-1-2

32.12-1-1.1

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32.12-1-31

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32.11-1-6

32.11-1-7

32.11-1-5

32.12-1-29.1

32.12-1-28

33.09-1-1

33.09-1-2

33.09-1-3

33.09-1-4

33.05-2-1

33.05-2-2

33.05-2-3

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33.09-2-25

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89/32.07-1-11
LADENTOWN REALTY LLC
C/O SCENIC DEVELOPMENT
PO BOX 52
MONSEY, NY 10952

09/32.08-1-55.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-56
SRI RANGANATHA SEVA
4 LADENTOWN RD
POMONA, NY 10970

89/32.07-1-9
LEVINE ZACHARYA
1 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-13
BORISUTE SHERSHELAL &
MALKA
16 JADE CT
POMONA, NY 10970

09/32.08-1-54
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.07-1-10
SANDERSON NICHOLAS L &
LESLIE
12 SECOR CT
POMONA, NY 10970

09/32.08-1-57
MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

09/32.08-1-14
ISRAILY ISRAEL & DEVORAH
18 JADE CT
POMONA, NY 10970

09/32.08-1-59
SRI RANGANATHA SEVA
SAMITHI INC
C/O PADMAJA PARTHASARATHY
8 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-55.1
LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.07-1-12
PANGERT BENJAMIN
1336 HAVERSTRAW RD
SUFFERN, NY 10901

09/32.08-1-15
KIVELEVITZ YOEL G
& BRACHA
15 JADE CT
POMONA, NY 10970



BROOKER ENGINEERING PLLC

NY OFFICE
 74 Lafayette Avenue, Suite 501 845.357.4411 Tel
 Suffern, NY 10901 845.357.1896 Fax

NJ OFFICE
 22 Paris Avenue, Suite 105 201.750.3527 Tel
 Rockleigh, NJ 07647

Tartikov Site Plan
List of Applicable County, State, and Federal Permits
 May 9, 2023

	<u>Agency</u>	<u>Permit</u>
1)	New York State Department of Transportation	Highway Work Permit
2)	New York State Department of Environmental Conservation	Coverage under Stormwater General Permit for Construction Activity Possible Stream Protection Permit
3)	Rockland County Department of Health	Possible Public Water Main Extension Possible Public Sewer Main Extension Mosquito Control
4)	Rockland County Sewer District #1	Sewer Improvement Plan Permit
5)	New York District, Army Corps of Engineers	Possible Coverage under Nationwide Wetland Disturbance Permit

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**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: Site Plan Approval for Educational Institution with Student and Faculty Housing		
Project Location (describe, and attach a general location map): Monsey-Ladentown Road, Village of Pomona (southeast of US Route 202 and NYS Route 306); tax lots: 32.08-1-53, 54, 55.2, and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33		
Brief Description of Proposed Action (include purpose or need): The proposed action is for a non-accredited Rabbinical Institute to educate/train up to 255 students in a 42,000 sf building (2 stories + basement) on a 119.55-acre site located on Route 202 and Route 306 in Pomona, NY. The proposed action includes associated student and faculty housing in 255 student/faculty housing units with accessory support facilities. The proposed action requires Site Plan approval from the Planning Board and will meet other standards as set forth in Village Code.		
Name of Applicant/Sponsor: Congregation Rabbinical Institute of Tartikov, Inc.		Telephone: (845) 624-3820 E-Mail: j.churgin@savadchurgin.com
Address: (c/o Savad Churgin) 55 Old Turnpike Road, Suite 209		
City/PO: Nanuet	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): Joseph A. Churgin, Esq.		Telephone: (845) 624-3820 E-Mail: j.churgin@savadchurgin.com
Address: (c/o Savad Churgin) 55 Old Turnpike Road, Suite 209		
City/PO: Nanuet	State: NY	Zip Code: 10954
Property Owner (if not same as sponsor): (same)		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	V. Board of Trustees: Zone Change if needed, Special Permit Application	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Planning Board: site plan approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. ZBA: Use Variance if needed	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Building Department: building permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RCDOH: water main extension, mosquito control; RC Swr Dist #1: Off-site imprvmt plan apprvl	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT: hwy wk pmt; NYS DEC: SWPPP GP, stream protection, NYSOPRHP: advisory review	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE: Nationwide Permit	
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):	

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				255*
At completion				
of all phases				

*255 student housing units as accessory student housing to principal Educational Institution Use

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: 35' height; 70.75' width; and 189.3' length

iii. Approximate extent of building space to be heated or cooled: (2 stories+basement) 42,000 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: _____

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

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

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

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

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

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): decrease in size of wetland due to driveway crossing (approximately - 0.01 acre decrease)

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:
location of proposed roadways has been chosen to minimize impact to wetlands and waterbodies, but proposed driveway entering property from Route 306 crosses through wetland, 0.01 ac of wetland alteration proposed.

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: (see attached detail) 114,920 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 New York, Inc.
- 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: 114,920 gallons/day (see attached detail)

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: Rockland County Sewer District #1 Treatment Plant
- Name of district: Rockland County Sewer District #1
- 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: _____

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 12.82 acres (impervious surface)
 _____ Square feet or 119.8 acres (parcel size)
 ii. Describe types of new point sources. buildings, parking lots, driveways

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)?
stormwater retention areas on site

• If to surface waters, identify receiving water bodies or wetlands: _____
NYSDEC wetland TH-15, ACOE wetland

 • 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 Hydrofluorocarbons (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? (traffic impact analysis to confirm) 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): _____
 N/A

iii. Parking spaces: Existing 0 Proposed 306 Net increase/decrease +306

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:
New access to property on Hwy 306, and 2 proposed emergency-only access points (from Rte 202 and from Sherwood Ridge Road)

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.

i. During Construction:

- Monday - Friday: as per local ordinance
- Saturday: (same)
- Sunday: (same)
- Holidays: (same)

ii. During Operations:

- Monday - Friday: 6am-10:30pm (M-Th); 6am-1pm &
- Saturday: 5pm-10pm (Fri); 8am-6pm (Sat.);
- Sunday: 6 am - 10:30 pm;
- Holidays: 6 am - 12 pm

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:
During construction, noise may exceed ambient levels due to normal construction activity during hours permitted by Village code. Sound levels will return to ambient levels post-construction.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

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:
pole mounted light fixtures, locations to be dispersed to provide appropriate illumination; fixtures will be down-light; location of fixtures will be at least 20 feet from the nearest occupied structure

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

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	4.87	12.82	+7.95
• Forested	89.12	29.93	-39.19
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.01	1.01	0
• Wetlands (freshwater or tidal)	29.90	29.89	-0.01
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: pervious - grass cover/landscaping _____	14.62	45.90	+31.28

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): 344064
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 off site, approximately 1300 ft east site 344064: class A (active), currently under remedial action

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? greater than 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:

Paxton Fine Gravelly Loam	_____	%
Adrian Muck	_____	%
Charlton Fine Sandy Loam	_____	%

d. What is the average depth to the water table on the project site? Average: 0.5 - 6.0 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	<u>75</u> % of site
<input type="checkbox"/> Moderately Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Poorly Drained	<u>25</u> % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	<u>50.4</u> % of site
<input checked="" type="checkbox"/> 10-15%:	<u>24.4</u> % of site
<input checked="" type="checkbox"/> 15% or greater:	<u>25.2</u> % 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 <u>860-15, 864-501</u>	Classification <u>B, C</u>
• Lakes or Ponds:	Name <u>unnamed, unregulated pond</u>	Classification <u>N/A</u>
• Wetlands:	Name <u>NYSDEC TH-15; Fed.: Riverina, Freshwater Forested/shrub, freshwater pond</u>	Approximate Size <u>approximately 29.9 ac on site</u>
• Wetland No. (if regulated by DEC)	<u>TH-15</u>	

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, Sole Source Aquifer Names: Ramapo SSA

m. Identify the predominant wildlife species that occupy or use the project site:
 typical suburban species (deer, squirrel), _____
 birds, raccoon, etc.) _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

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? Yes No
 If Yes: _____ not anticipated on site
 i. Species and listing (endangered or threatened): _____
 Bog Turtle: endangered, Timber Rattlesnake: threatened; see attached letter dated 8/29/21

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? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

c. 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: OFF SITE resources in vicinity: Ladentown United Methodist Church, Seaman-Knapp House, Camp Hill School (Pomona Village Hall)

iii. Brief description of attributes on which listing is based: Ladentown United Methodist Church: off-site 976 ft N, architecture; Seaman-Knapp House: off-site 860 ft N, architecture and social history; Camp Hill School: off-site 1520 ft E, architecture and education;

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): No precontact sites identified, no historic sites identified, no sites recommended for Phase 2.

ii. Basis for identification: Phase 1A/Phase 1B Archaeological Investigation, Historical Perspectives, Inc. 2007 and Addendum dated June 26/22

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: Palisades Interstate Parkway, Town of Ramapo Scenic Road District on Camp Hill Road

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

iii. Distance between project and resource: less than 1 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

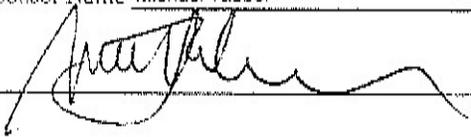
Attach any additional information which may be needed to clarify your project.

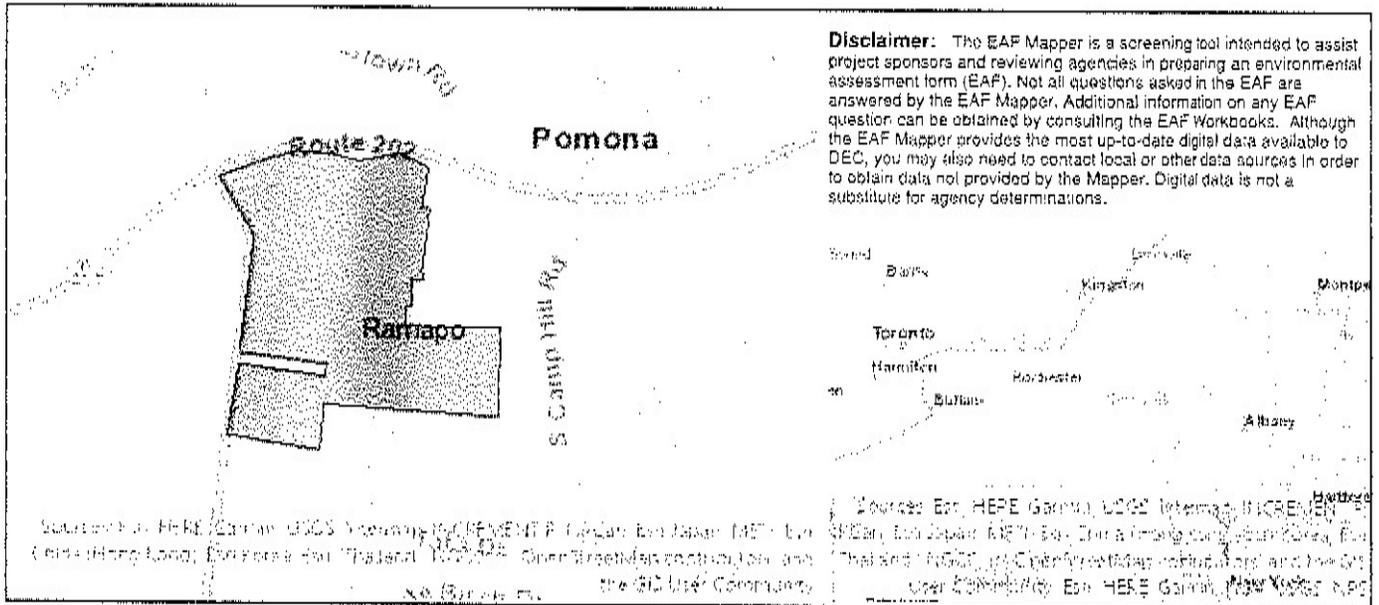
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

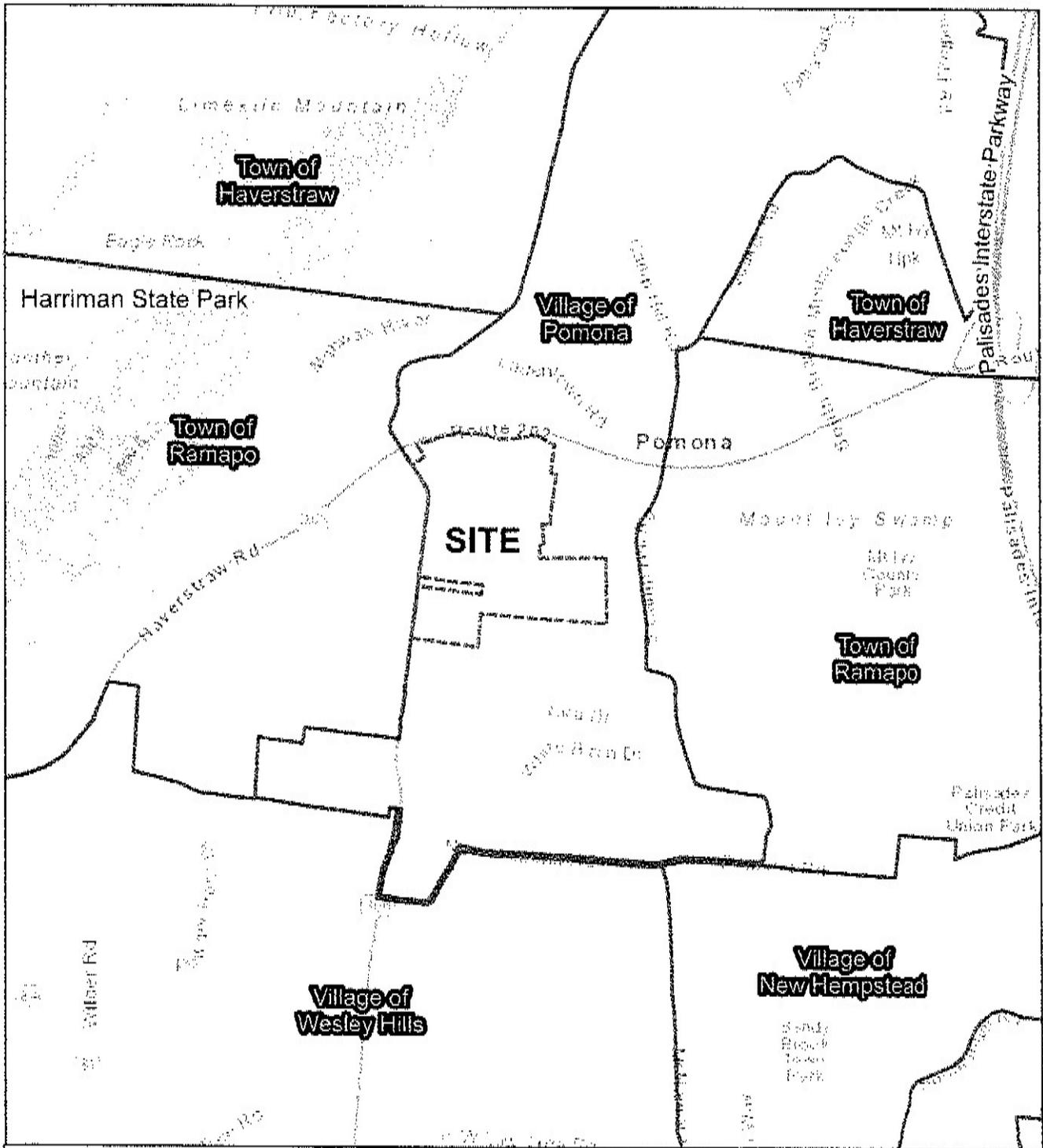
Applicant/Sponsor Name Michael Tauber Date October 2023

Signature  Title Trustee of Rabbinical Institute



B.1.i [Coastal or Waterfront Area]	No
B.1.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.ii [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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344064
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
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.iv [Surface Water Features - Stream Name]	860-15, 864-501
E.2.h.iv [Surface Water Features - Stream Classification]	B, C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):76.7

E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-15
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names:Ramapo SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake
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



Legend

 Site Boundary  Municipal Boundary



0 1,250 2,500 Feet

Kimley»Horn
of New York, P.C.

Congregation Rabbinical Institute
of Tartikov, Inc.
Village of Pomona
Rockland County, NY

LOCATION MAP
OCTOBER 2023

Water Demand and Sanitary Sewage generation calculations:

85 Buildings, 3 student housing units per building: = 255 apartments

4 bedrooms per student housing unit: = 1,020 bedrooms

total bedrooms: = 1,020

Student housing: 1,020 bedrooms * 110 GPD = 112,200 GPD

Study Hall: (242 students * 10 GPD) + (20 employees * 15 GPD) = 2,720 GPD

Total Demand: 112,200 + 2,720 = 114,920 GPD

**PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

October 17, 2023

Dennis Rocks
Brooker Engineering
74 Lafayette Avenue, Suite 501
Suffern, New York 10901

Re: Potential Bog Turtle and Timber Rattlesnake Habitat at Congregation
Rabbinical College of Tartikov

Dear Mr. Rocks,

The above 119.491 acre site is made up of 12 separate existing adjacent lots located on the south east corner of Route 306 and Route 202. The project site is made up of 11 existing residential lots as well as Lot 32.08-1-53 which is now a shuttered day camp. The wetlands along the west side are both directly connected with a tributary of the Mahwah River. The large wetland along the east side is directly connected to a tributary of the Minniseongo Creek. The project site as a whole contains three separate wetlands as well as large areas of mature forest habitat. Running across the north part of the site is a large utility easement. During their environmental impact review the NYSDEC has brought up the possibility of this site having habitat that could be used by both Bog Turtles and the Northern Timber Rattlesnakes, two endangered reptiles that are occasionally found in the lower NY state. The Bog Turtle is always found in open bogs, fens, wetlands and ditches that have a specific combination of saturated soils that can receive plenty of sunlight, a ground water outlet or spring fed water supply and vegetation dominated by sedges and grasses. The onsite wetland that runs parallel to Route 306 on the residential lots do indeed have areas along the edges that do meet the written description of potential Bog Turtle habitat. The large cattail dominated areas have too much seasonally standing water to qualify because the Bog Turtle is really a terrestrial creature, not an aquatic one. Areas that seasonally flood are no good for any eggs to successfully incubate. Numerous spots along the edges of the wetland have soft muck type soils that could allow the Bog Turtles to dig their seasonal burrows and tunnels. While suitable habitat is indeed found onsite it should be remembered that Bog Turtles have not been documented in Rockland County for at least 100 years. All three wetland areas on the former day camp have forested wetland habitat that totally eliminates them from being potential Bog Turtle habitat.

The Northern Timber Rattlesnake is known to inhabit the western most areas of Rockland County. There are documented den sites for the Northern Timber Rattlesnakes just about 1 mile west of this project location in the

Palisades Interstate Park System. The rattlesnake winters in dens that are located steep rocky areas that usually face to the east and south. There is no onsite habitat that could in any way be interpreted as suitable winter den sites for the rattlesnake. There are no onsite cliffs, south facing rocky slopes or talus piles. Female rattlesnakes usually stay close to the dens during the summer months however the male snakes have been known to travel up to 3 or 4 miles from their winter dens in order to find suitable summer hunting sites. Between this known snake habitat west of Route 202 and the project site is a large flooded swamp associated with the Mahwah River, Route 202 itself and numerous residential neighborhoods. All of this represents a formidable route for the snakes to travel. The swamp and river represent an almost insurmountable obstacle because the rattlesnake will not voluntarily swim. It is a creature of the upland hillsides and forests, not the valleys and swamps.

Because of the lack of any onsite habitat suitable for winter dens and the obstacles between this site and known rattlesnake habitat this project site should not be considered suitable for Timber Rattlesnakes.

Yours truly,

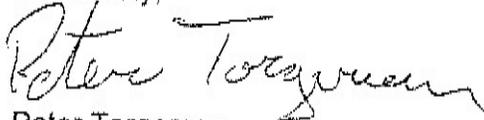

Peter Torgersen

EXHIBIT B

EXHIBIT B

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

Savad / Churgin
55 Old Turnpike Rd
Suite 209
Nanuet, NY 10954

April 1, 2024

RE: Special Permit and Site Plan applications

Mr. Joseph Churgin;

I have been informed that at the Village Board meeting of March 26, 2024 the board did not make a motion to consider the petition for a zone change. This change was requested by Tartikov to establish a Special Institutional Educational Zoning district in the Village of Pomona.

Based on the actions of the board, I have reviewed the two remaining applications which were filed with the village. A Site Plan application and a Special Use Permit application, for an Educational Institution under Village Code 130-10 (F). The initial applications submitted were incomplete due to segmented SEQRA submissions. The Site Plan, Special Use Permit and Zone Change applications were fully submitted as complete on February 26, 2024. The ZBA variance was rejected as being premature.

Under the Village Code, an Educational Institution is defined as one that is accredited by the New York State Education Department or similar accrediting agency. Village Code 130-4.

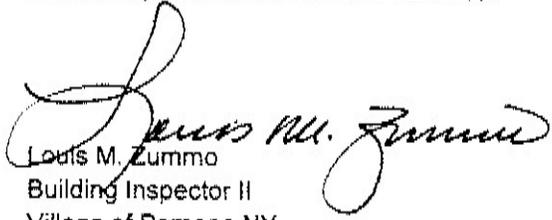
EDUCATIONAL INSTITUTION

Any private or religious elementary, junior high or high school, college, graduate or post-graduate school conducting a full-time curriculum of instruction a minimum of five days per week for seven months per year and accredited by the New York State Education Department or similar recognized accrediting agency.

As your Special Use permit submission acknowledges, accreditation is a requirement for an educational institution and that unaccredited educational uses are prohibited in the Village. Village code 130-9(A)

Based on the contents of the Special Use Permit application and the Site Plan application, the principal proposed use as "an unaccredited educational institution" is not permitted in the Village of Pomona, accordingly both applications are hereby denied. Any accessory uses cannot be considered without an approved principal use existing on the property.

For the use as an unaccredited educational institution to be considered for approval, your applicant would need to pursue a use variance from the Village of Pomona Zoning Board of Appeals. You would then need to satisfy the statutory factors required to attain such a variance.


Louis M. Zummo
Building Inspector II
Village of Pomona NY

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(Rt. 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

Susan Cooper
Donna Sobel

(845) 624-3820
Fax: (845) 624-3821
Website: SavadChurgin.com

April 26, 2024

By Hand Delivery

Village of Pomona Zoning Board of Appeals
100 Ladentown Road
Pomona, NY 10970
ATTN: Village Clerk

**Re: *Petition – Village of Pomona Use Variances
Education Institutions / Adult Student Housing***

Dear Village Zoning Board of Appeals:

This Firm represents Congregation Rabbinical Institute of Tartikov Inc. f/k/a Congregation Rabbinical College of Tartikov, Inc. (“Tartikov”) in connection with land use approvals for its proposed rabbinical institute. The Rabbinical Institute is proposed on property located along Route 306 in the Village of Pomona, New York identified as identified as tax parcels 32.08-1-53, 54, 55.2, and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33 (the “Property” or “Project Site”). The Project Site is approximately 119 acres and is located in the Village’s R-40 zoning district. This **variance application** is submitted for use variances to accommodate Tartikov’s religious and educational use.

The Village’s zoning prohibits any educational use that cannot receive accreditation from the New York State Education Department or similar entity. The proposed Rabbinical Institute is a religious use intended to educate Orthodox Jewish men to become certified rabbis trained as religious court judges. The institute would function as a kollel devoted to post-graduate studies by advanced scholars. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m. on Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 p.m. to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays. Due to the lack of current facilities and the specific religious education/training that is involved, the Rabbinical Institute cannot receive accreditation from the New York State Education Department or other similar agency.

The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families. The current applicable code provisions do not permit educational institutions like the Rabbinical Institute to provide the

necessary housing for its students. Additionally, the current definition of "dormitory" does not allow for housing for adult students with families, which may be more akin to multifamily buildings with individual dwelling units, which is necessary to accommodate Tartikov's students, most of which will have families with children.

Tartikov petitioned the Village Board for a text amendment to change the definition of educational institution and to add a definition of adult student housing. Tartikov's proposed text amendments would have rendered Tartikov's use as permitted in the Village. On November 28, 2022 the Village Board declined to consider Tartikov's text amendment petition and voted to refund Tartikov's text amendment fee to Tartikov. On October 19, 2023 Tartikov submitted a variance application along with a special permit application, a site plan application and a proposed zone change application. On December 11, 2023 the Building Inspector rejected the variance application as premature. On March 25, 2024 the Village Board declined to consider Tartikov's zone change application. On April 1, 2024 the Building Inspector denied Tartikov's Site Plan application and Special Permit (with waiver).

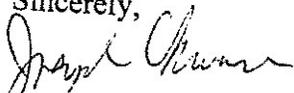
Accordingly, Tartikov is again submitting this application for use variances that would permit Tartikov's use as an unaccredited Rabbinical Institute and would permit adult student housing for Tartikov's married students and their children.

Conclusion

We have included 12 copies of the application, a copy of the site plan, and 12 copies of Part 1 of the Full Environmental Assessment Form ("FEAF") for SEQRA purposes.

We respectfully submit this variance application to the ZBA. We look forward to being placed on the May 22, 2024 ZBA agenda. Please do not hesitate to contact our office with any questions.

Sincerely,



JOSEPH A. CHURGIN

JAC/mc

Enc.

SAVAD CHURGIN

ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

55 OLD TURNPIKE ROAD – SUITE 209
(Rt. 59 & THRUWAY EXIT 14)
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Susan Cooper
Donna Sobel

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Fax: (845) 624-3821
mail@SavadChurgin.com

April 26, 2024

*Petition – Village of Pomona Use Variance Application
Education Institutions / Adult Student Housing*

NARRATIVE

This application is made by Applicant Congregation Rabbinical Institute of Tartikov Inc., f/k/a Congregation Rabbinical College of Tartikov, Inc. (“Tartikov”), which seeks Use Variances in order to construct, develop and operate a non-accredited rabbinical institute with adult student housing (the “Institute”).

The Institute will include associated student and faculty housing in 255 student faculty housing units with accessory support facilities.

The Institute will religiously educate Orthodox Jewish men to become certified rabbis trained as *dayanim*, or religious court judges. The Institute would function as a *kollel* devoted to post-graduate studies by advanced scholars who will be trained in all four books of the Code of Jewish Law, or the *Shulchan Aruch*. Operation hours for classroom study and religious services for the rabbinical students would generally start at 6:00 a.m. and generally end at 10:30 p.m. on Sundays through Thursdays with some study and services generally from 6:00 a.m. – 1:00 p.m. and 5:00 to 10:00 p.m. on Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays.

The Institute will be a Torah community that will include on-campus housing for the students and their families for the duration of their studies where the students can engage in religious study and also meet their religious obligations to their families. The purpose of the Torah community will be to isolate the students from the distractions of the outside world, permitting them to be devoted to the study of Jewish law. Tartikov, as well as the prospective students are motivated by their religious beliefs to both train and become rabbinical judges qualified in all four books of the *Shulchan Aruch*. Tartikov's facilities will include classrooms, study halls, courtrooms, a library, one or more *shuls*, or synagogues, on-campus housing for married students and their families and a facility to house a *mikvah*, or ritual bath. Tartikov's Institute cannot be accredited by the New York State Education Department or any other accrediting body.

Applicable Law

New York State and Federal law requires a municipality to be flexible in the application of its zoning code to educational and religious uses. See *Cornell v. Bagnardi*, 68 N.Y.2d 583 (1986), and RLUIPA (42 U.S.C. §§ 2000cc, *et seq.*).

Because the proposed use is both a religious and educational use, and therefore presumptively harmonious with the public interest, conditioning such a use upon a showing of need or hardship, *i.e.*, the traditional use variance criteria, would be unconstitutional. See *Cornell Univ. v. Bagnardi*, 107 A.D.2d 398, 401, 486 N.Y.S.2d 964, 966 (1985), *modified*, 68 N.Y.2d 583, 503 N.E.2d 509 (1986); *Trustees of Union Coll. in Town of Schenectady in State of N.Y. v. Members of Schenectady City Council*, 91 N.Y.2d 161, 167, 690 N.E.2d 862, 866 (1997); *Pine Knolls All. Church v. Zoning Bd. of Appeals of Town of Moreau*, 5 N.Y.3d 407, 412-13, 838 N.E.2d 624, 627 (2005). Zoning boards are instead required to weigh the proposed use in relation to neighboring land uses and “to cushion any adverse effects by the imposition of conditions designed

to mitigate them” (*Cornell Univ.*, 68 N.Y.2d at 596, 510 N.Y.S.2d 861, 503 N.E.2d 509). The Zoning Board's consideration is limited to the overall impact of the proposed expansion on the public's welfare. Institutional need for such use is irrelevant because need has no bearing on the public's health, safety or welfare. *Albany Preparatory Charter Sch. v. City of Albany*, 10 Misc. 3d 870, 874-75, 805 N.Y.S.2d 818, 821-22 (Sup. Ct. 2005), *aff'd as modified*, 31 A.D.3d 870, 818 N.Y.S.2d 651 (2006). Mitigating conditions may be imposed to ameliorate the harm provided they do not, by their cost, magnitude or volume, operate indirectly to exclude such uses altogether. *Pine Knolls All. Church v. Zoning Bd. of Appeals of Town of Moreau*, 5 N.Y.3d 407, 412-13, 838 N.E.2d 624, 627 (2005) (citation omitted).

The Village's zoning regulations and the denial of Tartikov's Site Plan application and its Special Use Permit application violate its federal rights under the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc *et seq.* (“RLUIPA”), and the Free Exercise Clause of the Constitution. Denial of Tartikov's variance application would exacerbate these civil rights violations. Moreover, Federal and New York law make clear that the ZBA is authorized to correct these violations. We urge the ZBA to take the following into account in reviewing and deciding on Tartikov's variance application.

The Village's Building Inspector specifically cited the fact that Tartikov's proposed rabbinical institute was not accredited as grounds for issuing his denial. Prohibiting Tartikov's use throughout the Village on the grounds that the school is not accredited is a RLUIPA and Free Exercise Clause violation. RLUIPA's “Substantial burdens” section provides that “[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a . . . religious assembly or institution” unless it meets “strict scrutiny” review; that is, “unless the government demonstrates that imposition of the burden . . .

is in furtherance of a compelling governmental interest; and . . . is the least restrictive means of furthering that compelling governmental interest.” 42 U.S.C. § 2000cc(a)(1).

This was established by the United States District Court for the Southern District of New York, after a bench trial in the prior action by Tartikov against the Village, when it held that the accreditation requirement imposes such a substantial burden. The Court held that it was impossible for the rabbinical institute to be accredited before beginning operation, and thus “the Accreditation Law blocks Tartikov from building a rabbinical college within the Village.” *Congregation Rabbinical Coll. of Tartikov, Inc. v. Village of Pomona*, 280 F. Supp. 3d 426, 456 (S.D.N.Y. 2017). This, the Court held, imposed a substantial burden on Tartikov’s religious exercise, since because of the Accreditation Law Tartikov “cannot build a rabbinical college on *any* parcel of land within the Village.” *Id.* at 477 (emphasis in original); *see also id.* at 475 (“RLUIPA protects religious institutions from land use regulations that substantially affect their ability to use their property in the sincere exercise of their religion”) (citing *Fortress Bible Church v. Feiner*, 694 F.3d 208, 218 (2d Cir. 2012); *Westchester Day Sch. v. Vill. of Mamaroneck*, 504 F.3d 338, 352 (2d Cir. 2007) (restrictions on Jewish day school that prevented it from expanding to serve more students and provide educational activities that the school believed were important to Jewish education violated RLUIPA).

Also significantly, the Court held that the Village had not proven that it had any compelling justification pursued through the “least restrictive means” that could justify the burden imposed on Tartikov. 280 F. Supp. 3d at 467 (“Defendants have not explained why only accredited schools and traditional student-only dormitories are preferable to unaccredited schools and nontraditional dormitories, or how they pose greater threats to the Village” and thus they “do not survive strict scrutiny review”).

Likewise, the Court held that the Accreditation Law violated Tartikov's Free Exercise rights. *Id.* at 485. The Court held that the Accreditation Law and the Dormitory Law "were enacted to infringe upon religious practices because of their religious motivation." 280 F. Supp. 3d at 484. *See also Church of the Lukumi Babalu Aye, Inc. v. City of Hialeah*, 508 U.S. 520 (1993) (zoning law that had the effect of singling out a religious group violated the Free Exercise Clause). The standard for Free Exercise Clause violation was made even less demanding by the Second Circuit since the Court's decision. In November 2023, the Second Circuit held that there was no obligation for plaintiffs in Free Exercise cases to prove a "substantial burden" on religious exercise as required by RLUIPA; rather, all that is required is a showing of a "burden." *Kravitz v. Purcell*, 87 F.4th 111, 127 (2d Cir. 2023).

As with the RLUIPA claim, the Court held that the Village had not proven a compelling government interest pursued through the least restrictive means that could justify its actions. 280 F. Supp. 3d at 485. *See also Roman Cath. Diocese of Brooklyn v. Cuomo*, 592 U.S. 14, 18 (2020) (striking down New York's COVID occupancy caps on places of worship, holding that "there are many other less restrictive rules that could be adopted to minimize the risk to those attending religious services"). There is no legitimate, much less compelling justification to prohibit Tartikov's use outright.

Courts throughout the nation regularly hold in favor of religious organizations under RLUIPA and the First Amendment where zoning laws that prohibit or severely restrict religious land uses are challenged. *See WR Prop. LLC v. Twp. of Jackson*, No. CV173226MASDEA, 2021 WL 1790642, at *12 (D.N.J. May 5, 2021) (ordinances intended to prohibit Orthodox Jewish schools and eruvim "are not neutral and were passed with a discriminatory purpose"); *Bais Brucha Inc. v. Twp. of Toms River, New Jersey*, No. CV213239ZNQRSL, 2024 WL 863698, at *10 (D.N.J. Feb. 29, 2024) (Court entered judgment for the Plaintiffs on RLUIPA and First Amendment claims

finding “[t]he overall effect of the Land Use Regulations was to constrict the development of places of worship in the Township.”); *St. Timothy's Episcopal Church by & through Diocese of Oregon v. City of Brookings*, No. 1:22-CV-00156-CL, 2024 WL 1303123, at *8 (D. Or. Mar. 27, 2024) (zoning ordinance which provided for conditional use of “benevolent meal services” and how often they can occur violates RLUIPA). The same applies here.

RLUPA’s Substantial Burdens provision provides:

(a) Substantial burdens

(1) General rule

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution--

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

42 U.S.C.A. § 2000cc. The Supreme Court has recently described the strict scrutiny test as follows:

[S]trict scrutiny requires the State to further “interests of the highest order” by means “narrowly tailored in pursuit of those interests.” *Church of Lukumi Babalu Aye, Inc. v. Hialeah*, 508 U.S. 520, 546 (1993) (internal quotation marks omitted). That standard “is not watered down”; it “really means what it says.”

Tandon v. Newsom, No. 20A151, 2021 WL 1328507, at *2 (U.S. Apr. 9, 2021).

Generalized interests are insufficient as a matter of law. *Holt*, 135 S.Ct. at 863, *Gonzales v. O Centro Espirita Beneficente Uniao do Vegetal*, 546 U.S. 418, 432, 438 (2006). A compelling governmental interest must be a specific interest of the “highest order,” which is “some substantial

threat to public safety, peace[,] or order,” and “[o]nly the gravest abuses, endangering paramount interest, give occasion for permissible limitation.” *Church of the Lukumi Babalu Aye*, 508 U.S. at 546; *Wisconsin v. Yoder*, 406 U.S. 205, 215 (1972); *Sherbert v. Verner*, 374 U.S. 403, 406 (1963). A compelling governmental interest must exist in this particular case. See *O Centro*, 546 U.S. at 430 (applying RFRA); WDS, 504 F.3d at 353. It does not here. The generalized interest in “enforcing [a] Zoning Ordinance” is always at issue in a challenge to land use regulations. See *Covenant Christian Ministries, Inc. v. City of Marietta*, No. 1:06-CV-1994-CC, 2008 WL 8866408, at *14 n.9 (N.D. Ga. Mar. 31, 2008) (“If the general government interest in zoning satisfied the first prong of the strict scrutiny test in every case, then this prong of the analysis would be eviscerated in RLUIPA cases.”); *City Walk - Urb. Mission Inc. v. Wakulla Cnty.*, 471 F. Supp. 3d 1268, 1287 (N.D. Fla. 2020) (“Defendant’s justification boils down to its interest in enforcing its zoning regulation and furthering its zoning regulation’s purpose in a general way. That is not enough.”). The test is not satisfied through advancing “broadly formulated interes[t][s]” but “requires the Government to demonstrate that the compelling interest test is satisfied through application of the challenged law to the person—the particular claimant whose sincere exercise of religion is being substantially burdened.” *Holt*, 574 U.S. at 363 (internal quotation omitted); see also *Gonzales v. O Centro Espirita Beneficente Uniao do Vegetal*, 546 U.S. 418, 431 (2006) (“O Centro”); *Davila v. Gladden*, 777 F.3d 1198, 1206 (11th Cir. 2015) (“[T]he Defendants’ generalized interests are insufficient as a matter. . . .The Defendants offer little more than a conclusory assertion that if they grant Mr. Davila’s request, there will be a significant impact on security interests and cost concerns.”).

Neither are “community character” interests compelling. See *Solantic, LLC v. City of Neptune Beach*, 410 F.3d 1250, 1267 (11th Cir. 2005) (holding that sign code was not “narrowly tailored to accomplish the City’s asserted interests in aesthetics and traffic safety, nor has our case

law recognized those interests as ‘compelling’”); *Rocky Mtn. Christian Church v. Bd. of Cnty. Comm’rs of Boulder Cnty.*, 612 F. Supp. 2d 1163, 1175 (D. Colo. 2009), *aff’d*, 613 F.3d 1229 (10th Cir. 2010) (stating that “lack of harmony with the character of the neighborhood, incompatibility with the surrounding area, . . . generally have been found not to be compelling”); *Westchester Day Sch.*, 417 F. Supp. 2d at 554 (“[T]he visual impact of the Project does not implicate a compelling government interest.” (citations omitted)); *Cottonwood Christian Ctr.*, 218 F. Supp. 2d at 1228 (aesthetic concerns are not “a compelling interest that can justify burdening [] [Plaintiff’s] religious exercise rights”); *Congregation Rabbinical Coll. of Tartikov v. Vill. of Pomona*, 138 F. Supp. 3d 352, 418-20 (S.D.N.Y. 2015), *aff’d*, 945 F.3d 83 (2d Cir. 2019) (“aesthetic and community character rationales are generally not compelling state interests”). Additionally, “traffic safety,” although a “substantial” interest, is not a compelling governmental interest that can justify the burdening of First Amendment rights. *Solantic*, 410 F.3d at 1267-68; *Dimmitt v. City of Clearwater*, 985 F.2d 1565, 1569-70 (11th Cir. 1993); *Beaulieu v. City of Alabaster*, 454 F.3d 1219, 1234 (11th Cir. 2006).

Strict scrutiny requires more than just an assertion that there may be an impact from a religious use. See *Tandon*, 141 S. Ct. at 1296 (government “must do more than assert that certain risk factors are always present in worship” (internal quotation omitted)); *Tartikov*, 138 F. Supp. 3d at 422 (“Defendants’ only evidence connecting the Challenged Laws to alleviating traffic concerns is that ‘all dwelling units, by their nature, generate traffic.’ . . . This explanation is insufficient”); *Congregation Etz Chaim v. City of L.A.*, No. CV10-1587 CAS EX, 2011 WL 12472550, at *5, *7 (C.D. Cal. July 11, 2011) (rejecting the City’s argument that it had a compelling interest in “maintaining the residential nature of the neighborhood” because “this approach would render RLUIPA a nullity” and finding that, “while the City refers to its broad interest in protecting the health, safety and welfare of its citizens, and parking and traffic concerns

in relation to those interests, they present no evidence ‘that any traffic or parking concerns actually existed’”).

A government must also demonstrate that it considered less restrictive means of achieving any governmental interest rather than outright denial. *Redeemed Christian Church of God*, 17 F.4th at 512 (“the [] [government] never sought to show at trial that it considered alternatives—such as roadway improvements or additional road signs— before denying the Application.”); *Cottonwood Christian Ctr. v. Cypress Redevelopment Agency*, 218 F. Supp. 2d 1203, 1229 (C.D. Cal. 2002) (outright denial is not least restrictive means and “City has done the equivalent of using a sledgehammer to kill an ant.”); *Chabad Lubavitch of Litchfield Cnty., Inc. v. Borough of Litchfield, Connecticut*, No. 3:09-CV-1419 (JCH), 2017 WL 5015624, at *14 (D. Conn. Nov. 2, 2017) (imposition of smaller footprint on Chabad violated RLUIPA and was not least restrictive means). In *Westchester Day Sch. v. Vill. of Mamaroneck*, 417 F. Supp. 2d 477, 553-54 (S.D.N.Y. 2006), *aff’d*, 504 F.3d 338 (2d Cir. 2007), the Court found that the Village had not demonstrated that outright denial of the religious school was the least restrictive means of furthering a compelling governmental interest with respect to three categories of asserted such interests: traffic (“incremental impact of the Project on traffic could have been mitigated in a number of ways. Defendants’ have failed to carry their burden of demonstrating that no alternatives other than an outright denial could protect their interests relating to traffic.”); “visual impacts and adverse effects on property values” (aesthetic concerns could be mitigated and neither those nor property values are a compelling interest); and parking (lack of parking did not constitute “a threat to public safety”).

While some of the District Court’s holdings in the prior Tartikov litigation were overturned by the Second Circuit Court of Appeals, it did so on the ground that Tartikov had not yet filed a formal application to build its rabbinical college and thus lacked “standing” to bring suit.

Congregation Rabbinical College of Tartikov, Inc. v. Village of Pomona, 945 F.3d 83, 110 (2d Cir. 2019) (“Tartikov . . . never submitted a formal proposal for the building project, applied for a permit, or engaged in any other conduct that would implicate or invoke the operation of the challenged zoning laws.”). This justification no longer applies as Tartikov has now done so through two applications and a rezoning petition, all of which have been rejected, and is proceeding on another—this variance application. Therefore, the RLUIPA and Free Exercise Clause issues will be ripe for consideration and the relevant facts and legal considerations are unchanged, leading inescapably to the conclusion that the Village will lose a new lawsuit brought against it, now that the “standing” issue is resolved.

The ZBA must consider Tartikov’s federal rights. First, it is subject to requirements of RLUIPA and the Free Exercise Clause. *See* 42 U.S.C. § 2000cc-5(4) (“The term “government”—(A) means—(i) a State, county, municipality, or other governmental entity created under the authority of a State; (ii) any branch, department, agency, instrumentality, or official of an entity listed in clause (i); . . .”). *See Layman Lessons, Inc. v. City of Millersville, Tenn.*, 636 F. Supp. 2d 620, 643 (M.D. Tenn. 2008) (City is a government under RLUIPA and vicariously liable under respondeat superior for acts of its employees); *Bais Brucha*, 2024 WL 863698, at *1 (Zoning Board of Adjustment is a “government” under RLUIPA); *Adam Cmty. Ctr. v. City of Troy*, 381 F. Supp. 3d 887, 890 (E.D. Mich. 2019) (City, City Planning Commission and Zoning Board of Appeals are proper party Defendants under RLUIPA); *DiLaura v. Twp. of Ann Arbor*, 112 F. App’x 445, 446 (6th Cir. 2004) (Town and Town’s Zoning Board of Appeals violated RLUIPA); *Bensalem Masjid, Inc. v. Bensalem Twp.*, No. CV 14-6955, 2015 WL 5611546, (E.D. Pa. Sept. 22, 2015) (RLUIPA claims could proceed against Township and Township Zoning Hearing Board); *Islamic Soc’y of Basking Ridge v. Twp. of Bernards*, 226 F. Supp. 3d 320, 351 (D.N.J. 2016) (planning board liable under RLUIPA); *Guru Nanak Sikh Soc’y of Yuba City v. Cnty. of Sutter*,

326 F. Supp. 2d 1128, 1136 (E.D. Cal. 2003) (even “individual government officials may be subject to suit under RLUIPA.”). Any argument that RLUIPA or the Free Exercise Clause do not apply to it must be rejected.

Second, RLUIPA itself provides a specific mechanism to allow local governments to avoid further violation of RLUIPA by voluntarily accommodating burdened religious exercise through any number of different ways. This provision, known as the “Safe Harbor” provision, states:

Governmental discretion in alleviating burdens on religious exercise. A government may avoid the preemptive force of any provision of this chapter by changing the policy or practice that results in a substantial burden on religious exercise, by retaining the policy or practice and exempting the substantially burdened religious exercise, by providing exemptions from the policy or practice for applications that substantially burden religious exercise, or by any other means that eliminates the substantial burden.

42 U.S.C. § 2000cc-3(e). The purpose of this “Safe Harbor” provision is to assure governmental bodies “that they retain discretion to decide how best to remedy an allegedly offending law, policy, or regulation” *Pratt v. Ott*, No. 1:20-CV-171, 2021 WL 1212587, at *6 (M.D. Pa. Mar. 31, 2021). The legislative history of this provision supports this purpose.

“Congress intended to give each state the freedom “to choose its own means of eliminating substantial burdens on religious exercise.” See 146 Cong. Rec. E1563, E1564 (daily ed. Sept. 21, 2000) (statement of sponsoring Rep. Canady). . . .Another statement confirms that RLUIPA “leaves all other policy choices to the states.” See 146 Cong. Rec. S7774, S7776 (daily ed. July 27, 2000) (joint statement of Sens. Hatch and Kennedy). Congress plainly intended to allow each state to “eliminate the discrimination or burden in any way it chooses, so long as the discrimination or substantial burden is actually eliminated.”⁹ See *id.*

Pratt v. Ott, No. 1:20-CV-171, 2021 WL 1212587, at *6 (M.D. Pa. Mar. 31, 2021).

This provision authorizes any number of ways to eliminate the burden imposed by the accreditation requirement: the Village could repeal the offending provisions; the Village could exempt religious entities from it; or the Village—through its ZBA—could exempt Tartikov specifically from it, *i.e.*, granting variances, or any other means that eliminates its application to Tartikov. The provision provides discretion to the Village in how to accomplish this, so long as it in fact eliminates the burden on Tartikov. *See, e.g., Boles v. Neet*, 402 F. Supp. 2d 1237, 1241 (D. Colo. 2005), *aff'd*, 486 F.3d 1177 (10th Cir. 2007) (“This provision has been interpreted to provide discretion in the government agency to take corrective action to eliminate any violation of the statutory provisions . . . and thereby preempt liability under RLUIPA.”).

In exercising their governmental discretion under the Safe Harbor provision to alleviate substantial burdens and discrimination toward religious land use applicants, the following are examples of governmental action taken to avoid RLUIPA liability:

- Village “amended its zoning code in 2003 so that *all* membership organizations were excluded from I–1 zones, including the business-related organizations that under the 1988 version of the code were allowed. The village also opened up additional zones to religious organizations where they previously were not allowed. Religious organizations had been allowed only in the IB zone, but now were permitted as of right in two residential districts (R–1 and R–2), and in an additional 16 districts after obtaining a special permit.” *Petra Presbyterian Church v. Vill. of Northbrook*, 409 F. Supp. 2d 1001, 1004 (N.D. Ill. 2006), *aff'd*, 489 F.3d 846 (7th Cir. 2007). “The parties agree that the 2003 amendments to Northbrook's zoning ordinance put nonreligious assemblies on equal footing with religious assemblies. Accordingly, Northbrook has avoided liability by eliminating its discriminatory zoning provision.” *Id.* at 1008.

- “The April 8, 2015 amendment and the April 21, 2015 issuance of the conditional use permit to the Church, taken together, permitted the Church to purchase the Theater Property for use as a place of worship and placed the Church on equal footing with secular assemblies, including movie theaters. Accordingly, the amendment and the conditional use permit eliminated any alleged substantial burden and any alleged discriminatory treatment imposed by the former Zoning Ordinance or by the City's denial of the Church's Planning Application.” *Church v. City of St. Michael*, 205 F. Supp. 3d 1014, 1032 (D. Minn. 2016).
- Adoption by a County of a Resolution and entering into a Settlement Agreement and Release with the Church which “eliminated those obstructions to the plaintiffs' religious exercise by permitting construction of the Church facilities and their use under conditions that were acceptable to the plaintiffs. *Grace Church of Roaring Fork Valley v. Bd. of Cnty. Comm'rs of Pitkin Cnty., Colorado*, 742 F. Supp. 2d 1156, 1160 (D. Colo. 2010).
- County approved initial land use application and entered into a Settlement Agreement. *United States v. Cnty. of Culpeper, Virginia*, No. 3:16-CV-00083, 2017 WL 3835601, at *8 (W.D. Va. Sept. 1, 2017).
- Granting a conditional use permit to permit operation of a homeless ministry. *Family Life Church v. City of Elgin*, No. 07 CV 0217, 2007 WL 2790763, at *2 (N.D. Ill. Sept. 24, 2007).
- Granting a building permit to a church after Special Counsel for the Town noted “[I]t is difficult to see what th[e] compelling interest [of the town] might be in light of the uses allowed at the Church site under the Bylaw. If the Town's compelling interest was to protect the health, safety and general welfare of the Town's inhabitants by reducing traffic and minimizing activity in that general area, it is unclear why then the Bylaw would permit the use of the Church site for a municipal use, private nonprofit library or museum, post office

or medical professional offices.... As such, it is difficult to support the position that § 9.18 of the Bylaw furthers a compelling governmental interest.” *Mintz v. Roman Cath. Bishop of Springfield*, 424 F. Supp. 2d 309, 313 (D. Mass. 2006).

Significantly, the Village’s counsel admitted the same at oral argument before the Second Circuit. *See Congregation Rabbinical College of Tartikov, Inc. v. Village of Pomona*, No. 21-2822 (Transcript of Oral Argument May 16, 2022) at 19 (“I think the question there becomes—is the accreditation requirements itself unconstitutional as applied to Tartikov. But that question should initially be presented to the Village when it comes in for the land use application like many plaintiffs that file land use applications or developers.” (emphasis added)); *id.* at 14 (“if they present an argument to the Village and say that the law, as applied, would be unconstitutional as to them, the Village is the first body that should evaluate that and make a determination.” (emphasis added)). The ZBA should use that opportunity, as the Village’s own counsel insisted it should, to avoid further lengthy and expensive litigation.

Finally, in New York, Boards of Zoning Appeals are authorized to take actions to provide accommodation to religious organizations to allow them to operate, both under RLUIPA and under the New York legal principle that “special treatment should be afforded schools and religious entities seeking to expand in residential areas.” *Septimus v. Board of Zoning Appeals for the Inc. Vill. of Lawrence*, 50 Misc. 3d 968, 975 (Sup. Ct., Nassau Cty. 2015). *See also Albany Preparatory Charter Sch. v. City of Albany*, 31 A.D.3d 870, 871, 818 N.Y.S.2d 651, 652 (2006) (“because of their inherently beneficial nature, educational institutions enjoy special treatment and are allowed to expand into neighborhoods where nonconforming uses would otherwise not be allowed”); *Assembly v. Vill. of Hempstead Bd. of Zoning Appeals*, 34 Misc. 3d 1208(A), 943 N.Y.S.2d 790 (Sup. Ct. 2011) (“greater flexibility is required in evaluating an application for a religious use than an application for another use and every effort to accommodate the religious use must be made”);

Islamic Soc. of Westchester & Rockland, Inc. v. Foley, 96 A.D.2d 536, 537, 464 N.Y.S.2d 844, 845 (1983) (“There is an affirmative duty on the part of a local zoning board to suggest measures to accomodate the planned religious use, without causing the religious institution to incur excessive additional costs, while mitigating the detrimental effects on the health, safety and welfare of the surrounding community.”); *Cornell Univ. v. Bagnardi*, 68 N.Y.2d 583, 595, 503 N.E.2d 509, 515 (1986) (because of their traditionally favored status, the “controlling consideration in reviewing the request of a school or church for permission to expand into a residential area must always be the over-all impact on the public's welfare.”).

We request that the ZBA not further compound the violation of Tartikov’s rights, and that it grant the variances requested.

Calendar No. _____

Received: _____, 2005

Hearing: _____

Notified: _____, 2005

Decision: _____, 2005

VILLAGE OF Pomona
ZONING BOARD OF APPEALS
COUNTY OF ROCKLAND, N.Y. 10901

APPLICATION TO THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SUFFERN

Appellant: Congregatin Rabbinical Institute of Tarkiv, Inc. ("Tarkiv")
Address: c/o Joseph Chusim, Sevid Chusim, 55cid Turnp;
Owner: Same as above Address: Reed, Nanuet, NY 10954 #209
Lessee: _____ Address _____
Appellant's Phone No. _____ Alternate Phone No. _____

To the Zoning Board of Appeals

Appeal is hereby taken and application is made for:

- Variance from the requirement of Section/s 130-9 (130-4, 130-10(F))
- _____ Special Permit per the requirements of section/s _____
- _____ Review of an administrative decision of the Building Inspector
- _____ An order to issue a Certificate of Occupancy
- _____ An order to issue a Building Permit
- _____ An interpretation of the Zoning Ordinance or Map _____
- _____ Certification of an existing non-conforming structure or use
- _____ Other / Referral from Planning Board (explain)

To permit construction, maintenance and use of
a non-accredited rabbinical institute with adult
student housing.
* See Narrative *

Zone R-40

Premises affected are situated on the east side of Rt 306 and

10 feet (direction) from the intersection of Rt 202 and

From the Village of Perinton Tax Map the property is known as Section 32.08
55.2, 53, 54 32.12

Lot 25, 26, 27, 28, 29-1 The street address is * See attachment *
29-2, 30, 31, 33

Has this property been before the Board of Appeals before? No

If yes, give name of applicant, case number and date:

Is this property within 500 feet of a State or County Park, State or County Road, Parkway, Village, Town or County Boundary, Wetlands, County owned land or County stream? If yes, give detailed specifications State or
County Road, Municipal Boundary
U.S. Rte 202 and N.Y.S. Rte 306

Explain alternative plans considered and reason for rejection / referral:

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

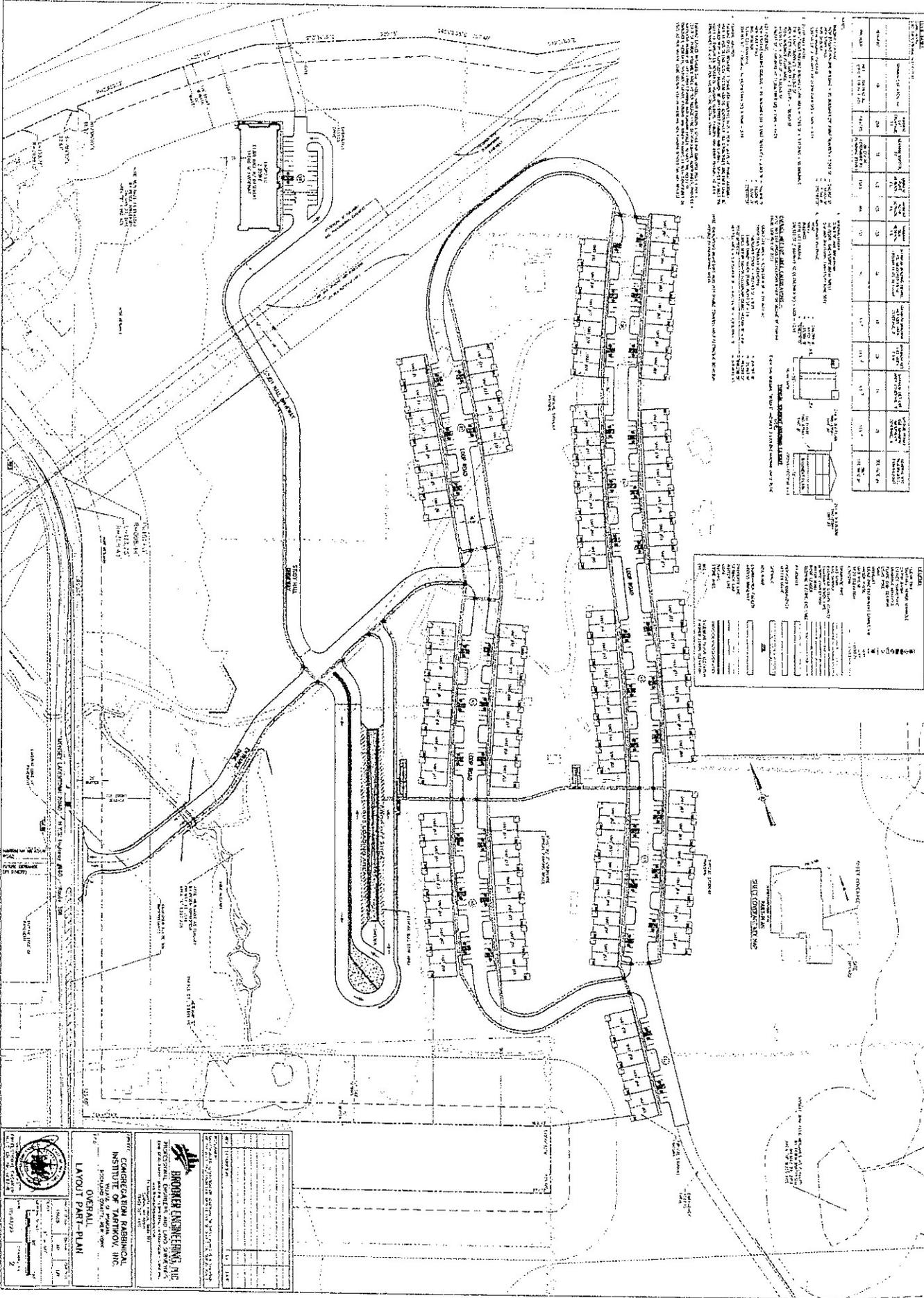
632 (f/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458



NO.	DESCRIPTION	AMOUNT	UNIT PRICE	TOTAL
1	CONCRETE DRIVE	100	1.00	100.00
2	ASPHALT DRIVE	200	2.00	400.00
3	PAVING	100	1.00	100.00
4	LANDSCAPING	100	1.00	100.00
5	CONCRETE DRIVE	100	1.00	100.00
6	ASPHALT DRIVE	200	2.00	400.00
7	PAVING	100	1.00	100.00
8	LANDSCAPING	100	1.00	100.00
9	CONCRETE DRIVE	100	1.00	100.00
10	ASPHALT DRIVE	200	2.00	400.00
11	PAVING	100	1.00	100.00
12	LANDSCAPING	100	1.00	100.00
13	CONCRETE DRIVE	100	1.00	100.00
14	ASPHALT DRIVE	200	2.00	400.00
15	PAVING	100	1.00	100.00
16	LANDSCAPING	100	1.00	100.00
17	CONCRETE DRIVE	100	1.00	100.00
18	ASPHALT DRIVE	200	2.00	400.00
19	PAVING	100	1.00	100.00
20	LANDSCAPING	100	1.00	100.00

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NATURAL RESOURCES AND ENVIRONMENTAL FEATURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NATURAL RESOURCES AND ENVIRONMENTAL FEATURES.



PROFESSIONAL ENGINEER
STATE OF MICHIGAN
No. 17-0000

CONGRESSIONAL RESIDENTIAL INSTITUTE
17-0000 - 17-0000 - 17-0000 - 17-0000

OVERALL LAYOUT PART - PLAN

BROOKER ENGINEERING, INC.
17-0000 - 17-0000 - 17-0000 - 17-0000

DATE: 17-0000
SCALE: 1" = 100'

State of New York,)
County of Rockland,) ss.:
Village of Pomona

Michael Tauber, trustee for Applicant,

I hereby depose and say that all the above statements, and the statements contained in the papers submitted herewith, are true. Appellant Michael Tauber

Michael Tauber
Sworn to before me this 18th day of October, 2023

Notary Public, County of Rockland

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

Affidavit of Ownership

State of New York,)
Village of Pomona,) ss.:
County of Rockland,)

Michael Tauber, being duly sworn, deposes and says that he / she resides at 10 Jeffrey Place, Monsey in the State of New York, that he / she is ~~the~~ ^{is a trustee for me} owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Pomona aforesaid and designated as Lot No. *see list attached in Section No. _____, of the Pomona Village Assessment Map, and that he / she hereby authorizes in his / her behalf, and that the statements of fact contained in said application are true.

Owner Michael Tauber

Michael Tauber
Sworn to before me this 18th day of October, 2023

Notary Public, County of Rockland

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:
VILLAGE OF Pomona

I, Michael Tauber, being duly sworn, hereby depose and say that all of 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 know to the applicant.

1) Print or type full name and Post Office address:

Michael Tauber, 10 Jeffrey Place, Monsey NY

certifies that he / she is the 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 ZBA of the Village of Pomona
(Board, Commission, or Agency)

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section 130-9 ^{(see 130-9 and 130-10(F))} to allow a non-accredited rabbinical institute and to allow adult student housing.
- () Special Permit per the requirements of Section _____
- () Review and approval of proposed subdivision plat;
- () Exemption from a plat or official map;
- () An order to issue a Certificate, Permit, or License;
- () An amendment to the Zoning Ordinance or Map or change thereof;
- () Other (explain) _____

To permit the construction, maintenance and use of a non-accredited rabbinical institute with adult student housing for students, faculty and their families

3. Premises affected are in a R-40 (zone) and from the Common Tax Map the property is known as Section _____, Lot _____.

4. There is no state officer, Rockland County Officer or employee; or Village of Common Employee, nor his / her or his / 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 any exchange listed in the Wall St. Journal); 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 / her 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 services rendered, which is dependent or contingent upon 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, or the County of Rockland, or the Village of Common in the petition, request or application, or in the property or subject matter to which it relates: (if none, so state.)

a) Name & Address of officer or employee _____

b) Nature of interest N/A

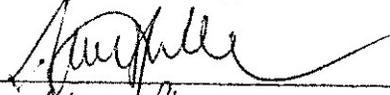
c) If stockholder, number of shares _____

d) If officer or partner, nature of office and name of partnership _____

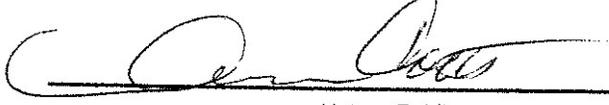
e) If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such State, County, or Village of Common officer or employee, state name and address of such relative and nature and extent of office, interest or participation in the ownership or any person, partnership 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, or have ever been, officers or employees of the State of New York, or County of Rockland, or Village of Common.

I, Michael Tauber (print name), do hereby depose and say that all of 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.

Signature 
Address 10 Jeffrey Place, Monsey NY 10952

~~Subscribed~~ Subscribed to before me this 18th day of October, 2023.



Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

APPLICATION REVIEW FORM

Z03-8

Applicant's Signature and Certification

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

I, Michael Taber, trustee, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Mailing Address

[Signature]
10 Jeffrey Place Minerva NY

Affirmed

SWORN to before this 18th day of October, 19 2023

[Signature]

Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

Owner/Applicant's Consent Form to Visit Property

I, Michael Taber, trustee, owner/applicant of the property described in application submitted to the town/village board, planning board, zoning board of appeals, and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

[Signature]
Owner/Applicant

Affirmed

SWORN to before this 18th day of October, 19 2023

[Signature]

Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant *[Signature]*

[Signature]
SWORN to before this

18th day of October, 19 2023

[Signature]
Notary Public

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025



AFFIDAVIT

STATE OF NEW YORK)

SS.:

COUNTY OF ROCKLAND)

Michael Tauber being duly sworn deposes and says that he / she is the applicant, agent or attorney, in the matter of the petition before the Village of ~~Forman~~ Board of Appeals affecting property located at *see list attached* Village of ~~Forman~~ Rockland County, New York.

X

That the following are all of the owners of property within 500 feet from the premises as to which this appeal is taken:

<u>SECTION / LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
<u>see</u>	<u>A attached</u>	
<u>see here</u>		

This affidavit is made in connection with such Application No. _____ for appeal before the Village of ~~Forman~~ Zoning Board of Appeals, knowing full well that the office of the Zoning Board of Appeals rely on the representations herein made.

Michael Tauber sworn to before me this 18th day of October 2023

Mariana Cotter

Notary Public

Michael Tauber

Petitioner's Signature

MARIANA COTTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6424197
Qualified in Rockland County
Commission Expires October 25, 2025

680 Route 306, Pomona, NY 10970 (32.08-1-55.2)
Deed filed 3/2/22; Instrument No. 2022-9226

672 Route 306, Pomona, NY 10970 (32.08-1-54)
Deed filed 3/2/22; Instrument No. 2022-9229

656 Route 306, Pomona, NY 10970 (32.08-1-53)
Deed filed 8/31/04; Instrument No. 2004-56777

640 Route 306, Pomona, NY 10970 (32.12-1-33)
Deed filed 3/28/22; Instrument No. 2022-13262

636 Route 306, Pomona, NY 10970 (32.12-1-31)
Deed filed 3/15/22; Instrument No. 2022-11009

634 Route 306, Pomona, NY 10970 (32.12-1-30)
Deed filed 3/15/22; Instrument No. 2022-11008

630 Route 306, Pomona, NY 10970 (32.12-1-29.2)
Deed filed 3/29/22; Instrument No. 2022-13278

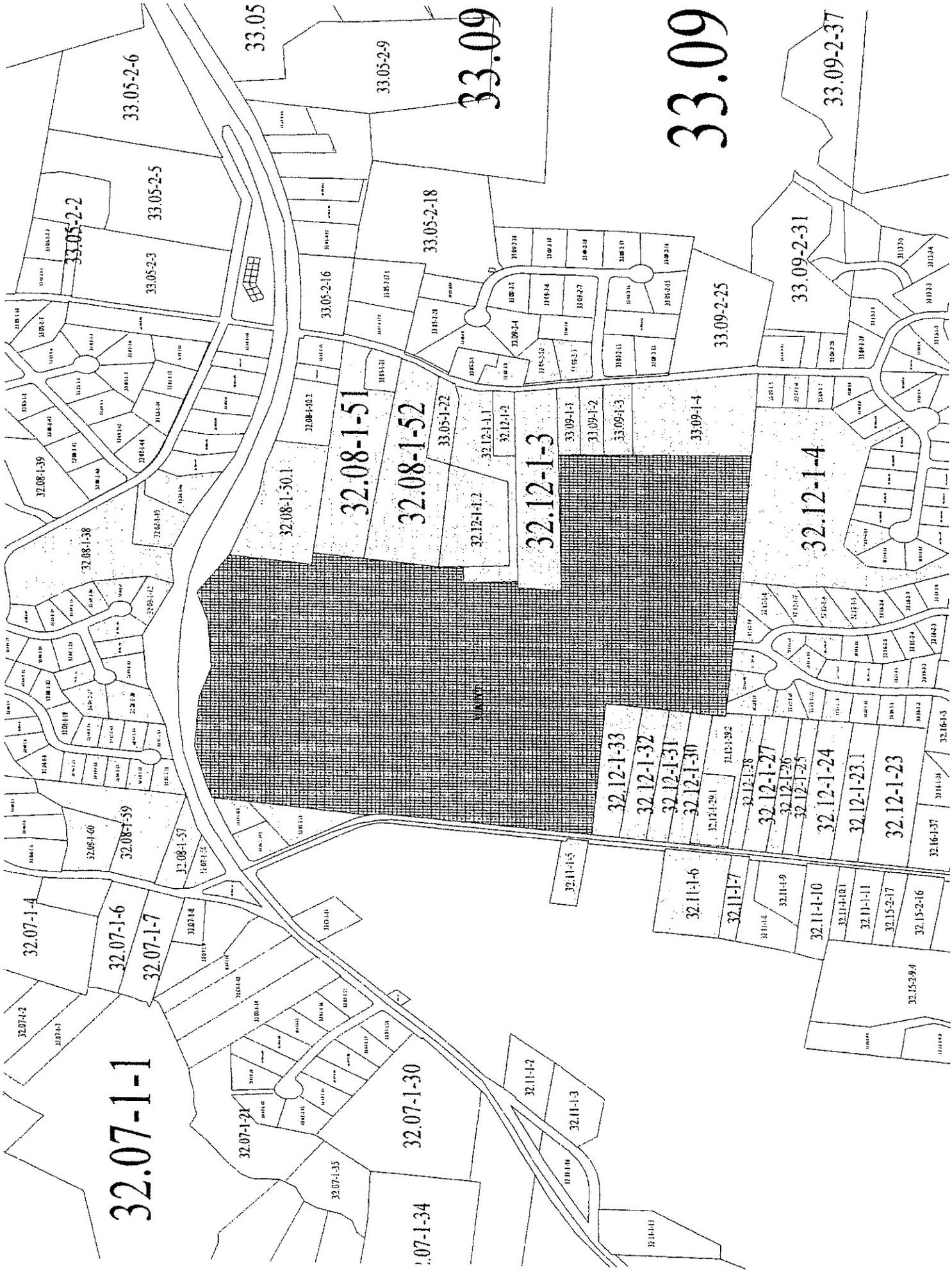
632 (f/k/a 630) Route 306, Pomona, NY 10970 (32.12-1-29.1)
Deed filed 3/11/22; Instrument No. 2022-10466

628 Route 306, Pomona, NY 10970 (32.12-1-28)
Deed filed 3/28/22; Instrument No. 2022-13263

626 Route 306, Pomona, NY 10970 (32.12-1-27)
Deed filed 3/2/22; Instrument No. 2022-9222

622 Route 306, Pomona, NY 10970 (32.12-1-26)
Deed filed 3/2/22; Instrument No. 2022-9233

620 Route 306, Pomona, NY 10970 (32.12-1-25)
Deed filed 3/11/22; Instrument No. 2022-10458



32.07-1-1

32.07-1-34

32.07-1-30

32.07-1-33

32.07-1-24

32.07-1-6

32.07-1-7

32.07-1-4

32.08-1-59

32.08-1-60

32.08-1-38

32.08-1-50.1

32.08-1-51

32.08-1-52

33.05-1-22

32.12-1-11

32.12-1-3

32.12-1-12

32.12-1-33

32.12-1-32

32.12-1-31

32.12-1-30

32.12-1-28

32.12-1-27

32.12-1-26

32.12-1-25

32.12-1-24

32.12-1-23.1

32.12-1-23

32.16-1-37

32.16-1-3

32.12-1-4

33.09-2-25

33.09-2-31

33.09-2-37

33.05-2-6

33.05-2-5

33.05-2-2

33.05-2-3

33.05

33.05-2-9

33.05-2-18

33.05-2-16

33.09

33.09

09/32.16-2-19
CIMENT YOSEF &
ALEXANDER SHOSHANA
18 BEAVER DAM RD
POMONA, NY 10970

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-4
POMONA VILLAGE OF
100 LADENTOWN RD
POMONA, NY 10970

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-5
LEVI MOSHE
30 TARA DR
POMONA, NY 10970

09/33.09-1-7
GURKOV MYER &
GURKOW SHAINA
45 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-6
THEVENOT EDOUARD
32 TARA DR
POMONA, NY 10970

09/33.09-1-6
SPECTOR HAROLD & AMY
47 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/33.09-1-5
LUFTIG IRWIN G & HARRIET
JOINT INCOME ONLY
IRREVOCABLE TRUST
130 DEAN STREET
HARRINGTON PARK, NJ 07640

09/32.12-1-8
POMONA PURCHASING LLC
36 TARA DRIVE
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/33.09-1-4
POMONA VILLAGE OF
100 LADENTOWN ROAD
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-7
MERMELSTEIN ELIYAHU &
ELLEN G
34 TARA DR
POMONA, NY 10970

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-9
REITSKY EUGENE H &
LITMAN LISA
32 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/33.09-1-3

BREDEN RALPH J + BEULAH D
59 CAMP HILL RD
POMONA, NY 10970

09/33.09-1-1

BARUCH LEVI Y
63 CAMP HILL ROAD
POMONA, NY 10970

89/33.09-2-10

BRUNO RALPH & KARIN
62 CAMP HILL RD
POMONA, NY 10970

89/33.09-2-2

EIDLISZ JOEL
66 CAMP HILL RD
POMONA, NY 10970

09/33.05-1-22

MANISCALCO NATHANIEL &
LINDA J
75 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-54

CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-60

BANKS IAN B & MILLER
ALISON K
12 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-26

BESSELMAN HARRIET
REVOCABE TRUST
C/O BESSELMAN JEFFREY
2390 JORDAN DR
CORTLANDT MANOR, NY 10567

09/32.08-1-56

SRI RANGANATHA SEVA
4 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-46

WERTHEIMER CHEZKEL
& RUTH
42 LADENTOWN RD
POMONA, NY 10970

09/32.12-1-33

CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/33.09-2-9

GUMBRECHT LISA L
58 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-3

ABHIVA LUSKY EHI &
EBOHON NOSAKHARE IRENE
65 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-1.1

BERKOWITZ SHLOMO &
AHUVA RACHEL
71 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-52

PECOVIC GJORJIJE & MARIA
79 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-55.1

LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.08-1-27

KROYNIK CHAIM &
LIEBLICH MALKA
3 OPAL CT
POMONA, NY 10970

09/32.08-1-55.2

CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-57

MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

09/32.08-1-15

KIVELEVITZ YOEL G
& BRACHA
15 JADE CT
POMONA, NY 10970

09/33.09-1-2

FREUND FAIGA M
61 CAMP HILL RD
POMONA, NY 10970

89/32.11-1-5

GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-2

FRANCIS ARLENE
69 CAMP HILL RD
POMONA, NY 10970

09/32.12-1-1.2

ROCKLAND COUNTY OF
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-51

ZIVARI BEHROOZ & SOHAYLA
7 POWDERHORN DR
SUFFERN, NY 10901

09/32.08-1-50.1

THOMPSON CHRISTOPHER &
JOSEPH
1465 RT 202
POMONA, NY 10970

09/32.08-1-10

LEE CAROL Y &
URBANER JARED J
10 JADE CT
POMONA, NY 10970

09/32.08-1-53

CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.08-1-14

ISRAILY ISRAEL & DEVORAH
18 JADE CT
POMONA, NY 10970

09/32.08-1-45

POMONA VILLAGE OF
50 CAMP HILL RD
POMONA, NY 10970

09/32.08-1-32
 KOHL SENDER & JUDITH
 10 EMERALD DRIVE
 POMONA, NY 10970

09/32.08-1-28
 BELL CURTIS &
 SARGENT-BELL JOAN D
 4 OPAL CT
 POMONA, NY 10970

09/32.08-1-17
 ELEVEN JADE LLC
 11 JADE CT
 POMONA, NY 10970

09/32.08-1-31
 VIGLER URIEL & BASSHEVA
 1766 2ND AVE
 NEW YORK, NY 10128

09/32.08-1-34
 ZFATMAN MENACHEM M
 & TAUBER YECHIEL
 551 CROWN ST
 BROOKLYN, NY 11213

09/32.12-1-29.1
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-13
 BORISUTE SHERSHEIAL &
 MALKA
 16 JADE CT
 POMONA, NY 10970

09/32.08-1-12
 AFRAN MUHAMMAD & BIBI
 SAMINA
 14 JADE CT
 POMONA, NY 10970

09/32.08-1-30
 FUZAILOV EFRAIM &
 CHANA LADAEW
 6 OPAL CT
 POMONA, NY 10970

09/32.08-1-11
 WILSON NICHOLAS G &
 PATRICIA C
 12 JADE CT
 POMONA, NY 10970

09/32.08-1-59
 SRI RANGANATHA SEVA
 SAMITHI INC
 C/O PADMAJA PARTHASARATHY
 8 LADENTOWN RD
 POMONA, NY 10970

09/32.12-1-29.2
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.08-1-16
 GRAFSTEIN ALLEN
 13 JADE CT
 POMONA, NY 10970

09/32.08-1-29
 MAK WING YEUNG & AMY C L
 5 OPAL CT
 POMONA, NY 10970

09/32.08-1-33
 SHURPIN TZVI YAAKOV &
 MIRIAM
 9 EMERALD DR
 POMONA, NY 10970

09/32.08-1-18
 HOFFMAN STEPHEN E & JUNE
 C
 9 JADE CT
 POMONA, NY 10970

09/32.08-1-38
 POMONA VILLAGE OF
 100 LADENTOWN
 POMONA, NY 10970



09/32.16-2-2
CHARLES FRITZ & MARIE Y
20 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-1-2
NEUBERGER NATHAN & ROCHEL
21 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-2-1
COHEN KAREN
22 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-1-1
FIREMAN STANLEY &
FLEISCHER FIREMAN KAREN
23 SHERWOOD RIDGE ROAD
POMONA, NY 10970

89/32.15-2-17
PRICE RICHARD L & RENA B
611 RT 306
SUFFERN, NY 10901

09/32.16-2-5
GROSS ARI & SHIRA D
29 TARA DR
POMONA, NY 10970

09/32.12-1-13
PARNELL FAMILY
IRREVOCABLE TRUST
24 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-11
PRI LETOIVA INSTITUTE
1372 47TH STREET
BROOKLYN, NY 11219

09/32.12-1-12
EISENBERG LEVI & ROCHEL
31 TARA DR
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.11-1-10.1
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.12-1-23
POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952

09/32.16-1-2
NEUBERGER NATHAN & ROCHEL
21 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-2-1
COHEN KAREN
22 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.16-1-1
FIREMAN STANLEY &
FLEISCHER FIREMAN KAREN
23 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-13
PARNELL FAMILY
IRREVOCABLE TRUST
24 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-11
PRI LETOIVA INSTITUTE
1372 47TH STREET
BROOKLYN, NY 11219

09/32.12-1-12
EISENBERG LEVI & ROCHEL
31 TARA DR
POMONA, NY 10970

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-14
KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-11
NUDEL ABRAHAM & RITA
33 TARA DR
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-15
PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
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09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
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LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
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CONGREGATION RABBINICAL
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10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

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CONGREGATION RABBINICAL
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10 JEFFREY PL
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MOLESTON FIRE DISTRICT
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374 MAIN ST N
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09/32.12-1-31
CONGREGATION RABBINICAL
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ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
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P.O. BOX 304
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POMONA 306 LLC
PO BOX 304
MONSEY, NY 10952



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09/32.12-1-13
 PARNELL FAMILY
 IRREVOCABLE TRUST
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 POMONA, NY 10970

09/32.12-1-14
 KLEIN YEDHUDA & LAURA
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 INSTITUTE OF TARTIKOV INC
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 MONSEY, NY 10952

09/32.12-1-32
 STATE OF NEW YORK
 ROCKLAND COUNTY TREASURER
 50 SANATORIUM ROAD
 BUILDING A - 8TH FLOOR
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09/32.12-1-29.2
 CONGREGATION RABBINICAL
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 SILBER ASHER &
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 PELSINGER RYAN &
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09/32.12-1-10
 YARIMI LINDA
 6565 LAS FLORES DRIVE
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09/32.12-1-27
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV
 10 JEFFREY PL
 MONSEY, NY 10952

09/32.12-1-16
 LANZBOM LEGACY TRUST
 37 SHERWOOD RIDGE RD
 POMONA, NY 10970

09/32.12-1-28
 CONGREGATION RABBINICAL
 INSTITUTE OF TARTIKOV INC
 10 JEFFREY PL
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09/32.12-1-24
 SOUTHEND LLC
 PO BOX 350-169
 BROOKLYN, NY 11235-0169

09/32.12-1-25
 CONG RABBINICAL INSTITUTE
 OF TARTIKOV INC
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 619 RT 306
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POMONA THREE HUNDRED SIX

P.O. BOX 304

MONSEY, NY 10952



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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901



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09/32.12-1-22
SILBER ASHER &
MERMELSTEIN CHANA
25 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-24
SOUTHEND LLC
PO BOX 350-169
BROOKLYN, NY 11235-0169

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-9
REITSKY EUGENE H &
LITMAN LISA
32 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

09/32.12-1-21
PARK ROSHIK & SUHYUN
27 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-23.1
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

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KLEIN YEDHUDA & LAURA
FAMILY TRUST
26 SHERWOOD RIDGE RD
POMONA, NY 10970

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PELSINGER RYAN &
BRYNA
28 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-10
YARIMI LINDA
6565 LAS FLORES DRIVE
BOCA RATON, FL 33433

09/32.12-1-27
CONGREGATION RABBINICAL
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10 JEFFREY PL
MONSEY, NY 10952

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LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952



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09/32.12-1-20
LEVIN TZVI
29 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-25
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-26
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

09/32.12-1-27
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
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POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-28
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-7
GESSNER LAURIE
P O BOX 309
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
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MONSEY, NY 10952

09/32.12-1-19
RASKIN SCHNEUR & MIRIAM
31 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-26
CONGREGATION RABBINICAL
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SUFFERN, NY 10901

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GELLIS LYNDA
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09/32.12-1-17
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09/32.12-1-18
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INSTITUTE OF TARTIKOV INC
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MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

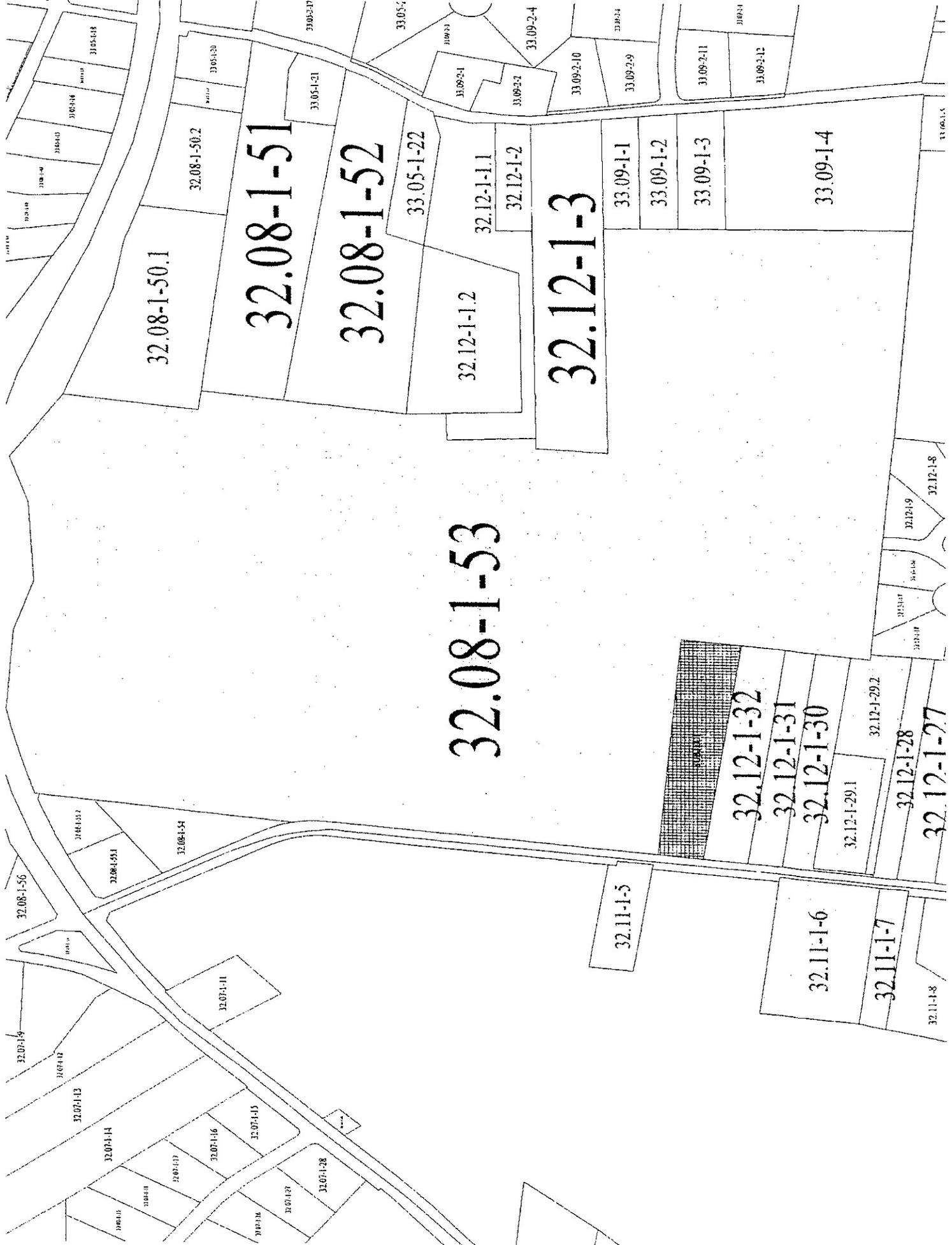
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CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

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CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952



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09/32.12-1-16
LANZBOM LEGACY TRUST
37 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-17
SCHWARTZ RONALD & CIVIA
35 SHERWOOD RIDGE RD
POMONA, NY 10970

09/32.12-1-18
WIESEL YECHIEL MICHAEL
& RIVKA
33 SHERWOOD RIDGE ROAD
POMONA, NY 10970

09/32.12-1-30
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O GORDON WREN SR
374 MAIN ST N
SPRING VALLEY, NY 10977

09/32.12-1-31
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-32
STATE OF NEW YORK
ROCKLAND COUNTY TREASURER
50 SANATORIUM ROAD
BUILDING A - 8TH FLOOR
POMONA, NY 10970

09/32.12-1-33
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.11-1-5
GREENBERG MORDECHAI &
CHAYA
55 OLD NYACK TURNPIKE
NANUET, NY 10954

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.12-1-29.1
CONG RABBINICAL INSTITUTE
OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.12-1-29.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

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09/32.08-1-54
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-55.1
LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.08-1-60
BANKS IAN B & MILLER
ALISON K
12 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-55.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.07-1-10
SANDERSON NICHOLAS L &
LESLIE
12 SECOR CT
POMONA, NY 10970

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

09/32.08-1-56
SRI RANGANATHA SEVA
4 LADENTOWN RD
POMONA, NY 10970

89/32.07-1-8
KARAMVELIL VARUGHESE G &
MARIAMMA
3 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-57
MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

89/32.07-1-9
LEVINE ZACHARYA
1 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-14
ISRAILY ISRAEL & DEVORAH
18 JADE CT
POMONA, NY 10970

09/32.08-1-15
KIVELEVITZ YOEL G
& BRACHA
15 JADE CT
POMONA, NY 10970

09/32.08-1-13
BORISUTE SHERSHEIAL &
MALKA
16 JADE CT
POMONA, NY 10970

09/32.08-1-16
GRAFSTEIN ALLEN
13 JADE CT
POMONA, NY 10970

89/32.07-1-7
DONALD WILLIAM H & REYES
JOSE M & FELIX JOSEPHINE
5 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-12
AFRAN MUHAMMAD & BIBI
SAMINA
14 JADE CT
POMONA, NY 10970

09/32.08-1-59
SRI RANGANATHA SEVA
SAMITHI INC
C/O PADMAJA PARTHASARATHY
8 LADENTOWN RD
POMONA, NY 10970

2.07-1-1

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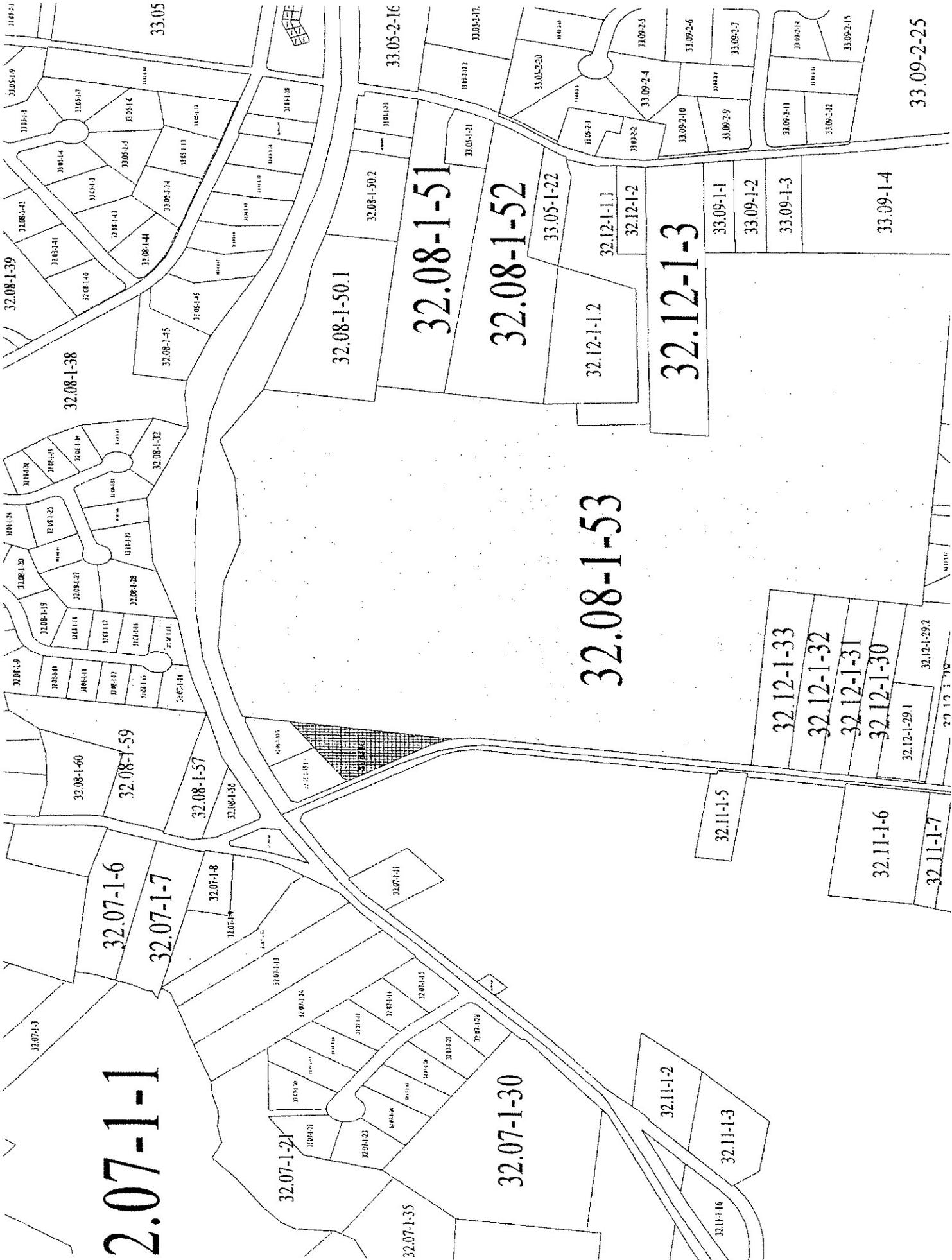
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89/32.07-1-11
LADENTOWN REALTY LLC
C/O SCENIC DEVELOPMENT
PO BOX 52
MONSEY, NY 10952

09/32.08-1-55.2
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

09/32.08-1-56
SRI RANGANATHA SEVA
4 LADENTOWN RD
POMONA, NY 10970

89/32.07-1-9
LEVINE ZACHARYA
1 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-13
BORISUTE SHERSHELAL &
MALKA
16 JADE CT
POMONA, NY 10970

09/32.08-1-54
CONGREGATION RABBINICAL
INSTITUTE OF TARTIKOV INC
10 JEFFREY PL
MONSEY, NY 10952

89/32.07-1-10
SANDERSON NICHOLAS L &
LESLIE
12 SECOR CT
POMONA, NY 10970

09/32.08-1-57
MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

09/32.08-1-14
ISRAILY ISRAEL & DEVORAH
18 JADE CT
POMONA, NY 10970

09/32.08-1-59
SRI RANGANATHA SEVA
SAMITHI INC
C/O PADMAJA PARTHASARATHY
8 LADENTOWN RD
POMONA, NY 10970

09/32.08-1-55.1
LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.08-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
P O BOX 304
MONSEY, NY 10952

89/32.07-1-12
PANGERT BENJAMIN
1336 HAVERSTRAW RD
SUFFERN, NY 10901

09/32.08-1-15
KIVELEVITZ YOEL G
& BRACHA
15 JADE CT
POMONA, NY 10970

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: Use Variances to permit Tartikov's use as an unaccredited Rabbinical Institute and to permit Student and Faculty Housing		
Project Location (describe, and attach a general location map): Monsey-Ladentown Road, Village of Pomona (southeast of US Route 202 and NYS Route 306); tax lots: 32.08-1-53, 54, 55.2, and 32.12-1-25, 26, 27, 28, 29.1, 29.2, 30, 31, 33		
Brief Description of Proposed Action (include purpose or need): The proposed variances have been submitted to comply with Federal and State statutory and case law, to reconcile the Zoning Code with RLUIPA and the Federal and State Constitutions, to remove land use regulation impediments to the free exercise of religion, and to accommodate religious educational uses, including the proposed rabbinical institute, by permitting non-accredited educational institutions and removing the impediments currently prohibiting certain types of student housing as an accessory use to an educational institution. The variances are in support of the establishment of a non-accredited Rabbinical institute to educate/train up to 255 students in a 42,000 sf building on a 119.55-acre site located on Route 202 and Route 306 in Pomona, NY which will include associated student and faculty housing in 255 student and faculty housing units with accessory support facilities. Applicant will be required to obtain a Special Use Permit from the Village Board of Trustees and Site Plan approval from the Planning Board, and meet other standards as already set forth in Village Code.		
Name of Applicant/Sponsor: Congregation Rabbinical Institute of Tartikov, Inc.		Telephone: (845) 624-3820
		E-Mail: j.churgin@savadchurgin.com
Address: (c/o Savad Churgin) 55 Old Turnpike Road, Suite 209		
City/PO: Nanuet	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): Joseph A. Churgin, Esq.		Telephone: (845) 624-3820
		E-Mail: j.churgin@savadchurgin.com
Address: (c/o Savad Churgin) 55 Old Turnpike Road, Suite 209		
City/PO: Nanuet	State: NY	Zip Code: 10954
Property Owner (if not same as sponsor): (same)		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	V. Board of Trustees: Zone Change if needed, Special Permit Application	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Planning Board: site plan approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. ZBA: Use Variance if needed	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	V. Building Department: building permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RCDOH: water main extension, mosquito control; RC Swr Dist #1: Off-site imprvmt plan aprvl	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT: hwy wk pmt; NYS DEC: SWPPP GP, stream protection; NYSOPRHP: advisory review	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE: Nationwide Permit	
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? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes 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?
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? replacing Educational Institutions definition; adding Adult Student Housing as a permitted accessory use if needed

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Ramapo Police Department, New York State Police Department (Troop F)

c. Which fire protection and emergency medical services serve the project site?
Moleston Fire District 1

d. What parks serve the project site?
Cobblestones Farm park, Secor Village Park, Mount Ivy Environmental County Park, Van den Hende Village Park, Sandy Brook Town Park, P. Erikson County 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 educational use with accessory adult student housing

b. a. Total acreage of the site of the proposed action? 119.55 acres
b. Total acreage to be physically disturbed? 44.66 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 119.55 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)? % _____ Units: _____

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: 18-24 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				255*
At completion of all phases				

*255 student housing units as accessory student housing to principal Educational Institution Use

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: 35' height; 70.75' width; and 189.3' length

iii. Approximate extent of building space to be heated or cooled: (2 stories+basement) 42,000 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: _____

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

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

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

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

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

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): decrease in size of wetland due to driveway crossing (approximately - 0.01 acre decrease)

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: location of proposed roadways has been chosen to minimize impact to wetlands and waterbodies, but proposed driveway entering property from Route 306 crosses through wetland, 0.01 ac of wetland alteration proposed.

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: _____ (see attached detail) 114,920 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 New York, Inc.
- 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: _____ 114,920 gallons/day (see attached detail)

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: Rockland County Sewer District #1 Treatment Plant
- Name of district: Rockland County Sewer District #1
- 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: _____

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 12.82 acres (impervious surface)
 _____ Square feet or 119.6 acres (parcel size)
 ii. Describe types of new point sources. buildings, parking lots, driveways

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)?
stormwater retention areas on site

 • If to surface waters, identify receiving water bodies or wetlands: _____
NYSDEC wetland TH-15, ACOE wetland

 • 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 Hydrofluorocarbons (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? (traffic impact analysis to confirm) 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): _____
 N/A

iii. Parking spaces: Existing 0 Proposed 306 Net increase/decrease +306

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:
New access to property on Hwy 306, and 2 proposed emergency-only access points (from Rte 202 and from Sherwood Ridge Road)

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.

i. During Construction:

- Monday - Friday: as per local ordinance
- Saturday: (same)
- Sunday: (same)
- Holidays: (same)

ii. During Operations:

- Monday - Friday: 6am-10:30pm (M-Th.); 6am-1pm &
- Saturday: 5pm-10pm (Fri); 8am-6pm (Sat.);
- Sunday: 6 am - 10:30 pm;
- Holidays: 6 am - 12 pm

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:
 During construction, noise may exceed ambient levels due to normal construction activity during hours permitted by Village code. Sound levels will return to ambient levels post-construction.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

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:
 pole mounted light fixtures, locations to be dispersed to provide appropriate illumination; fixtures will be down-light; location of fixtures will be at least 20 feet from the nearest occupied structure

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

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 Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.87	12.82	+7.95
• Forested	69.12	29.93	-39.19
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.01	1.01	0
• Wetlands (freshwater or tidal)	29.90	29.89	-0.01
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: pervious - grass cover/landscaping	14.62	45.90	+31.28

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): 344064
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 off site, approximately 1300 ft east: site 344064: class A (active), currently under remedial action

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? greater than 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:

Paxton Fine Gravelly Loam	_____	_____ %
Adrian Muck	_____	_____ %
Charlton Fine Sandy Loam	_____	_____ %

d. What is the average depth to the water table on the project site? Average: 0.5 - 6.0 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	<u>75</u> % of site
<input type="checkbox"/> Moderately Well Drained:	_____	_____ % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	<u>25</u> % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	<u>50.4</u> % of site
<input checked="" type="checkbox"/> 10-15%:	_____	<u>24.4</u> % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	<u>25.2</u> % 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 860-15, 864-501 Classification B, C
- Lakes or Ponds: Name unnamed, unregulated pond Classification N/A
- Wetlands: Name NYSDEC: TH-15; Fed.: Riverine, Freshwater Forested/shrub, freshwater pond Approximate Size approximately 29.9 ac on site
- Wetland No. (if regulated by DEC) TH-15

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, Sole Source Aquifer Names: Ramapo SSA

m. Identify the predominant wildlife species that occupy or use the project site:
 typical suburban species (deer, squirrel, _____)
 birds, raccoon, etc.) _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

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? Yes No
 If Yes: not anticipated on site
 i. Species and listing (endangered or threatened): _____
 Bog Turtle: endangered, Timber Rattlesnake: threatened; see attached letter dated 8/29/21

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? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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: OFF SITE resources in vicinity: Ladentown United Methodist Church, Seaman-Knapp House, Camp Hill School (Pomona Village Hall)

iii. Brief description of attributes on which listing is based: Ladentown United Methodist Church: off-site 976 ft N, architecture; Seaman-Knapp House: off-site 860 ft N, architecture and social history; Camp Hill School: off-site 1520 ft E, architecture and education;

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): No precontact sites identified, no historic sites identified, no sites recommended for Phase 2.

ii. Basis for identification: Phase 1A/Phase 1B Archaeological Investigation, Historical Perspectives, Inc. 2007 and Addendum dated June 2022

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: Palisades Interstate Parkway, Town of Ramapo Scenic Road District on Camp Hill Road

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

iii. Distance between project and resource: less than 1 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

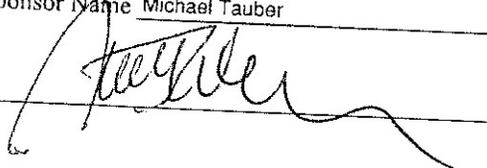
Attach any additional information which may be needed to clarify your project.

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.

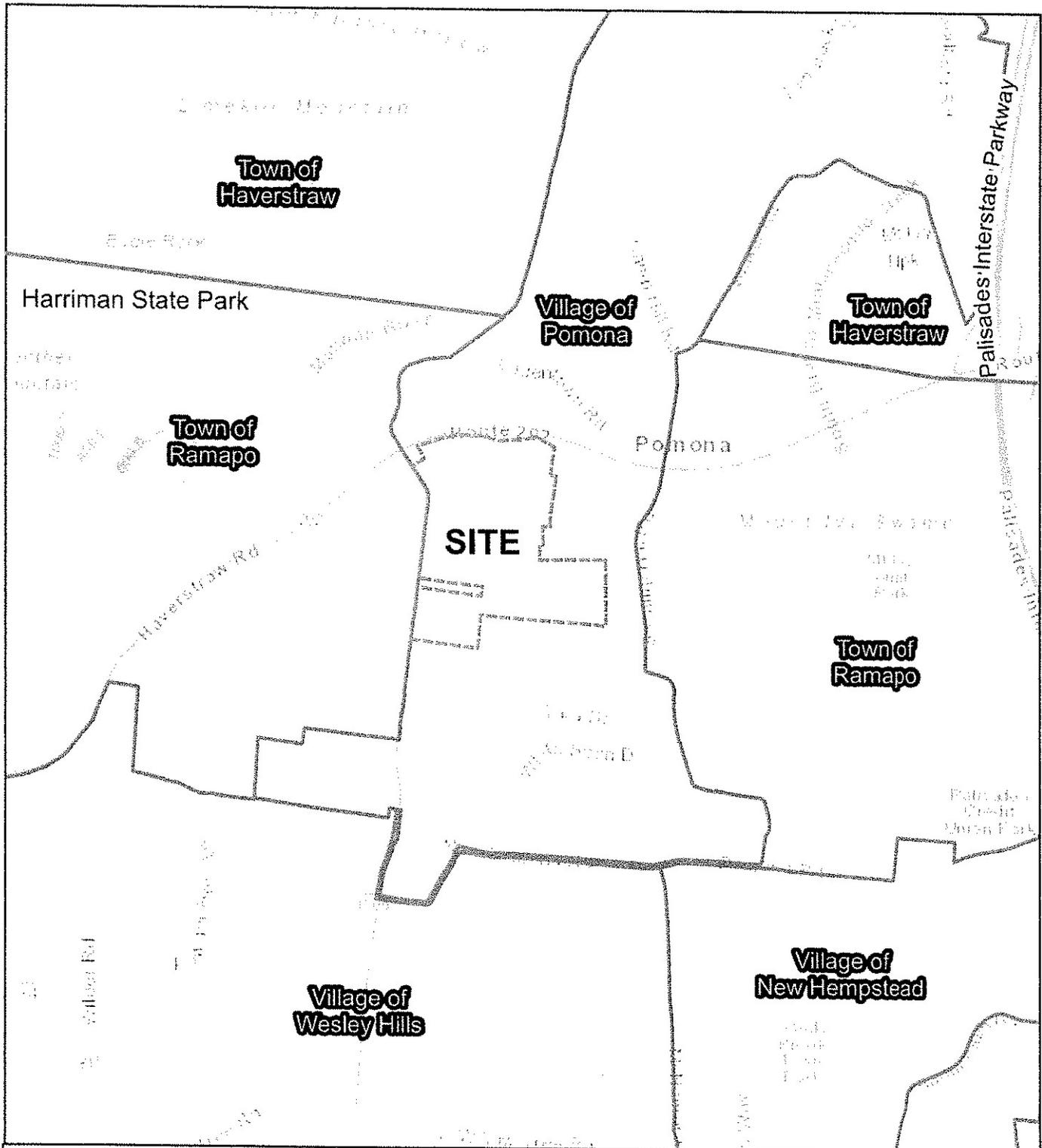
G. Verification

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

Applicant/Sponsor Name Michael Tauber Date October 2023

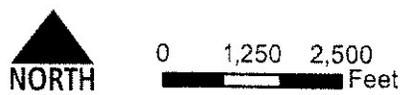
Signature  Title Trustee of Rabbinical Institute

E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TH-15
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names:Ramapo SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake
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



Legend

 Site Boundary
  Municipal Boundary



Kimley»Horn
of New York, P.C.

**Congregation Rabbinical Institute
of Tartikov, Inc.
Village of Pomona
Rockland County, NY**

**LOCATION MAP
DECEMBER 2021**

Water Demand and Sanitary Sewage generation calculations:

85 Buildings, 3 student housing units per building: = 255 apartments
4 bedrooms per student housing unit: = 1,020 bedrooms
total bedrooms: = 1,020

Student housing: 1,020 bedrooms * 110 GPD = 112,200 GPD

Study Hall: (242 students * 10 GPD) + (20 employees * 15 GPD) = 2,720 GPD

Total Demand: 112,200 + 2,720 = 114,920 GPD

PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

October 17, 2023

Dennis Rocks
Brooker Engineering
74 Lafayette Avenue, Suite 501
Suffern, New York 10901

Re: Potential Bog Turtle and Timber Rattlesnake Habitat at Congregation
Rabbinical College of Tartikov

Dear Mr. Rocks,

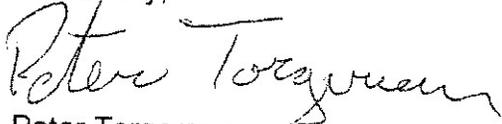
The above 119.491 acre site is made up of 12 separate existing adjacent lots located on the south east corner of Route 306 and Route 202. The project site is made up of 11 existing residential lots as well as Lot 32.08-1-53 which is now a shuttered day camp. The wetlands along the west side are both directly connected with a tributary of the Mahwah River. The large wetland along the east side is directly connected to a tributary of the Minniseongo Creek. The project site as a whole contains three separate wetlands as well as large areas of mature forest habitat. Running across the north part of the site is a large utility easement. During their environmental impact review the NYSDEC has brought up the possibility of this site having habitat that could be used by both Bog Turtles and the Northern Timber Rattlesnakes, two endangered reptiles that are occasionally found in the lower NY state. The Bog Turtle is always found in open bogs, fens, wetlands and ditches that have a specific combination of saturated soils that can receive plenty of sunlight, a ground water outlet or spring fed water supply and vegetation dominated by sedges and grasses. The onsite wetland that runs parallel to Route 306 on the residential lots do indeed have areas along the edges that do meet the written description of potential Bog Turtle habitat. The large cattail dominated areas have too much seasonally standing water to qualify because the Bog Turtle is really a terrestrial creature, not an aquatic one. Areas that seasonally flood are no good for any eggs to successfully incubate. Numerous spots along the edges of the wetland have soft muck type soils that could allow the Bog Turtles to dig their seasonal burrows and tunnels. While suitable habitat is indeed found onsite it should be remembered that Bog Turtles have not been documented in Rockland County for at least 100 years. All three wetland areas on the former day camp have forested wetland habitat that totally eliminates them from being potential Bog Turtle habitat.

The Northern Timber Rattlesnake is known to inhabit the western most areas of Rockland County. There are documented den sites for the Northern Timber Rattlesnakes just about 1 mile west of this project location in the

Palisades Interstate Park System. The rattlesnake winters in dens that are located steep rocky areas that usually face to the east and south. There is no onsite habitat that could in any way be interpreted as suitable winter den sites for the rattlesnake. There are no onsite cliffs, south facing rocky slopes or talus piles. Female rattlesnakes usually stay close to the dens during the summer months however the male snakes have been known to travel up to 3 or 4 miles from their winter dens in order to find suitable summer hunting sites. Between this known snake habitat west of Route 202 and the project site is a large flooded swamp associated with the Mahwah River, Route 202 itself and numerous residential neighborhoods. All of this represents a formidable route for the snakes to travel. The swamp and river represent an almost insurmountable obstacle because the rattlesnake will not voluntarily swim. It is a creature of the upland hillsides and forests, not the valleys and swamps.

Because of the lack of any onsite habitat suitable for winter dens and the obstacles between this site and known rattlesnake habitat this project site should not be considered suitable for Timber Rattlesnakes.

Yours truly,


Peter Torgersen