

VILLAGE OF POMONA  
VILLAGE BOARD MEETING  
July 28, 2025  
7:30 P.M.

PRESENT

Mayor Ilan Fuchs  
Deputy Mayor Mendy Lasker  
Trustee Marc Greenberg  
Trustee Raanan Zidile  
Trustee Joel Grunwald

ALSO PRESENT

Village Attorney Brian Nugent

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At 7:33pm Mayor Ilan Fuchs called the meeting to order and led everyone in the Pledge of Allegiance. We have a quorum, so the meeting can start now.

Deputy Mayor Mendy Lasker made a motion to open the public comment period. The motion was seconded by Marc Greenberg. Upon vote, the motion was carried by all present, passes 4-0-1

No comments from public

Trustee Lasker made a motion to close the public comments. The motion was seconded by Trustee Grunwald. Upon vote, the motion was carried by all present, passes 4-0-1.

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**Pomona Cultural Center**

Gde Arsa Artha submitted a report to the Village Board on the Pomona Cultural Center. In the report he wrote about an upcoming Autumn Art Exhibition, Pomona Eclectic, September 28, 2025 with the opening reception from 4-7 PM. Mr. Arsa Artha requested for the shadow puppet play scheduled Sunday October 19<sup>th</sup> 2025 at 3:00 pm \$400 for the performance and \$150 for refreshments, for a total of \$550. Mayor Ilan Fuchs made a motion to approve the above. Seconded by Mendy Lasker. Upon vote, the motion was carried by all present, passes 5-0.

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**Meeting Minutes**

Approval of Minutes from the Village Board meeting on 6/23/2025. Mayor Ilan Fuchs made a motion to approve the above meeting minutes and was seconded by Mendy Lasker. Upon vote, the motion was carried by all present, passes 4-0-1.

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**Treasury Report**

Trustee Joel Grunwald moved the resolution that the payment of General Funds Claims totaling \$583,972.06 set forth on page 8 in the Monthly Abstract Listing dated June 24, 2025 through July 28, 2025 as submitted is hereby approved subject to individual audits by the Board of Trustees.

The Payroll(s) of June 27, 2025, July 11, 2025, and July 25, 2025 as set forth in the payroll in the amount(s) \$15,230.59, \$10,966.88, and \$11,061.87 respectively, are hereby submitted for approval, subject to the individual audits by the Board of Trustees is hereby submitted for approval subject to the individual audits by the board of Trustees. seconded by Trustee Marc Greenberg. Upon vote, the motion was carried by all present, passes 5-0.

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**Roadwork update**

Martin Spence, sent us a letter that was already approved at the last meeting, there's no need for further review. The letter outlined all the details for High Mountain regarding the required payments and cleanup specifications.

As part of the agreement, we had to issue an initial check for \$24,000, which has already been approved. The check was prepared and signed. Now they can begin the process for finishing the road on High Mountain.

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### **Acceptance of a dedication**

Deputy Mayor Mendy Lasker moved the resolution to authorize the acceptance of a dedication to the village of a parcel of land known as tax lot 25.13-1-68 (A.K.A. Lot 41)

we resolve the paragraphs are incorporated here, and by reference, as if set forth in full section to the village board, hereby approve the acceptance of the subject property to be transferred to the ownership of the village from Briarwood, subject to the following conditions, A, Briarwoods or its heirs, executors or assignees, agreed to continue to maintain the subject property through December 31 2025. B. Briarwoods or its heirs, executors or assignees shall submit a non-refundable payment of \$7,500 to the village, for the purposes of future maintenance cost incurred by the village in maintaining the subject property section C. Briarwood shall be responsible for finalizing a final necessary labor work with the Rockland County Clerk to effectuate the transfer of subject property in final form approved by the village legal counsel, Broward shall pay the cost of such finalization and filing and shall provide the village with proof of filing of the transfer documents. Section three, the mayor now and the officer, employer consultant, as directed by the mayor, included village legal counsel does hereby authorize take any and all actions necessary to carry out the provisions of this resolution, including but not limited to finalization and execution of any documents necessary to effectuate the transfer of this property of subject property. Section four, this resolution shall be effective immediately. Second by trustee Greenwald. Motion carries 5-0.

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### **Discussion regarding 34 N Ridge Rd.**

Dan Richmond, along with Stu Stroh from Civil Design and Todd Rosenblum from Rosenblum Architecture, presented a special permit application on behalf of Congregation Chabad of the Heights. The application seeks approval for a new neighborhood house of worship to replace their previous facility, which was destroyed by fire last year. The board had previously granted a special permit for the congregation in January 2023 and allowed temporary services in a tent. The presenters are requesting the board to initiate the review process, including SEQRA review and designation of lead agency, to move forward with constructing a permanent structure.

Stuart Stroh from Civil Design provided an overview of the proposed neighborhood house of worship site. The property, over one acre in the R-40 zoning district, exceeds the minimum lot size required for a special permit. The building layout is designed to fit the site's sloping topography, with parking split into northern and southern sections for basement and first-floor access. Fire access and drainage considerations have been incorporated, and the design meets all setback requirements, with no variances needed. A total of 29 parking spaces are provided, exceeding the 11 spaces required for the sanctuary. Stroh praised the thoughtful site integration and introduced Todd Rosenblum to discuss the building design in detail.

Village Attorney Brian Nugent stated that before the project can proceed, the Village must determine the application is complete. Based on the Building Inspector's initial review, key required items—such as elevation drawings, certain measurements on the site plan, and a formal parking calculation—are missing. The special permit and site plan reviews are meant to run concurrently, but the site plan was only filed recently, so there has been no formal response from the Building Inspector yet. Nugent will request a memo outlining deficiencies, noting that while some missing items are critical for completeness, others (like FAR details) can be addressed later in the review process.

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### **Building and Maintenance:**

Mendy Lasker made a motion to approve a quote of \$805 was received to repair the front door at the patrols by fixing the electric striker and adjusting the bars for smoother closing. A motion was made to approve the expenditure. Seconded by Grunwald. Motion carries 5-0.

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Mayor Fuchs made a motion to adjourn the meeting Second by trustee Grunwald. motion passes 5-0

Minutes respectfully submitted by Moshe Orange, acted as Village Clerk for the meeting.