

**VILLAGE OF POMONA**  
**Zoning Board of Appeals Meeting / Public Hearing**

**September 17, 2025**

**7:30 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF RESOLUTIONS

5. **9 Cheesecote Ln** - application of Rachel Lieberman for variances for lot area (required 40,000 s.ft., existing 33,003 s.ft.), lot frontage (required 150 ft., existing 30 ft.), lot width (required 150 ft., existing 121 ft.), side yard (required 25 ft., provided 8 ft.), and rear yard (required 30 ft., provided 10 ft.), to permit the construction of a pool and pool house in the rear yard of premises located at 9 Cheesecote Lane in the Village of Pomona (Tax Map designation 19.17-1-55.1) in the R-40 zoning district.

8. Approval of Meeting minutes 7/16/25 - 8/20/2025

9. ADJOURNMENT

**May 1<sup>st</sup>, 2025**

**9 Cheesecote Lane, Pomona NY 10970**

**Project Narrative – Variance Request for Pool**

We are requesting a variance to allow the construction of a pool and pool house on a uniquely shaped and topographically challenging lot. This request is driven by several specific site constraints that prevent us from fully complying with standard zoning setback requirements.

First, the lot faces significant natural obstacles, including a steep slope and exposed rock formations along the left side of the rear yard, as documented in the photos provided. These conditions make a large portion of the backyard unusable for development. Additionally, the lot is irregularly shaped, resembling a "pizza slice," which further limits the ability to place the pool and pool house within the standard buildable area. Adhering strictly to the required setbacks would force the pool too close to the house and eliminate the only flat, usable portion of the yard.

The proposed variance is modest in nature, as it pertains only to accessory structures—the pool and pool house—and not to the primary residence. These additions are intended to enhance the functionality and enjoyment of the outdoor space without altering the home's existing footprint or affecting the overall character of the property.

The variance will not have any negative impact on adjacent properties. The homes directly behind our lot sit approximately 50 feet higher in elevation, placing the proposed structures well below their line of sight. Furthermore, mature trees and dense vegetation provide a natural screen between properties, ensuring complete visual privacy. Letters of support have been obtained from all directly adjacent neighbors, with the exception of the parkland, which is undeveloped and not privately owned.

Lastly, the project will have no impact on the adjacent parkland, which consists of miles of wooded, undevelopable land that is not open to the public. The nearest hiking trail is over 300 feet away from our property line, and given the distance and natural screening, there will be no visibility or disruption to the area's natural setting.

Given these factors, we believe the requested variance is reasonable, non-substantial, and necessary to allow for the safe and functional use of the property in a way that aligns with the neighborhood's character and zoning intent.

# APPLICATION REVIEW FORM

## PART I

Name of Municipality Pomona Date 4/21/2025

*Please check all that apply:*

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

**Project Name:** 9 Cheesecote Lane-Pool Project

**Tax Map Designation:**

Section 19.17 Block 1 Lot(s) 55.1  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the North side of Overlook Drive,  
308 feet East of North Ridge Road in the  
town/village of Pomona

**Street Address:** 9 Cheesecote Lane

**Acreeage of Parcel** 0.758 **Zoning District** Pomona

**School District** Haverstraw-Stony Point **Postal District** Pomona

**Fire District** Moleston **Ambulance District** Haverstraw

**Water District** Town of Haverstraw **Sewer District** 1

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

See attached narrative.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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:**

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

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

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**Environmental Constraints:**

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

Are there **streams** on the site? If yes, please provide the names. N/a

Are there **wetlands** on the site? If yes, please provide the names and type. N/a

**Project History:** Has this project ever been reviewed before? N/a

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.

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

Tax Map Section 19.17 Block 1

Lots 52, 53, 54 & 55

## APPLICATION REVIEW FORM

**Contact Information:**

Applicant: Rachel Lieberman Phone # \_\_\_\_\_

Address 9 Cheesecote Lane Pomona NY 10970  
Street Name & Number (Post Office) State Zip code

Property Owner: Rachel Lieberman Phone # \_\_\_\_\_

Address 9 Cheesecote Lane Pomona NY 10970  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil-Tec Phone # 845-547-2241

Address 139 Lafayette Avenue Suffern NY 10901  
Street Name & Number (Post Office) State Zip code

Attorney: \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_

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

List name(s) of facility checked above. Long Path Section 5  
Cheesecote Mountain Town Park

**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 checked="" type="checkbox"/> Other <u>Zoning Board of Appeals</u> |  |

**\*\*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

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 N/a 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 None
- b. Nature of interest \_\_\_\_\_
- 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. \_\_\_\_\_

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 \_\_\_\_\_.

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, Rachel Lieberman, 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 \_\_\_\_\_ 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 *Rachel Lieberman*  
Print Applicant's Name Rachel Lieberman

SWORN to before me this  
3<sup>th</sup> day of May, 2025  
*[Signature]*  
Notary Public

JOEL LITCHFIELD  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LI6444995  
Qualified in Rockland County  
Commission Expires 12/05/2026

I have received from Rachel Lieberman 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, Rachel Liberman being duly sworn, hereby
depose and say that I reside at: 9 Cheesecote Lane, Pomona NY 10970

in the county of Rockland in the state of New York

I am the (\* N/a ) owner in fee simple of premises located at:
9 Cheesecote Lane, Pomona NY 10970

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 2023 of conveyances, page 25610 or as Instrument ID #

Said premises have been in my/its possession since 8/22/2023 Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 19.17 block 1 lot(s) 55.1

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 Rachel Lieberman
Mailing Address 9 Cheesecote Lane
Pomona, NY 10970

SWORN to before this
5th day of May, 2025
Notary Public

JOEL LITCHFIELD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI6444995
Qualified in Rockland County
Commission Expires 12/05/2026

\* 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.

APPLICATION REVIEW FORM

Owners of Nearby Properties:

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

SECTION/BLOCK/LOT	NAME	ADDRESS
19.17-1-51	Lazar Moshe	25 North Ridge Road, Pomona
19.17-1-63	Dembinsky Dov	26 North Ridge Road, Pomona
19.17-1-52	Raanan Zidile	27 North Ridge Road, Pomona
19.17-1-53	Rafi Tzur	29 North Ridge Road, Pomona
19.17-1-54	Yoel Setton	31 North Ridge Road, Pomona
19.17-1-56	Atzour Efrat	5 Cheesecote Lane, Pomona
19.17-1-55	Motti Rubin	7 Cheesecote Lane, Pomona
Cheesecote Town Park		

(use additional paper if needed)

SWORN to before this

5th

day of

May

2025

Notary Public

# APPLICATION REVIEW FORM

## PART II\*

### Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section 130 \_\_\_\_\_;
- Use Variance from the requirement of Section \_\_\_\_\_;
- Special permit per the requirements of Section \_\_\_\_\_;
- 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 (*explain*) \_\_\_\_\_;

To permit construction, maintenance and use of a swimming pool.

#### Previous Appeal:

- a. A previous appeal \_\_\_ has, or  has not, been made with respect to this property.
- b. Such appeal was in the form of:
  - \_\_\_ An AREA Variance; or
  - \_\_\_ A USE Variance; or
  - \_\_\_ Appeal from decision of Town Official or Officer; or
  - \_\_\_ Interpretation of the Zoning Ordinance or Map; or
  - \_\_\_ Other
- c. The previous appeal described above was appeal number \_\_\_\_\_,  
dated \_\_\_\_\_ and was \_\_\_\_\_ (Granted/Denied).

**TO ALL APPLICANTS:** Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

## APPLICATION REVIEW FORM

**A. AREA VARIANCE** (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article IX, Section(s) 130. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided
Rear Set back		30 Ft	10 FT
Min Side Yard		25 FT	8 FT
Minimum Lot width (existing)		150 FT	121 FT
Minimum Lot frontage (existing)		100 FT	30 FT
Minimum Lot area (existing)		40,000 SF	33,003 SF

\*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? NO This lot presents unique challenges due to the significant rock and slope conditions on the left side of the rear yard, as **Describe:** documented in the photos provided. Additionally, the irregular, pizza-shaped configuration of the lot makes it particularly difficult to meet standard setback requirements without placing the pool too close to the house. Strict adherence to \_\_\_\_\_ setbacks would also eliminate the only usable flat portion of the yard, effectively preventing the reasonable use of the \_\_\_\_\_ property for outdoor living

2. Is the variance substantial in relation to the zoning code? NO  
**Explain:** This is not a substantial variance because it applies only to accessory structures—the pool and pool house—not the primary residence. These structures are smaller in scale and have a lesser impact on the \_\_\_\_\_ overall use and appearance of the property.

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO  
**Explain:** The requested variance is not significant in impact, as the adjacent properties sit approximately 50 feet higher in elevation, placing the proposed pool entirely out of their line of sight. Additionally, the area is well-screened by mature trees and dense vegetation, providing natural privacy and minimizing any visual or noise impact. Letters of support from \_\_\_\_\_ the directly adjacent neighbors further demonstrate that the proposed pool will not negatively affect surrounding \_\_\_\_\_ properties or the character of the neighborhood.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO  
**Explain:** This lot presents unique challenges due to the significant rock and slope conditions on the left side of the rear yard, as documented in the photos provided. Additionally, the irregular, pizza-shaped configuration of the lot makes it particularly difficult to meet standard setback requirements without placing the pool too close to the house. Strict adherence to \_\_\_\_\_ setbacks would also eliminate the only usable flat portion of the yard, effectively preventing the reasonable use of the \_\_\_\_\_ property for outdoor living

## APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? No

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Will there be any affect on governmental facilities or services if this variance is granted? No

Describe: I will be using existing utilities already provided to` the house.  
\_\_\_\_\_  
\_\_\_\_\_

7. Other factors I/we wish the Board to consider in this case are

The proposed variance will have no impact on the adjacent parkland, as the surrounding area consists of dense wooded terrain that stretches for miles and is not open to the public or intended for future development. The nearest walking path that passes through this area is over 300 feet from the property line, ensuring that any activity within the yard, including use of the pool, will remain completely out of sight and sound. Given the distance, natural screening, and lack of public access, the proposed pool will not affect the character, use, or enjoyment of the adjacent parkland.

**B. USE VARIANCE** *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The amount paid for the entire parcel was: \_\_\_\_\_

5. The date of purchase of the property was: \_\_\_\_\_

6. The present value of the entire property is: \_\_\_\_\_

7. The monthly expenses attributed to normal and usual maintenance of the property are: \_\_\_\_\_

8. The annual taxes on the property are: \_\_\_\_\_

## APPLICATION REVIEW FORM

9. The current income from the property is: \_\_\_\_\_

10. The amount of mortgages and other encumbrances on the property in question is:

a. Date of mortgage: \_\_\_\_\_

b. Scheduled maturity (payoff) date: \_\_\_\_\_

c. Present monthly payment amount: \_\_\_\_\_

d. Current principal balance: \_\_\_\_\_

e. Current interest rate: \_\_\_\_\_

11. Other factors I/we wish the Board to consider in this case are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. APPEAL OF DECISION OF BUILDING INSPECTOR** *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

\_\_\_\_\_

2. Nature of decision:

\_\_\_\_\_  
\_\_\_\_\_

3. The decision described above is hereby appealed because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. INTERPRETATION OF ZONING CODE** *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: \_\_\_\_\_

2. An interpretation of the Zoning Code is requested because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

April 11, 2025

Ms. Rachel Lieberman

9 Cheesecote Ln

Pomona NY 10970

RE: Review of a Building permit submitted for a pool, for variances.

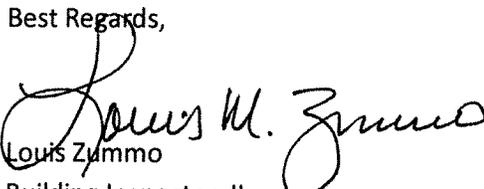
Dear Ms. Lieberman:

Please be advised that the Site plan from Civil Tec dated April 22, 2025 has been reviewed and a permit cannot be issued at this time due to the application requiring several variances listed below.

- 1) Minimum Lot Area – Required – 40,000 SF Provided - 33,003 SF - Variance 17.5%
- 2) Minimum Lot Frontage – Required – 100 FT Provided – 30 FT – Private Rd Variance 70%
- 3) Minimum Lot Width – Required 150 FT Provided – 121 FT Variance 19.3%
- 4) Minimum Side Yard – Required – 25 FT Provided – 5 FT Variance 80%
- 5) Minimum rear Yard – Required – 30 FT Provided – 5 FT Variance 83%

Please correct the number in the Bulk Table for the Max Building Height. The proposed height is listed as "2 Stories" this is not an actual height. An actual measurement is required.

Best Regards,

  
Louis Zummo

Building Inspector II

Village of Pomona NY

**Motti Rubin**  
7 Cheesecote Lane  
Pomona, NY 10970  
Block/Lot: 19.17-1-55  
February 25, 2025

**Village of Pomona**  
Zoning Board

**RE: 9 Cheesecote Lane – Building Permit Application for Pool**

**To Whom It May Concern,**

I, Motti Rubin, am the owner of the property located at 7 Cheesecote Lane, which is directly adjacent to 9 Cheesecote Lane. I have reviewed the proposed pool plans as detailed in the Civil-Tech drawings dated November 19, 2024 (REV 1), and I am writing to express my support for this application.

I understand that my neighbors, Rachel Lieberman and Mark Moseson, are applying for a building permit to construct a new pool and pool house within five (5) feet of the rear property line. Given that the pool will be at a significantly lower elevation and will not be visible from my property, I do not foresee any disturbances or negative impacts.

Rachel Lieberman and Mark Moseson have been excellent neighbors, and I have no objections to their proposed project. I respectfully request that the Village of Pomona Zoning Board approve the necessary variances for their building permit.

Please feel free to contact me should you require any additional information.

**Sincerely,**

**Motti Rubin**

  
Signature

3/28/25  
Date

**Raanan Zidile**

27 North Ridge Road  
Pomona, NY 10970  
Block/Lot: 19.17-1-52  
February 25, 2025

**Village of Pomona**  
Zoning Board

**RE: 9 Cheesecote Lane – Building Permit Application for Pool**

**To Whom It May Concern,**

I, Raanan Zidile, am the owner of the property located at 27 North Ridge Road, which is directly adjacent to 9 Cheesecote Lane. I have reviewed the proposed pool plans as detailed in the Civil-Tech drawings dated November 19, 2024 (REV 1), and I am writing to express my support for this application.

I understand that my neighbors, Rachel Lieberman and Mark Moseson, are applying for a building permit to construct a new pool and pool house within five (5) feet of the property line. Given that the pool will be at a significantly lower elevation and will not be visible from my property, I do not foresee any disturbances or negative impacts.

Rachel Lieberman and Mark Moseson have been excellent neighbors, and I have no objections to their proposed project. I respectfully request that the Village of Pomona Zoning Board approve the necessary variances for their building permit.

Please feel free to contact me should you require any additional information.

**Sincerely,**

**Raanan Zidile**

\_\_\_\_\_  
Signature

**3/28/25**

\_\_\_\_\_  
Date

**Rafi Tzur**  
29 North Ridge Road  
Pomona, NY 10970  
Block/Lot: 19.17-1-53  
February 25, 2025

**Village of Pomona**  
Zoning Board

**RE: 9 Cheesecote Lane – Building Permit Application for Pool**

**To Whom It May Concern,**

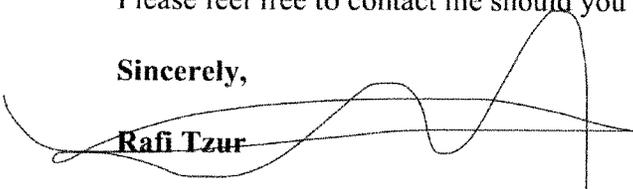
I, Rafi Tzur, am the owner of the property located at 29 North Ridge Road, which is directly adjacent to 9 Cheesecote Lane. I have reviewed the proposed pool plans as detailed in the Civil-Tech drawings dated November 19, 2024 (REV 1), and I am writing to express my support for this application.

I understand that my neighbors, Rachel Lieberman and Mark Moseson, are applying for a building permit to construct a new pool and pool house within five (5) feet of the property line. Given that the pool will be at a significantly lower elevation and will not be visible from my property, I do not foresee any disturbances or negative impacts.

Rachel Lieberman and Mark Moseson have been excellent neighbors, and I have no objections to their proposed project. I respectfully request that the Village of Pomona Zoning Board approve the necessary variances for their building permit.

Please feel free to contact me should you require any additional information.

Sincerely,

  
**Rafi Tzur**

\_\_\_\_\_  
Signature

5/4/2025

\_\_\_\_\_  
Date

**Yoel Setton**

31 North Ridge Road

Pomona, NY 10970

Block/Lot: 19.17-1-54

February 25, 2025

**Village of Pomona**

Zoning Board

**RE: 9 Cheesecote Lane – Building Permit Application for Pool**

**To Whom It May Concern,**

I, Yoel Setton, am the owner of the property located at 31 North Ridge Road, which is directly adjacent to 9 Cheesecote Lane. I have reviewed the proposed pool plans as detailed in the Civil-Tech drawings dated November 19, 2024 (REV 1), and I am writing to express my support for this application.

I understand that my neighbors, Rachel Lieberman and Mark Moseson, are applying for a building permit to construct a new pool and pool house within five (5) feet of the property line. Given that the pool will be at a significantly lower elevation and will not be visible from my property, I do not foresee any disturbances or negative impacts.

Rachel Lieberman and Mark Moseson have been excellent neighbors, and I have no objections to their proposed project. I respectfully request that the Village of Pomona Zoning Board approve the necessary variances for their building permit.

Please feel free to contact me should you require any additional information.

**Sincerely,**

**Yoel Setton**

  
\_\_\_\_\_  
Signature

02/27/2025

\_\_\_\_\_  
Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

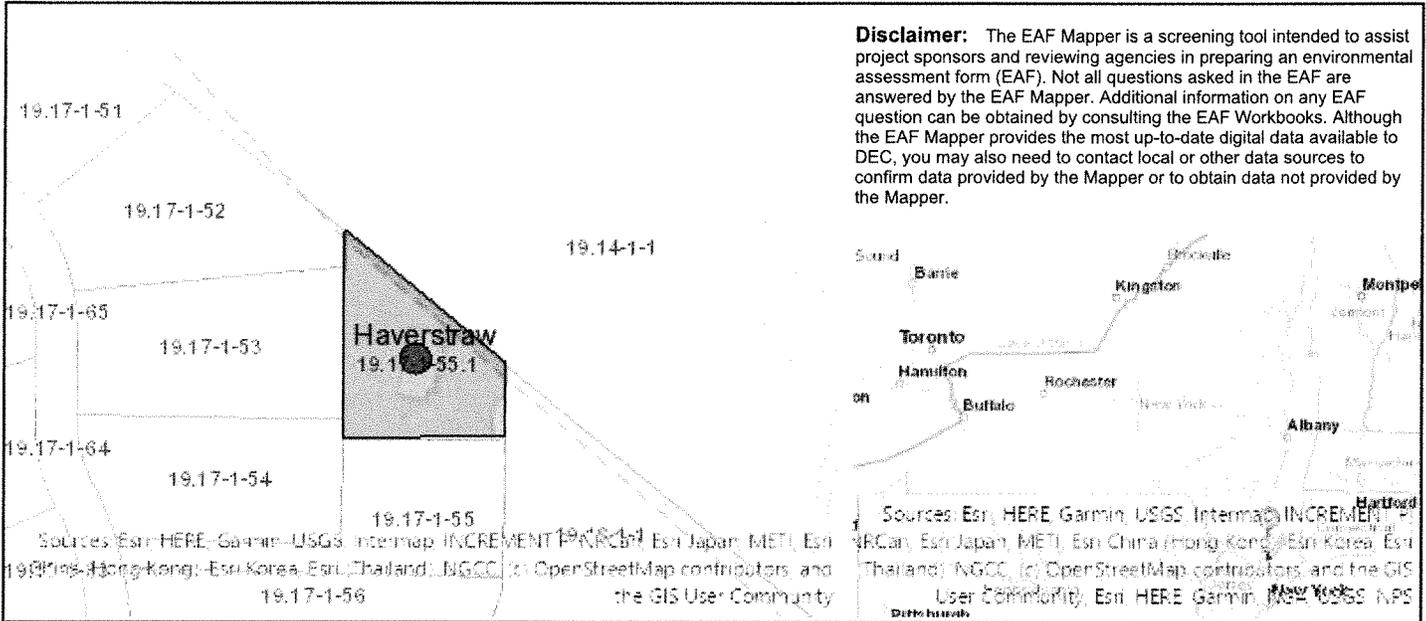
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 9 Cheesecote Lane			
Project Location (describe, and attach a location map): 9 Cheesecote Lane Pomona, NY 10970			
Brief Description of Proposed Action: proposed pool, pool house, fish pond, outdoor kitchen, and deck of pervious pavers			
Name of Applicant or Sponsor: Rachel Lieberman		Telephone: 845-494-9996	
		E-Mail: mark@landmarknyc.net	
Address: 9 Cheesecote Lane			
City/PO: Pomona		State: NY	Zip Code: 10970
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: variance-ZBA			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.76 acres	
b. Total acreage to be physically disturbed?		.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.76 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

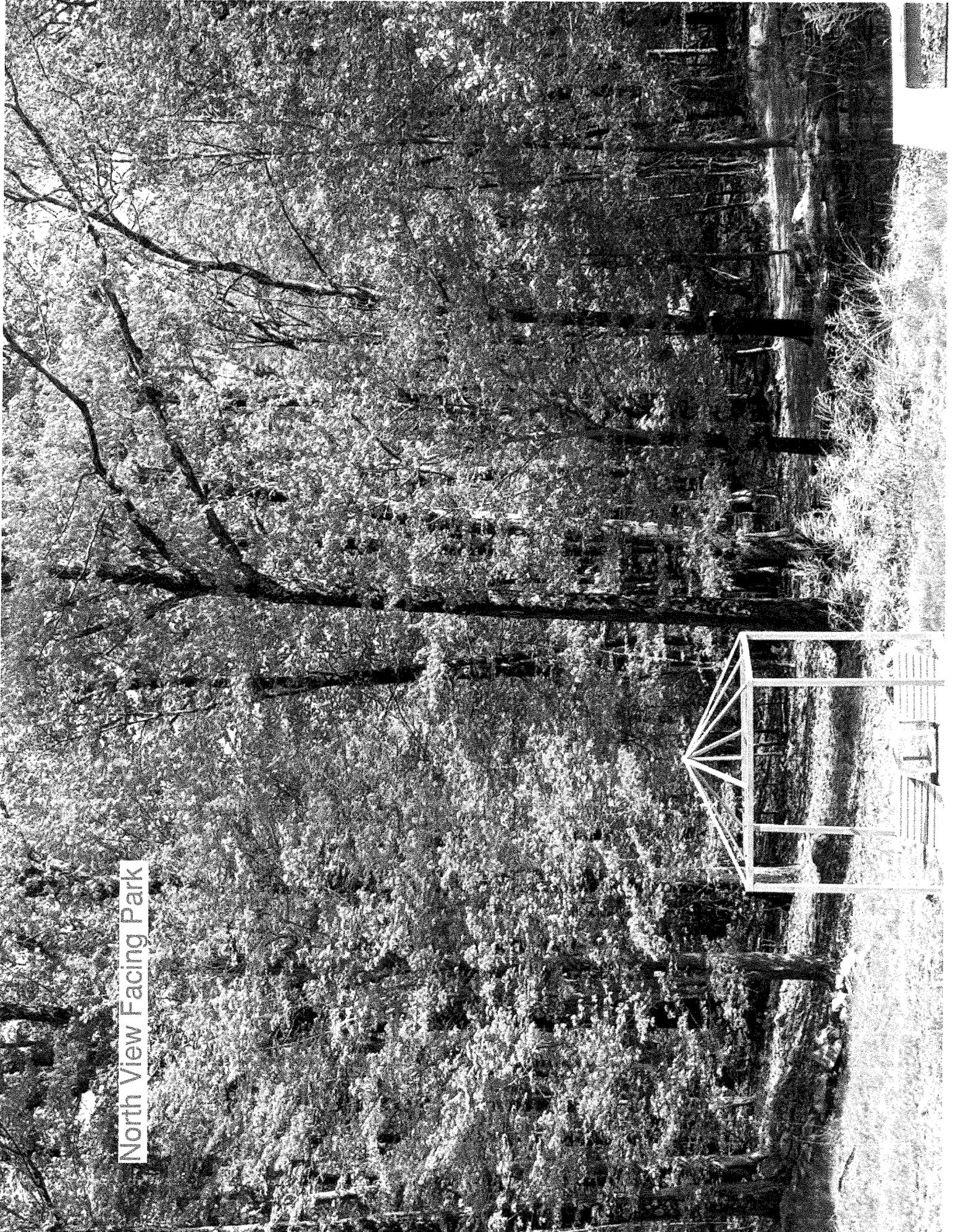
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?  b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



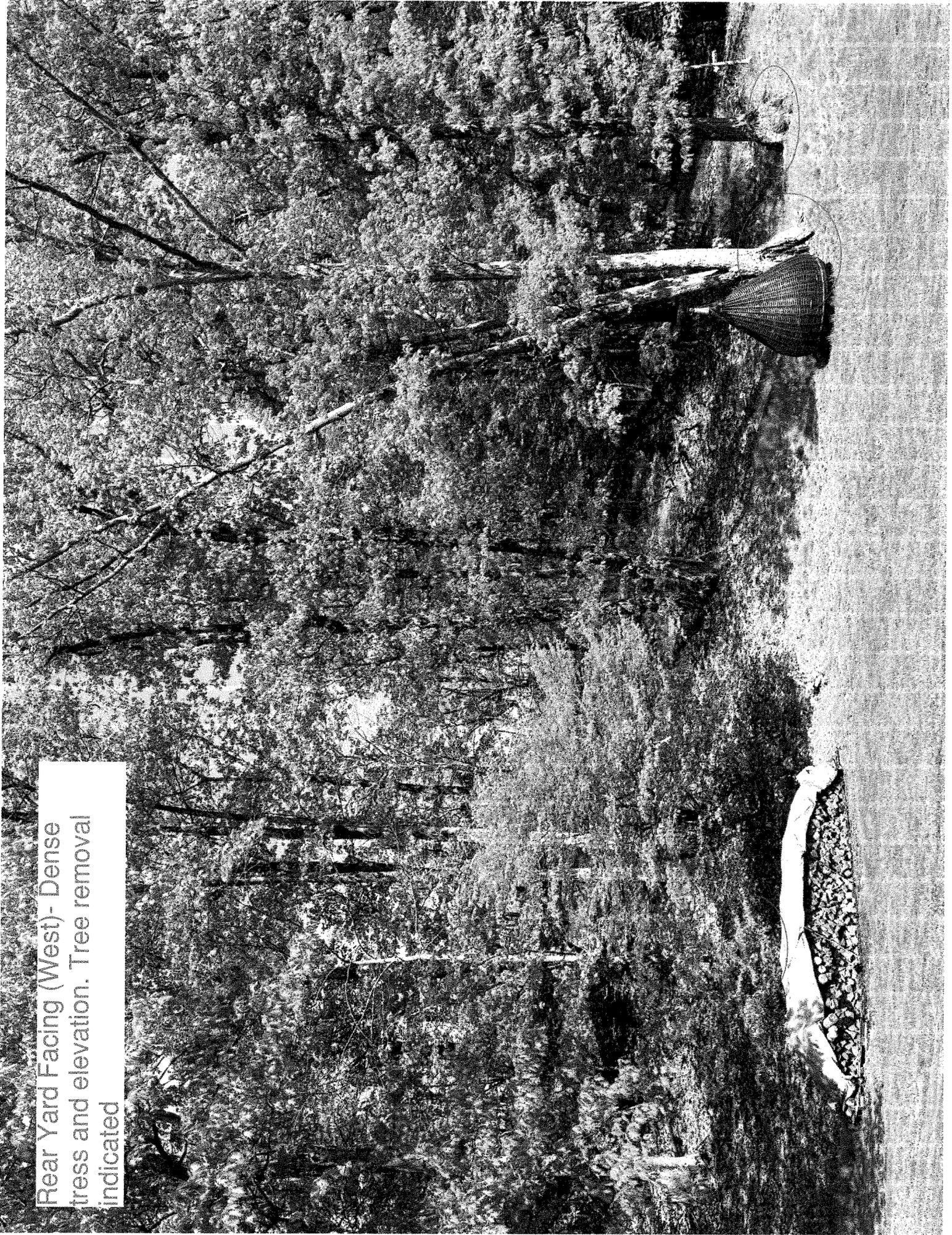


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

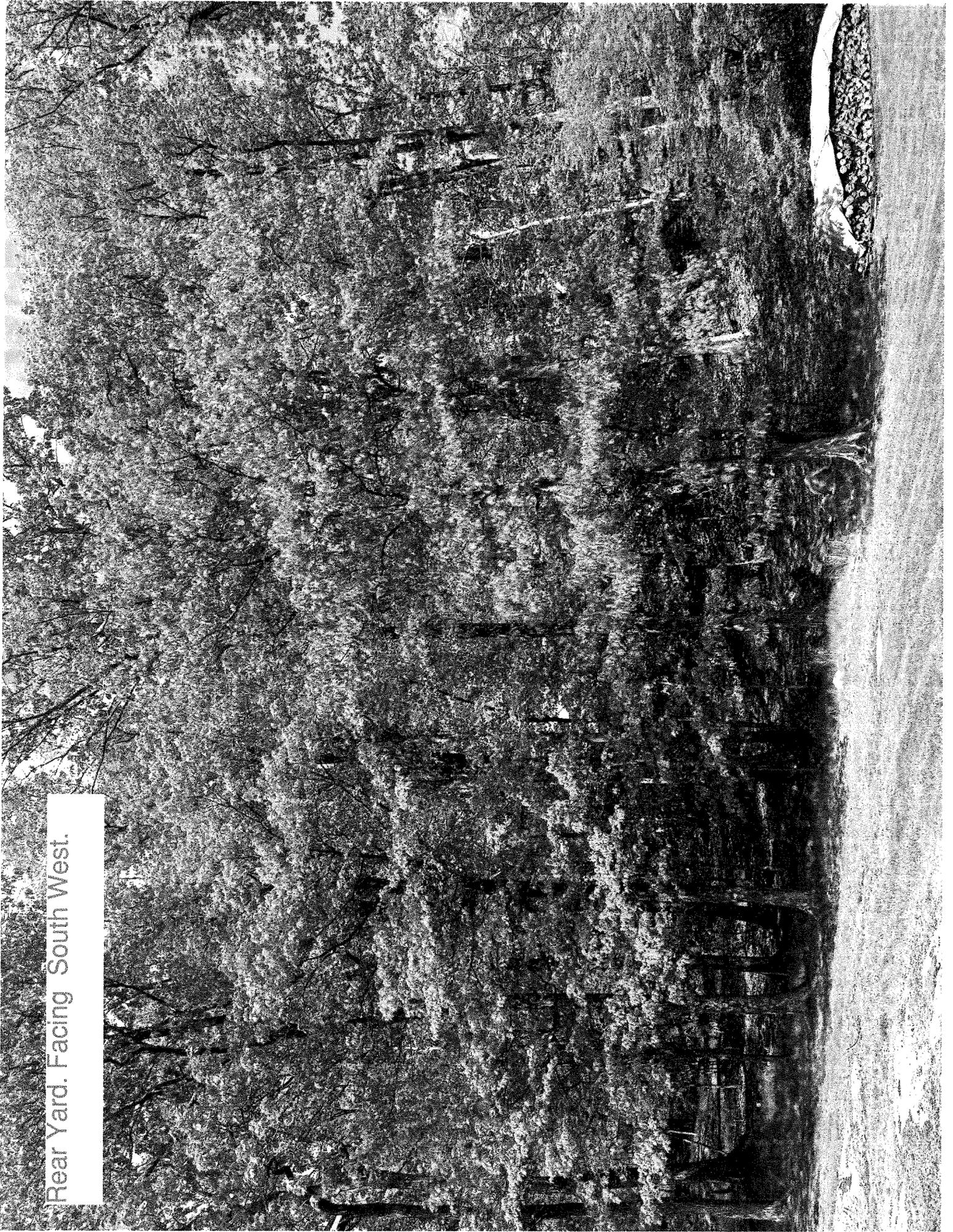
North View Facing Park



Rear Yard Facing (West)- Dense  
tress and elevation. Tree removal  
indicated



Rear Yard. Facing South West.



**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building T  
Pomona, New York 10970  
Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
*Acting Commissioner*

**Richard M. Schiafo**  
*Deputy Commissioner*

June 26, 2025

Pomona Zoning Board of Appeals  
100 Ladentown Road  
Pomona, NY 10970

**Tax Data:** 19.17-1-55.1

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M

**Map Date:** 04/22/2025

**Date Review Received:** 06/17/2025

**Item:** *9 Cheesecote Lane Pool (GML-25-0319)*

Variances for side yard and rear yard to permit the construction of a pool and pool house in the rear yard of an existing single-family dwelling located on 0.76 acres in the R-40 zoning district. Northern terminus of the private drive at the northern end of the Cheesecote Lane cul-de-sac, approximately 650 feet north of Cheesecote Lane

**Reason for Referral:**

The Long Path Hiking Trail, Town of Haverstraw

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

***Remand for Local Decision***

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



---

Douglas J. Schuetz  
Acting Commissioner of Planning

## **9 Chesecote Lane Pool (GML-25-0319)**

cc: Mayor Ilan Fuchs, Pomona  
New York - New Jersey Trail Conference  
Rockland County Department of Health  
Rockland County Planning Board  
Rockland County Sewer District No. 1  
Town of Haverstraw Planning Board  
Civil Tec Engineering & Surveying PC

\*The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B, the County of Rockland does not render opinions nor determine whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**RANDY SIMONS**  
Commissioner Pro Tempore

May 30, 2025

RACHEL BARESE  
President  
Civil Tec Engineering & Surveying PC  
139 Lafayette Avenue  
2nd Fl.  
Suffern, NY 10901

Re: SEQRA  
9 Cheesecote Lane  
9 Cheesecote Ln, Pomona, NY 10970  
25PR04672

Dear RACHEL BARESE:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Jessica Vavrsek at the following email address:

[Jessica.Vavrsek@parks.ny.gov](mailto:Jessica.Vavrsek@parks.ny.gov)

Sincerely,

A handwritten signature in black ink that reads "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation



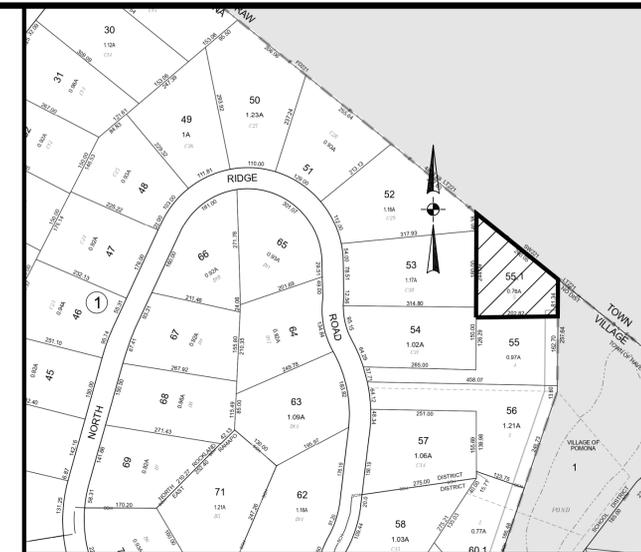
19.17 - 1 - 52  
N/F ZIDILE  
C29

19.17 - 1 - 53  
N/F CHITIYO  
C30

19.17 - 1 - 54  
N/F SETTON  
C31

19.17 - 1 - 55  
N/F RUBIN  
C4

19.17 - 1 - 55.1  
33,003 Sq. Feet  
0.758 Acres  
C5



VICINITY MAP  
1" = 200'

GENERAL NOTES

- RECORD OWNER AND APPLICANT: RACHEL LIEBERMAN  
9 CHEESECOTE LANE  
POMONA, NY 10970
- BASED ON THE VILLAGE OF POMONA TAX MAP, THIS LOT IS 55.1 ON MAP 19.17 BLOCK 1.
- AREA OF PROPERTY: 33,003 SQUARE FEET OR 0.758 ACRES
- BOUNDARY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON AUGUST 16, 2023.

BULK TABLE R-40 Single Family Residence										
Zone: R-40	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Building Height	Max. Lot Coverage	Max. Building Coverage
Required	40,000 SF	100 FT	150 FT	140 FT	50 FT	25 FT	30 FT	35 FT	20%	15%
Provided	33,003 SF*	30 FT*	121 FT*	202 FT	85.1 FT	8 FT**	10 FT**	2 Stories	20%	9.5%

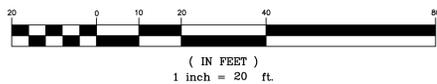
\*Existing Condition  
\*\*Variance Required

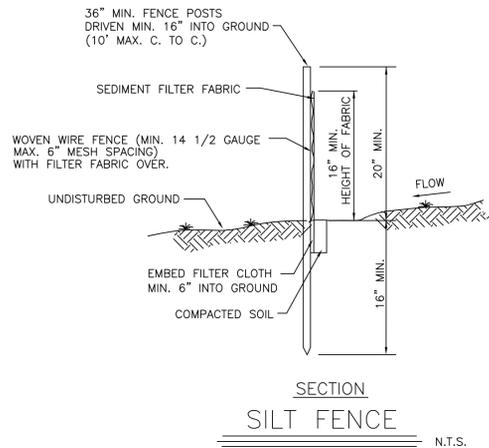
LOT COVERAGE:			
EXISTING DWELLING	2,885 SF	PROPOSED DWELLING	2,885 SF
DRIVEWAY	4,026 SF	DECKS	1,062 SF
DECKS	1,111 SF	HOT TUB	100 SF
WALKWAYS/STAIRS	704 SF	POOL	1,141 SF
TOTAL	8,726 SF	POOL HOUSE	260 SF
		SPLASH PAD	198 SF
		OUTDOOR KITCHEN	53 SF
TOTAL IMPERVIOUS COVERAGE:	8,726 SF / 33,003 SF = 0.264	FISH POND	101 SF
		WALKWAY/STAIRS	704 SF
		TOTAL	6,504 SF
		TOTAL IMPERVIOUS COVERAGE:	6,504 SF / 33,003 SF = 0.197
BUILDING COVERAGE:			
DWELLING	2,885 SF		
POOL HOUSE	260 SF		
TOTAL	3,145 SF		
BUILDING COVERAGE:	3,145 SF / 33,003 SF = 0.095		

SEPTEMBER 5, 2025 REV 3 REV PER ZBA  
APRIL 22, 2025 REV 2 REV PER COMMENTS  
NOVEMBER 19, 2024 REV 1 REV PER CLIENT

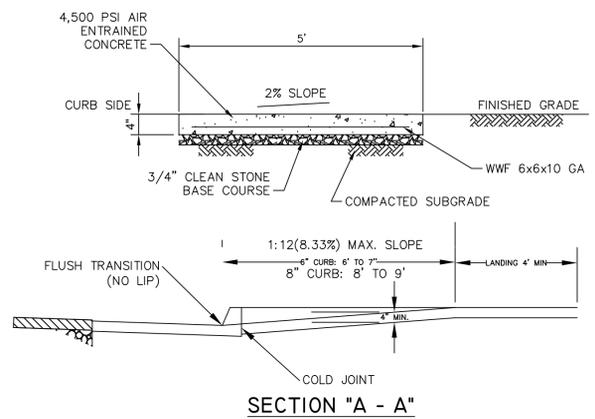
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 19.17 - 1 - 55.1 <b>PLOT PLAN</b> <b>FOR</b> <b>9 CHEESECOTE LANE</b> <b>VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK</b>			
<b>CIVIL TEC Engineering &amp; Surveying PC</b> 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DATE: 6/26/24
111 Main Street Chester, NY 10918 P 845.610.3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			DRAWN BY: DC
			CHKD BY: RB/LT
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			JOB No. 4307
			SCALE: 1"=20'
			DWG No. 1 OF 2

GRAPHIC SCALE

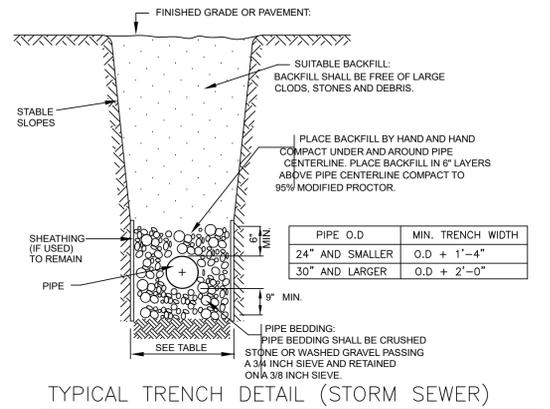




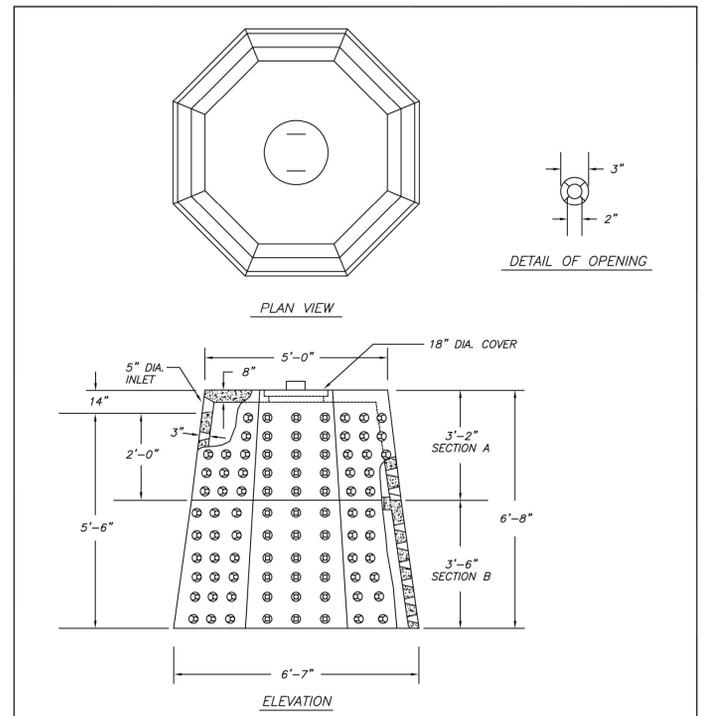
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
  5. POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
  6. FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
  7. PREFABRICATED UNIT - GEOFAB, ENVIROFENCE OR APPROVED EQUAL.



**CONCRETE SIDEWALK**  
SCALE: N. T. S.

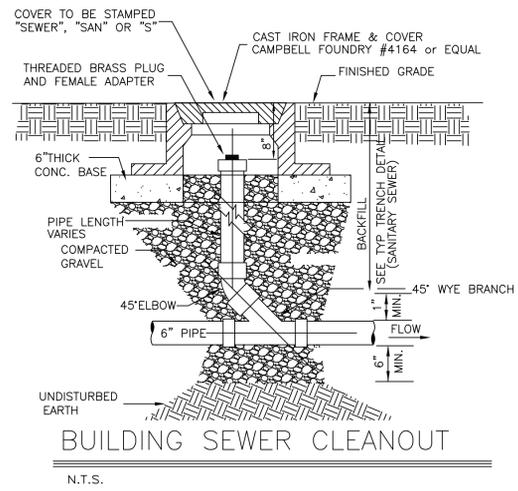


**TYPICAL TRENCH DETAIL (STORM SEWER)**  
N.T.S.

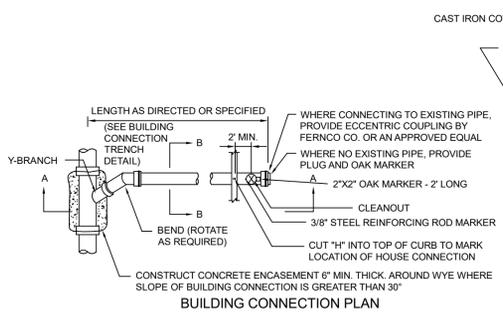


- NOTES:**
- \* CONCRETE TO TEST 4000 PSI @ 28 DAYS
  - \* STEEL REINFORCEMENT-ASTM-A-615
  - \* SECTION A - 370 GALLONS 6'-0" ACROSS BOTTOM WEIGHT - 2,000 LBS.
  - \* SECTION B - 630 GALLONS 6'-7" ACROSS BOTTOM WEIGHT - 4050 LBS.
  - \* LOAD RATING - H-20
  - \* PROVIDE 12" BASE AND 18" PERIMETER OF STONE (1 1/2" - 2") AROUND THE DRYWELL

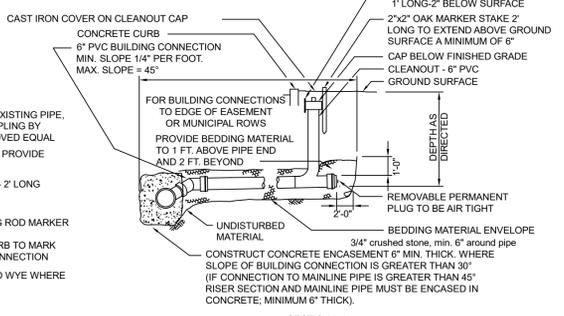
Precast Concrete Sales Co. 123 Route 303 Valley Cottage, N.Y. 10989 Tel. (845) 268-4949 - Fax (845) 268-4376			
CONT.	JOB	DATE	DRAWN BY
	5'-0" x 6'-7" DRYWELL TWO SECTIONS	02/09	AT
			DRAWING NO.
			705-A/B



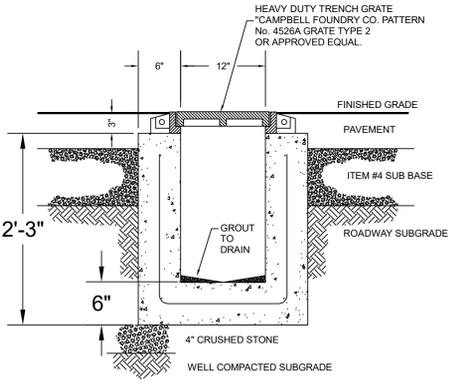
**BUILDING SEWER CLEANOUT**  
N.T.S.



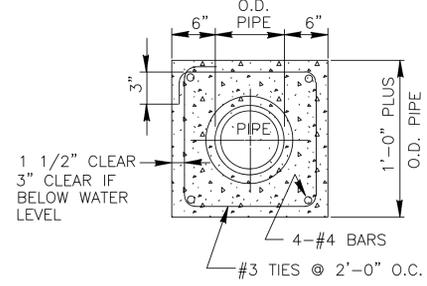
**BUILDING CONNECTION PLAN**  
N.T.S.



**BUILDING CONNECTION ELEVATION**  
N.T.S.



**TRENCH DRAIN DETAIL**  
N.T.S.



NOTE: ALL REINFORCING STEEL TO BE DEFORMED BARS AND LAPPED 14 INCHES AT SPLICES

**CONCRETE ENCASEMENT**  
N.T.S.

**EROSION CONTROL & SEDIMENT NOTES**

1. A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
2. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
3. DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
4. AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
5. THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
6. CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
7. THE MACADAM SURFACE SHALL BE SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
9. CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENE TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.

SEPTEMBER 5, 2025	REV 3	REV PER ZBA
APRIL 22, 2025	REV 2	REV PER COMMENTS
NOVEMBER 19, 2024	REV 1	REV PER CLIENT

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 19.17 - 1 - 55.1			
<b>DETAILS</b>			
<b>FOR</b>			
<b>9 CHEESECOTE LANE</b>			
<b>VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK</b>			
<b>CIVIL TEC Engineering &amp; Surveying PC</b>			DATE: 8/28/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com			JOB No. 4307
<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 2 OF 2



TO: Village of Pomona, Zoning Board  
FROM: Martin K. Spence, PE Village Engineer *Martin K. Spence*  
DATE: September 17, 2025  
RE: **9 Cheesecote Lane 19.17-1-55.1**  
**Plot Plan Proposed Pool and Associated Improvements**

We have received the following regarding the subject application:

- Survey Map, prepared by Civil Tec Engineering & Surveying PC, dated 08/16/2023
- Plot Plan, prepared by Civil Tec Engineering & Surveying PC, last revised 9/5/2025
- Details, prepared by Civil Tec Engineering & Surveying PC, last revised 9/5/2025
- Project Narrative, dated 05/01/2025

We offer the following:

1. The owner/applicant in this matter is:  
Rachel Liberman  
9 Cheesecote Lane  
Pomona, NY 10970
2. The application consists of requesting various variances as related to a proposed pool, pool house, outdoor kitchen and pool deck. The proposed improvements are located in the rear yard, which is the northwest corner of the property. A retaining wall is proposed along the western and northern property lines.
3. The area of the property is 33,003 SF and located in the R-40 zone. The rear yard slopes from west to east with some rock outcrops.

#### Engineering Comments:

- S-1. Show and quantify trees to be removed.
- S-2. Provide drainage calculations.
- S-3. A drywell detail is shown; show the location on the Plot Plan with an open grate.
- S-4. A trench drain detail is shown; show the location on the Plot Plan.
- S-5. A typical trench detail is shown; show the location on the Plot Plan.
- S-6. Clarify the CO shown on the plan south of the pool deck.
- S-7. Clarify if two hot tubs are proposed.
- S-8. Show water service to the pool house.
- S-9. Provide a pervious pavers detail with maintenance requirements.
- S-10. Provide a retaining wall detail.
- S-11. A concrete sidewalk detail is shown; clarify where this proposed.
- S-12. The Board should review the need for some landscaping, which is a typical method to mitigate a variance request.
- S-13. The proposed retaining wall is offset from the west property line by approximately 1'. Constructing the wall this close to the property line may require disturbance to the adjacent lot.
- S-14. On the drywell detail add "Clean Stone" to the stone specifications.

END OF REPORT

- c. Louis Zummo, Building Inspector  
Moshe Orange, Zoning Board Clerk  
Rachel Barese, PE, Applicant's Engineer