

VILLAGE OF POMONA
Zoning Board of Appeals Meeting / Public Hearing
February 18, 2026
7:30 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. Old business

Approval of Meeting minutes 1/21/2026

9 Cheesecote Ln - application of Rachel Lieberman for variances for lot area (required 40,000 SQFT., existing 33,003 SQFT.), lot frontage (required 150 ft., existing 30 ft.), lot width (required 150 ft., existing 121 ft.), side yard (required 25 ft., provided 12 ft.), and rear yard (required 30 ft., provided 12 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.

New Business

5. 12 Hidden Valley - application of Mr. Gittleson for variance lot area developmental coverage. Minimum side yard: 25 feet Pool – the pool is 20” from the property line, this is less than the required 25’. This would require a 5’ variance or 20%. In addition, the basement egress wells are also going to require a variance since they sit at 20.5’, less than the required 25’. This would require a 4.5’ variance or 18%

Public Hearing

6. 29 North Ridge – application of Rafael Tsour for variances lot area Maximum Developmental Coverage: 20% - The total of all impervious surfaces on the lot is 21%, this requires a variance of .01. Minimum Side Yard: 25 feet required – 21.4’ Supplied - the variance is 3.6’ or 14.4%. Minimum Front Yard – 50 feet required - 49.6 feet Supplied - The variance is .4 feet or under 2%

6. 3 Hidden Valley – application of Eliyahu Konovitch for variances for lot area Maximum Developmental Coverage: 20% - The total of all impervious surfaces on the lot is 25.2, this requires a variance of 5.2 or 28%. Minimum side yard: 25 feet Pool – the pool is measuring out as 20” from the property line, this is less than the required 25’. The variance required is 5’ or 20%

7. 4 Litman – application of Blimie Perelstein for variances lot area Minimum side yard: 25 feet Pool – is 19.3' from the lot line, this requires a variance of 5.7' or 22%. Minimum side yard: 25 feet Cabana Building – is 12.7' from the lot line, this requires a variance of 11.3' or 47%. Maximum building Coverage: 15% - The total of all buildings on the lot is 15.2; this requires a variance of .2

8. ADJOURNMENT

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 & 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.

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.

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



Print Applicant's Name

Rachel Lieberman

SWORN to before me 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
--

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	12 FT
Min Side Yard		25 FT	12 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? 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:

November 24th, 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.

We have revised the pool to be moved an additional 7 feet from the property line per the board's recommendation.

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 to be usable.

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. 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.

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.

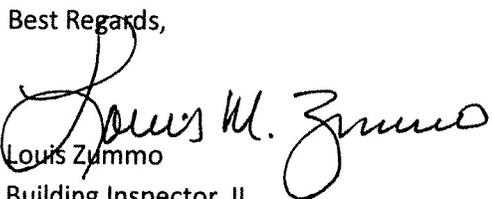
Dear Ms. Lieberman:

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

VILLAGE OF POMONA
100 LADENTOWN ROAD
POMONA, N.Y. 10970
Phone (845) 354-0545 ~ Fax (845) 354-0604

September 17, 2025
9 Cheesecote Lane
Pomona NY 10970

RE: Proposed Plot Plan and Improvements

An application was submitted to receive variances, for the addition of an inground pool and other accessories in the yard. The following variances are required:

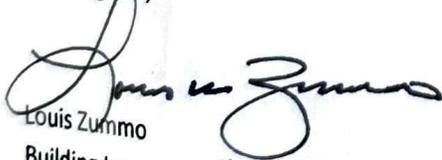
- 1) Rear Setback – 30 feet required, 10 feet provided, Variance 66%
- 2) Min Side Yard – 25 feet required, 8 feet provided, Variance 70%

The other listed variances are related to existing lot measurements which should be codified at the same time to avoid issues in the future.

There are two points which also need to be brought up,

- 1) The 8' side yard clearance, is less than the setback required for any structure including a shed or play yard. A variance this great has never been granted for a permanent structure in the village as long as I have been here.
- 2) There is a large encroachment of the driveway into Village property. This should be rectified when the proposed pervious pavers are installed to reduce the developmental coverage.

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,

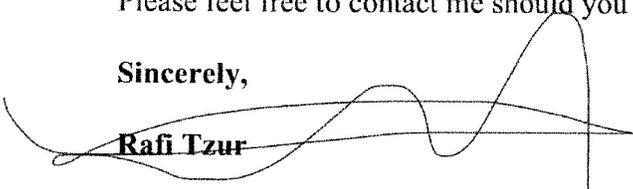
I, Rafi Tzur, am the owner of the property located at 29 North Ridge Road, which is directly adjacent to 9 Cheesecote Lane. I have reviewed the proposed pool plans as detailed in the Civil-Tech drawings dated November 19, 2024 (REV 1), and I am writing to express my support for this application.

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

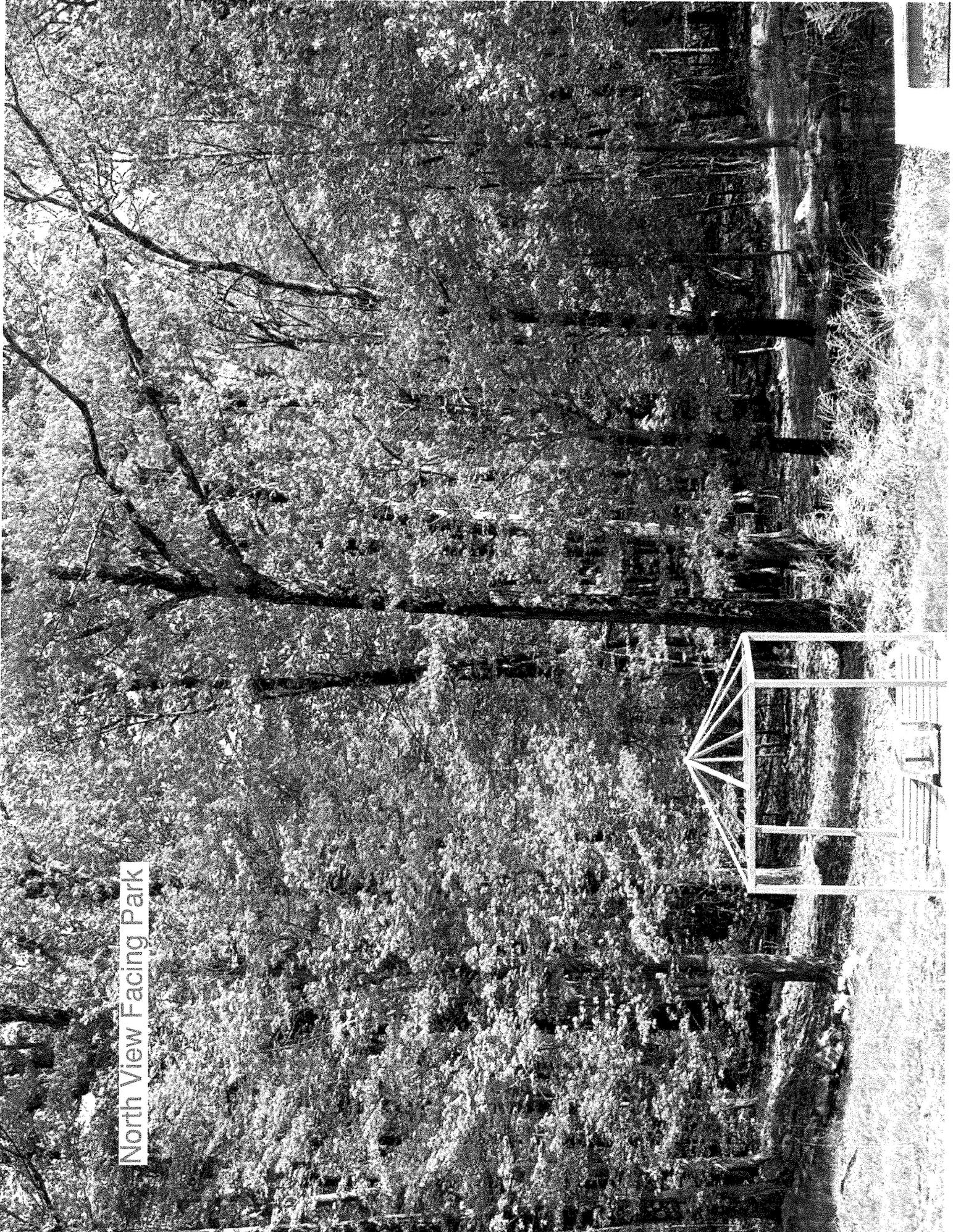
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
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"/>	
	<input type="checkbox"/>	<input checked="" 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"/>	

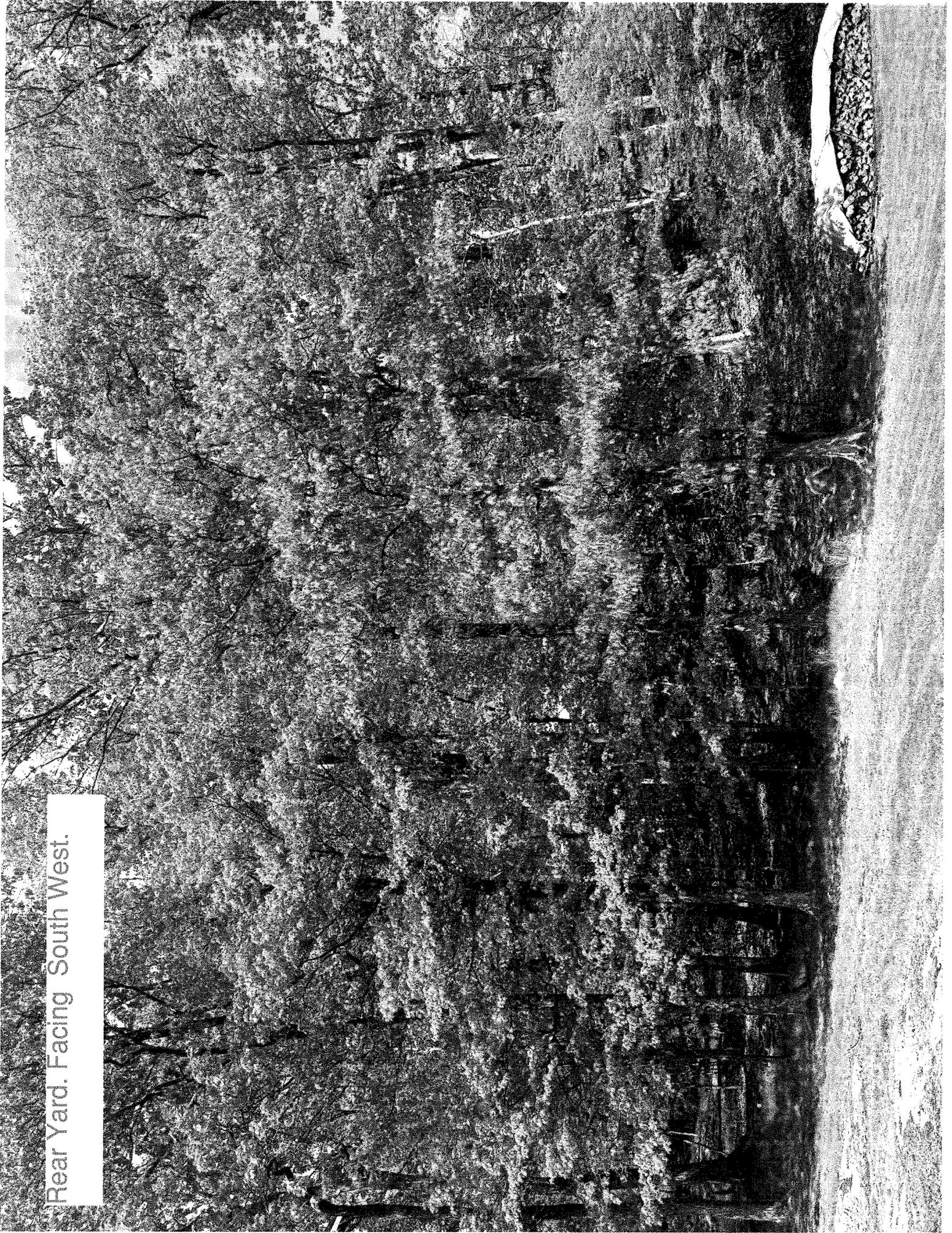
North View Facing Park



Rear Yard Facing (West)- Dense
trees 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 Cheesecote 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

Sincerely,

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

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Pomona Date 12/19/2025

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 & 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: 29 North Ridge Road

Tax Map Designation:

Section 19.17 Block 1 Lot(s) 53

Section _____ Block _____ Lot(s) _____

Location: On the East side of North Ridge Road,
930 feet North of Cheesecone Lane in the
town/village of Pomona.

Street Address: 29 North Ridge Road

Acreage of Parcel 50,887 SF Zoning District R-40

School District North Rockland Postal District Pomona

Fire District _____ Ambulance District _____

Water District _____ Sewer District _____

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

Addition to single family dwelling and construction of inground
swimming pool and pool house

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.

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: Shimmy Galandauer Phone # 914-906-0675
Address 1 Old Route 202D Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Rafael Tzur Phone # 917-559-6159
Address 29 North Ridge Road Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: CivilTec Engineering Phone # 845-547-2241
Address 139 Lafayette Ave 2nd Floor uffern NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: Paul Baum Phone # 845-205-4558
Address 155 North Main Street New City NY 10956
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 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. Town of Haverstraw

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 checked="" type="checkbox"/> Adjacent Municipality <u>Town of Haverstraw</u>	
<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

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 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)

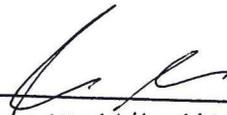
I, SHANNY GALANDAVOR, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this 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.)

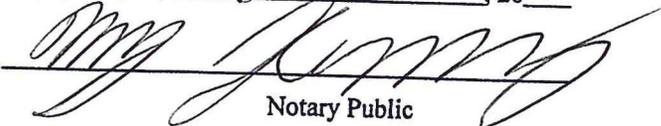
Applicant's Signature _____

Print Applicant's Name _____


SHANNY GALANDAVOR

SWORN to before me this

16 day of DEC, 2025


Notary Public

MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA6351978
Qualified in Rockland County
Commission Expires Dec 19, 2026

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, Rafael Tsour being duly sworn, hereby
depose and say that I reside at: 29 North Ridge Rd.

in the county of Rockland in the state of NY

I am the (*) owner in fee simple of premises located at:
29 North Ridge Rd.

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 # 2024-30025

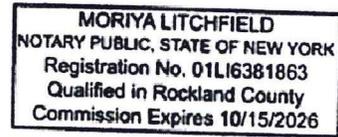
Said premises have been in my/its possession since 2024. Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 19.17 block 1 lot(s) 53

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
29 North Ridge Road
Pomona NY 10970

SWORN to before this
9th day of December, 20 25

Moriya Litchfield
Notary Public



* 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

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section See Addendum _____;
- 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 Addition to single family dwelling and construction of ingound swimming pool and pool house

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

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: _____

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

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:

See Narrative Summary

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:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

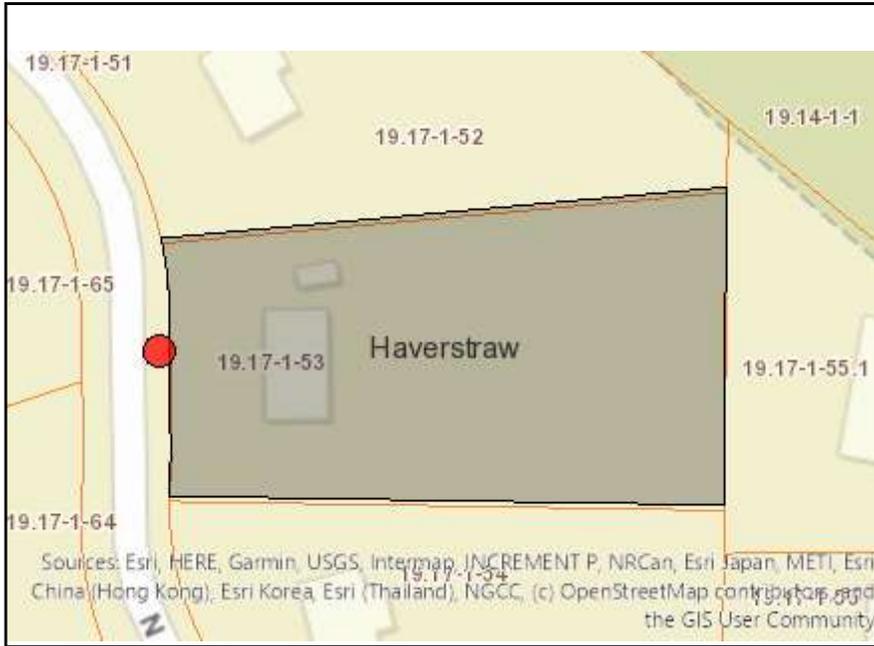
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 29 North Ridge Road			
Project Location (describe, and attach a location map): 29 North Ridge Road Pomona, NY			
Brief Description of Proposed Action: proposed addition to a single family residence and a pool and pool house.			
Name of Applicant or Sponsor: Shimmy's Enterprise		Telephone: 845-352-5175	
		E-Mail: office@shimmysenterprise.com	
Address: 1 Old Route 202D			
City/PO: Suffern		State: NY	Zip Code: 10901
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: variances-ZBA			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.17 acres	
b. Total acreage to be physically disturbed?		0.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.17 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Civil Tec Engineering & Surveying PC</u> Date: _____ Signature: _____ Title: <u>Project Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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

DRAFT

NARRATIVE SUMMARY 29 North Ridge Road Tax Lot 19.17-1-53

This narrative summary is submitted in support of the application by Shimmy's Enterprises, Inc. on behalf of Rafael Tsour, the owner of 29 North Ridge Road, for variances to permit the construction, maintenance and use of an addition to a single-family dwelling, create a loop driveway, installation of an inground swimming pool patio and construction of a pool house. The property is located in the R-40 Zoning District.

The property contains 50,887 SF of lot area and is improved with an existing single-family dwelling. The existing home is 5,446 SF. The proposed addition to the home will be 2,174 SF and consist of new basement space and a two-story addition on the right side of the house.

SEQRA

The project should be classified as a Type II Action pursuant to 6 NYCRR 617.5(c)(11) (*construction or expansion of a single-family, a two-family or a three-family residence on an approved lot*) and (12) (*construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density*). These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review. A short form EAF Part I has been submitted.

GML

The property is within 500 feet of the municipal boundary of the Town of Haverstraw. Referral is required to the Rockland County Department of Planning pursuant to General Municipal Law Sections 239-m and 239-n. Additional notice is also required to be given to the Town of Haverstraw per General Municipal Law Section 239-nn.

VARIANCES

The property has a gross lot area of 50,887 SF. The proposed addition and improvements will require minimal variances as follows:

	<u>Required</u>	<u>Proposed</u>
Front Yard	50'	49.6'
Side Yard	25'	21.4'
Lot Coverage	20%	21%

BALANCING OF THE EQUITIES

In making its determination to grant a variance, a zoning board of appeals must take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the zoning board of appeals is also required to consider the following factors:

- a. An undesirable change will not be produced in the character of the neighborhood, nor a detriment created to nearby properties by the granting of the area variances. The improvements are commonly found in a residential area. They will not detract from the neighborhood but enhance it. The improvements will not impact or create any detriment to any adjacent neighbors.
- b. The benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance. The applicant desires to provide more living space and install a pool. These improvements cannot be made without minor variances.
- c. The requested area variances are not substantial.
- d. The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The project is a Type II pursuant to SEQRA and is deemed not to have a significant impact on the environment and is otherwise precluded from environmental review.
- f. That although the alleged difficulty was self-created, it is a minimal variation of the bulk requirements. Even if the difficulty is self-created, this factor is not dispositive of the applicant's variance requests. Instead, any perceived self-created harm is greatly outweighed by the fact that the variances will not result in any adverse impacts, will not be a detriment to nearby properties, and will not create an undesirable change in the character of the neighborhood.

CONCLUSION

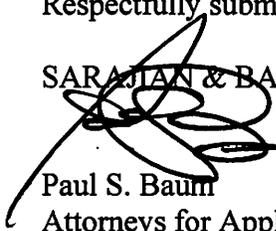
The requested variances will not negatively impact any of the neighbors or create a detriment to the community. Under the particular circumstances of this case, the benefit to the applicant from the grant of the variances significantly outweighs any detriment to the health, safety and welfare of the neighborhood. The balance of equities lies in favor of granting the variances.

For all the foregoing reasons, it is respectfully requested that the Zoning Board of Appeals grant the applicant the requested variances.

Dated: December 16, 2025

Respectfully submitted,

SARAJIAN & BAUM PLLC


Paul S. Baum

Attorneys for Applicant

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

December 22, 2025

Mr. Rafael Tzur

29 North Ridge Rd

Pomona , NY 10970

RE: Building Permit for a Proposed Addition and construction of an inground pool and pool house the house. (19.17-1-53)

Dear Mr. Tzur:

Please be advised that the building permit application submitted for an addition and construction of an inground pool and pool house to a single-family house located at 29 North Ridge Rd is denied for the following reasons:

- 1) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – section J – Maximum Developmental Coverage: 20% - The total of all impervious surface on the lot is 21%, this requires a variance of .01
- 2) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – Section G - Minimum Side Yard: 25 feet required – 21.4' Supplied - the variance is 3.6' or 14.4%
- 3) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – Section E – Minimum Front Yard – 50 feet required - 49.6 feet Supplied - The variance is .4 feet or under 2%

You have 60 days from the date of this letter to appeal the denial to the Zoning Board of Appeals of the Village of Pomona.

Please call the Village Hall (845) 354-0545, to obtain an application for an appeal.

Best Regards,

Louis Zummo

Building Inspector II

Village of Pomona NY



Rockland County

HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

SAMUEL J. RULLI, PE
Director, Environmental Health

MARY P. LEAHY, MD, MHA
Commissioner of Health

EDWIN J. DAY
County Executive

December 26, 2025

Moshe Orange
Village of Pomona
100 Ladentown Road
Pomona, New York 10970

Re: 29 North Ridge Road
Variances for Single Family Dwelling
Tax lot 19.17-1-53
GML-25-0647

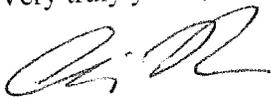
Dear Mr. Orange,

We have received an application and plans as prepared by Civil Tec Engineering & Surveying PC, revised through December 10, 2025, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.
Associate Public Health Engineer
melloe@co.rockland.ny.us
(845) 364-2616

cc: Michael Kezner, Rockland County Department of Planning (via Tyler)
Civil Tec Engineering & Surveying PC
MBSP (via email)



CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

January 14, 2026

Civil Tec Engineering & Surveying PC
Rachel Barese
139 Lafayette Ave
Suffern, NY 10901

Re: 29 North Ridge Rd, Pomona: Stormwater Facility / Article 19 Mosquito Control

To Whom it may concern,

We have received plans for the above-referenced project and at this time grant approval. Please be advised that this approval is solely for compliance with Article 19 of the Rockland County Sanitary Code (mosquito control) and other agency approvals may be necessary for this project. Note that if the stormwater facility design changes after this approval, contact this department as a new submission may be required.

This approval is limited to 3 years and shall expire 3 years from the date of approval unless construction has commenced. Time extensions for plan approval may be granted by the RCDOH based upon development facts in effect at that time. A new plan submission may be required to obtain a time extension.

Please note, it is your duty to maintain a mosquito-free property before, during, and after construction. The County will monitor and treat catch basins after they are installed. **It is the owner's responsibility to prevent mosquito breeding in areas created by drainage and grading issues (e.g., tire ruts, depressions, holes).** If you choose larvicide as a treatment method, you must follow NYS Department of Environmental Conservation regulations, which include [following label directions](#) and posting in accordance with the Rockland County Sanitary Code.

Should you have areas of concern or need assistance, I may be reached at 845-364-3475. **Do not wait for a routine inspection;** if standing water is observed during an inspection, it may be documented as a violation of Article 19 of the Rockland County Sanitary Code, and legal action may be initiated.

Truly yours,

Amy Isenberg
Environmental Health Specialist
mbsp@co.rockland.ny.us



CC: Shimmy's Enterprise, Inc.

MBSP3669

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
Commissioner

Richard M. Schiafo
Deputy Commissioner

January 12, 2026

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

Tax Data: 19.17-1-53

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

Map Date: 12/10/2025

Date Review Received: 12/24/2025

Item: *29 North Ridge Road (GML-25-0647)*

Variances to permit the construction of an addition to a single-family dwelling, pool, pool house, and a loop driveway. The 1.17-acre site is located in the R-40 zoning district. The requested variances include front yard, side yard, and maximum development coverage.

East side of North Ridge Road, approximately 905 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
Commissioner of Planning

29 North Ridge Road (GML-25-0647)

cc: Mayor Ilan Fuchs, Pomona
New York - New Jersey Trail Conference
Rockland County Department of Health
Rockland County Planning Board
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.



Job Name: 29 North Ridge Road
Address: 29 North Ridge Road
Municipality: Village of Pomona
SBL: 19.17-1-53
Date: Nov-25
Rev Date:

Total Area 1.17 acres

Existing Conditions:

Impervious Area: 0.12 acres
Lawn: 1.05 acres

Proposed Conditions:

Impervious Area: 0.24 acres
Lawn: 0.93 acres

Design Storm:

100 year storm, 24 hour rainfall
9 inches

Soil Characteristics:

Soil Type:
Hydrologic Soil Group: C
Existing Curve Number: 76
Proposed Curve Number: 79

Soil Percolation Rate:

Estimate:
Rate: 0.02 inches/min
Diameter: 12 inches

Perc rate

0.00139 CF/SF/min
2.00 CF/SF/day

Required Storage Volume:

Use 100 year, 24 hour rainfall

Existing Conditions:

$$S=(1000/CN)-10$$

3.16

$$Q=(P-0.2S)^2/(P+0.8S)$$

6.08

Proposed Conditions

$$S=(1000/CN)-10$$

2.66

$$Q=(P-0.2S)^2/(P+0.8S)$$

6.45

Difference in Runoff Depth:

0.37 inches

Storage volume

1569.28 CF

Drywell Storage Volume

Required Storage Volume= 1569.28 CF

Use:

5 ft diameter drywell

5.5 ft depth

12 inch stone surround

0.4 Void Space for Stone

Area of Drywell

19.63 SF

Area Including Stone

38.47 SF

Area of Stone

18.84 SF

Volume of Diameter

107.94 CF

Volume of Stone

142.09 CF

Volume after Voids

56.83 CF

Volume Storage

164.77 CF

Drywell percolation - 24 hours:

Side wal area

86.35 SF

Assume no percolation in bottom area

Percolation Volume

172.70 CF/day

Total drywell Volume - 24 hours

337.47 CF

Calculate drywells required:

4.65

Use

5 drywells

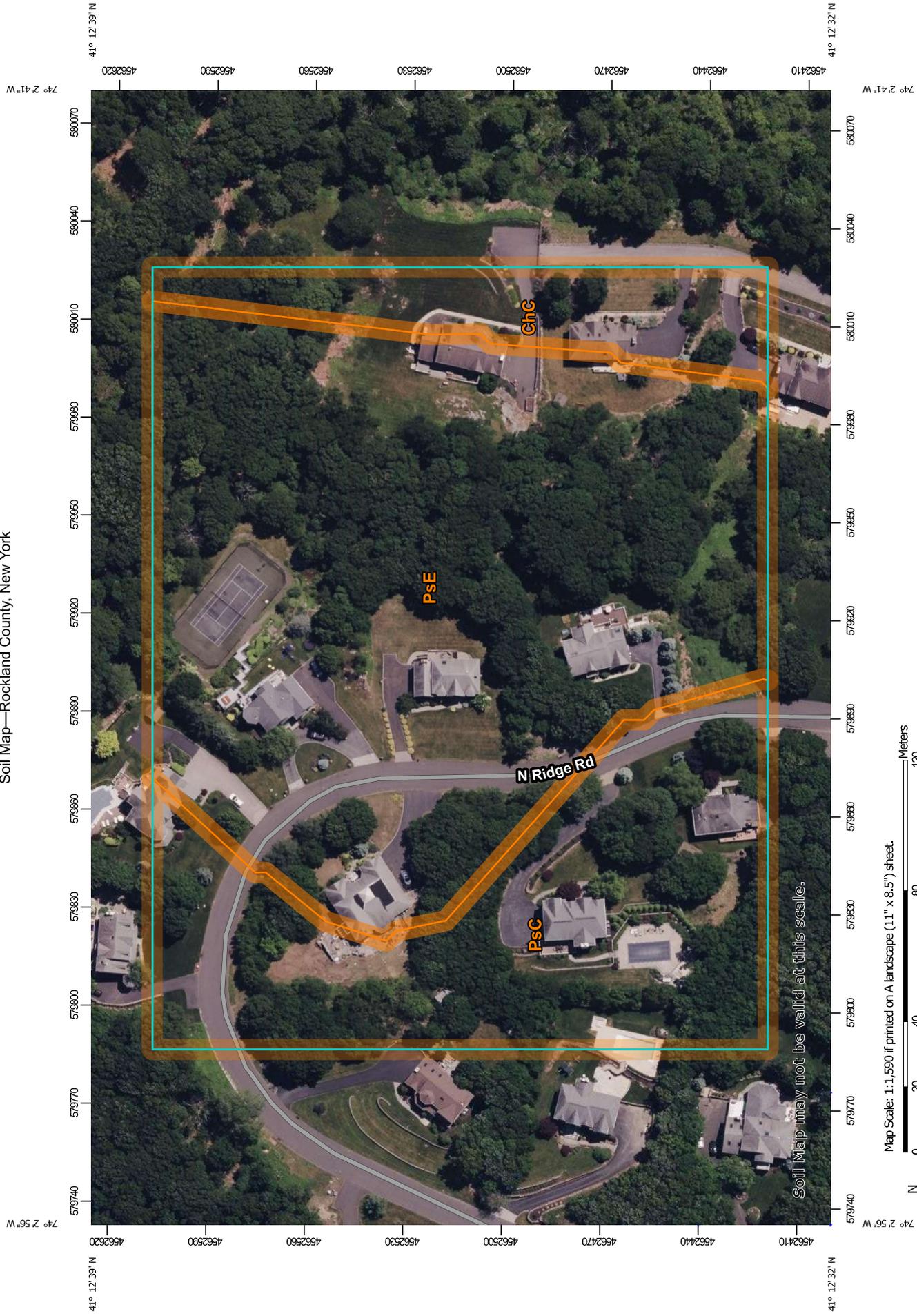
1687.36 CF

1687.36 >

1569.28

WATERSHED/ SUBBASIN ID	HYDROLOGIC GROUP	COVER TYPE	HYDROLOGIC COND.	TOTAL AREA(AC)	IMPERVIOUS AREA		PERVIOUS AREA		WEIGHTED CN		
					AREA(AC)	CN	AREA(AC)	CN			
Existing	C	Impervious	Good	0.12	0.12	98	11.76	0.00	98	0.00	98
	C	Lawn	Good	1.05	0.00	74	0.00	1.05	74	77.70	74
TOTAL:				1.17	0.12		11.76	1.05		77.70	76
Proposed	C	Impervious	Good	0.24	0.24	98	23.52	0.00	98	0.00	98
	C	Lawn	Good	0.93	0.00	74	0.00	0.93	74	68.82	74
TOTAL:				1.17	0.24		23.52	0.93		68.82	79

Soil Map—Rockland County, New York



Soil Map may not be valid at this scale.

Map Scale: 1:1,590 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York
 Survey Area Data: Version 23, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 2 to 15 percent slopes, very stony	1.0	9.2%
PsC	Paxton fine sandy loam, 3 to 15 percent slopes, very stony	3.2	29.0%
PsE	Paxton fine sandy loam, 15 to 35 percent slopes, very stony	6.9	61.8%
Totals for Area of Interest		11.1	100.0%

Rockland County, New York

PsE—Paxton fine sandy loam, 15 to 35 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w678

Elevation: 0 to 1,370 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Paxton, very stony, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton, Very Stony

Setting

Landform: Ground moraines, hills, drumlins

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material

A - 2 to 10 inches: fine sandy loam

Bw1 - 10 to 17 inches: fine sandy loam

Bw2 - 17 to 28 inches: fine sandy loam

Cd - 28 to 67 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 35 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 43 inches to densic material

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C

Ecological site: F144AY007CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Charlton, very stony

Percent of map unit: 8 percent

Landform: Hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Chatfield, very stony

Percent of map unit: 1 percent

Landform: Ridges, hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Woodbridge, very stony

Percent of map unit: 1 percent

Landform: Hills, drumlins, ground moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockland County, New York

Survey Area Data: Version 23, Aug 28, 2025

GENERAL NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS, AND ORDINANCES OF THE 2020 RESIDENTIAL BUILDING & ENERGY CONSERVATION CODES, 2020 ENERGY CODES AND OF THE LOCAL TOWN OR VILLAGE OF WHICH THE PROJECT IS LOCATED. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S. LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR.

OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT.

SHOULD THE OWNER FIND ANYTHING THAT IS NOT WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT SITE.

THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.

ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.

ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED.

ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHIMNEYS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS, THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES.

THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE.

THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS. ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE.

THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE GOVERNMENT AS REQUIRED AND TO DELIVER TO THE OWNER A C. OF O. UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.

FRAMING NOTES:

ALL STANDARD FRAMING LUMBER TO ALL ENGINEERED BEAMS INDICATED MANUFACTURERS SPECIFICATIONS WHEN USING MULTIPLE MEMBER EN PROVIDE METAL FLASHING AT ALL E INSTALL 36" WIDE ICE & WATER SH FASCIAS.

THE SHIELD SHALL COVER MINIMUM PROVIDE OPTIONAL SNOW-GUARDS FRAMING NOTES DIMENSIONS ARE T ALL WOOD FRAMING IN DIRECT CONN C2, C3).

ALL FRAMING BELOW THE REQUIRE TREATED.

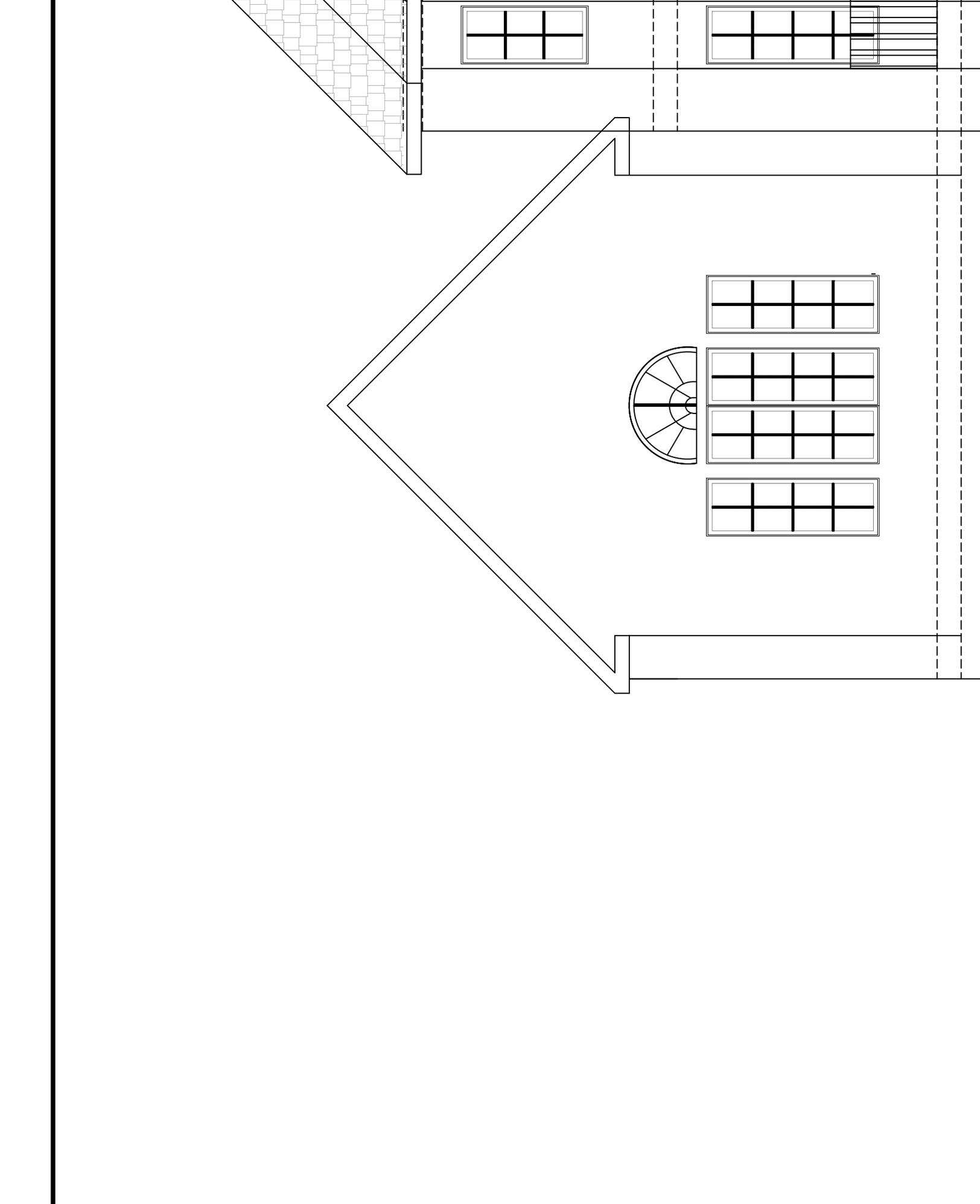
SECURE ALL TEMPORARY RAILINGS PROVIDE TEMPORARY RAMPS AND/ ALL LUMBER TO BE DOUGLAS FIR-L ALL LUMBER TO BE SOUND, DRY AN ALL FRAMING SHALL BE FRAMED AT FOR ALL CONVENTIONAL FLOOR FRA 12'-0" OR AS SHOWN OTHERWISE O PROVIDE A MINIMUM OF DOUBLE JO UNLESS SHOWN OTHERWISE.

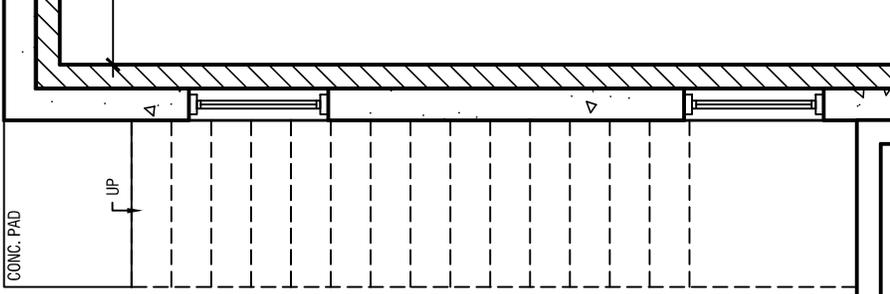
PROVIDE A MINIMUM OF DOUBLE AL PROVIDE A MINIMUM OF DOUBLE WA CORNERS.

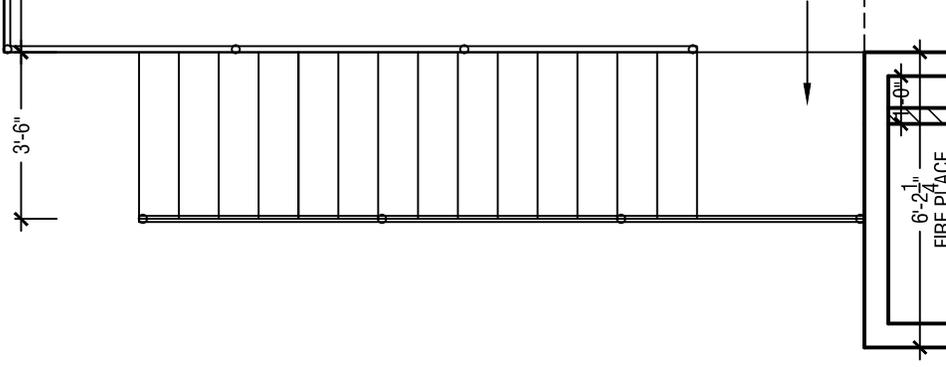
PROVIDE POSTS AT ALL RIDGE, HIP ALL FRAMING SHALL BE FRAMED CFB SOLID BLOCKING SHALL BE PROVIDE ALL INTERIOR WOOD POSTS SHALL MINIMUM ONE KING STUD AT EITHE BRACE ALL WALLS DURING CONSTR ALL WALL FRAMING OF 9'-0" AND GR ALL DOORS, WINDOWS AND OPENING 5'-0" USE (2)2"x10", UP TO 8'-0" USE PROVIDE FASTENER NAILS AS FOLLC THROUGH R602.3(4).

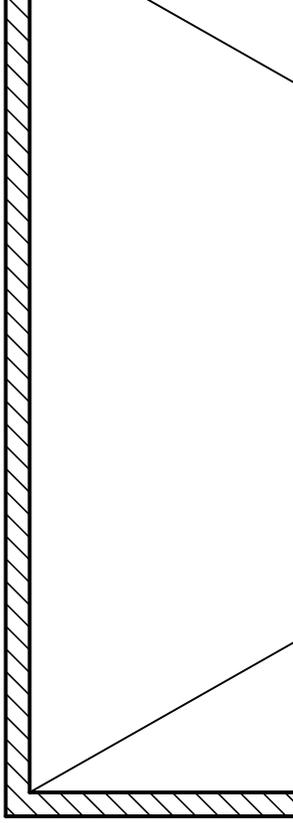
FIRE BLOCKING SHALL BE PROVIDE

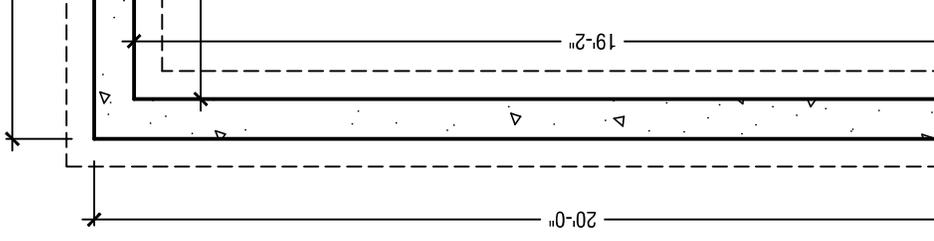
1. IN CONCEALED SPACES OF STU HORIZONTAL FURRED SPACES OR GLASS FIBER SHALL BE AL











GENERAL NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH ALL PREVAILING CODES, LAWS, AND ORDINANCES OF THE 2020 RESIDENTIAL BUILDING & ENERGY CONSERVATION CODES, 2020 ENERGY CODES AND OF THE LOCAL TOWN OR VILLAGE OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S. LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR.

OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT.

SHOULD THE OWNER FIND ANYTHING THAT IS NOT WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT SITE.

THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY POSTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.

ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.

ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED.

ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OWN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHIMNEYS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS, THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES.

THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE.

THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURES AND OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DEMOLITION, SITE WORK, NEW CONSTRUCTION, OPERATION AND METHODS. ALL AREAS THAT ARE AFFECTED BY ALL ADDITIONS SHALL BE REPAIRED AND OR PATCHED TO A LIKE NEW CONDITION, UNLESS NOTED OTHERWISE.

THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE LOCAL AND STATE GOVERNMENT AS REQUIRED AND TO DELIVER TO THE OWNER A C. OF O. UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL PROVIDE A CONTAINER FOR THE REMOVAL OF DEBRIS DURING CONSTRUCTION.

FOUNDATION NOTES:

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE FOUNDATION CONDITIONS AND UNFORESEEN CONDITIONS.

ALL EXCAVATIONS SHOULD BE SUBMITTED TO THE LOCAL BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THIS PROJECT HAS BEEN DESIGNED FOR ALL STRUCTURAL CONCRETE SHALL BE CAST WITHIN 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL SHALL BE DESIGNED TO PROVIDE THE REQUIRED QUANTITY OF REINFORCING BARS.

ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE.

SHOWN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIODS OF 10 FEET OR LESS.

ALL INTERIOR FOOTINGS SHALL BE CAST WITH ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

ALL CONCRETE SLABS SHALL BE CAST WITH 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE.

ALL CONCRETE PAVING SHALL RECEIVE A FINISH AS SHOWN ON THE PLAN.

ALL CONCRETE SLABS TO RECEIVE A FINISH AS SHOWN ON THE PLAN.

SLOPE ALL CONCRETE SLABS TO EXISTING GRADE OR TO THE EXTERIOR.

MASONRY AND CONCRETE CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

TRADES. CAULK WEATHER-TIGHT ALL JOINTS AND CRACKS IN THE EXTERIOR OF THE CONCRETE WALLS AND FLOORS.

INTERIOR COLUMNS TO BE 4" DIAMETER.

INTERIOR COLUMNS OVER 9'-0" IN HEIGHT SHALL BE BRACED TO PREVENT BUCKLING.

EXTREME CAUTION TO BE USED IN DIRECT CONSTRUCTION OF FOUNDATION FRAMING NOTES:

ALL STANDARD FRAMING LUMBER TO BE USED UNLESS OTHERWISE INDICATED.

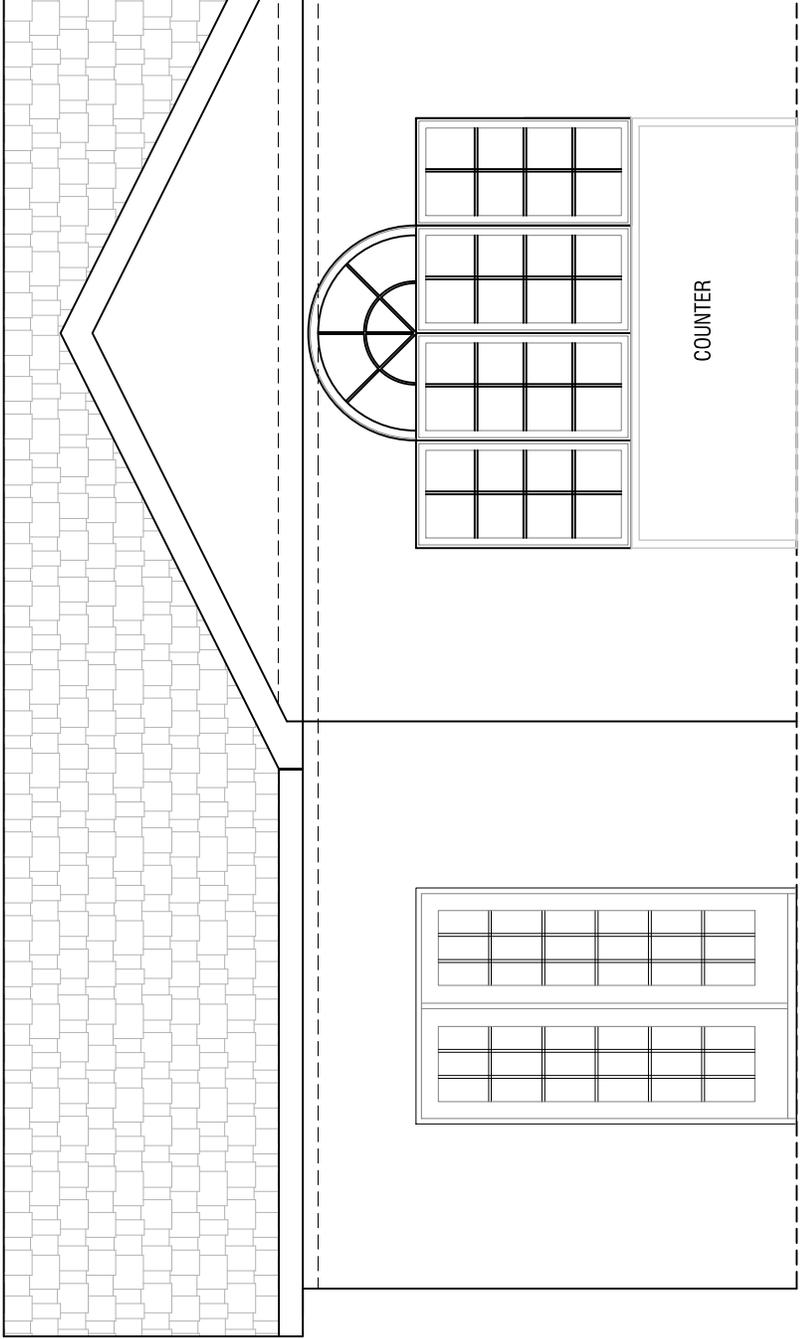
ALL ENGINEERED BEAMS INDICATED ON THE PLAN SHALL BE USED UNLESS OTHERWISE INDICATED.

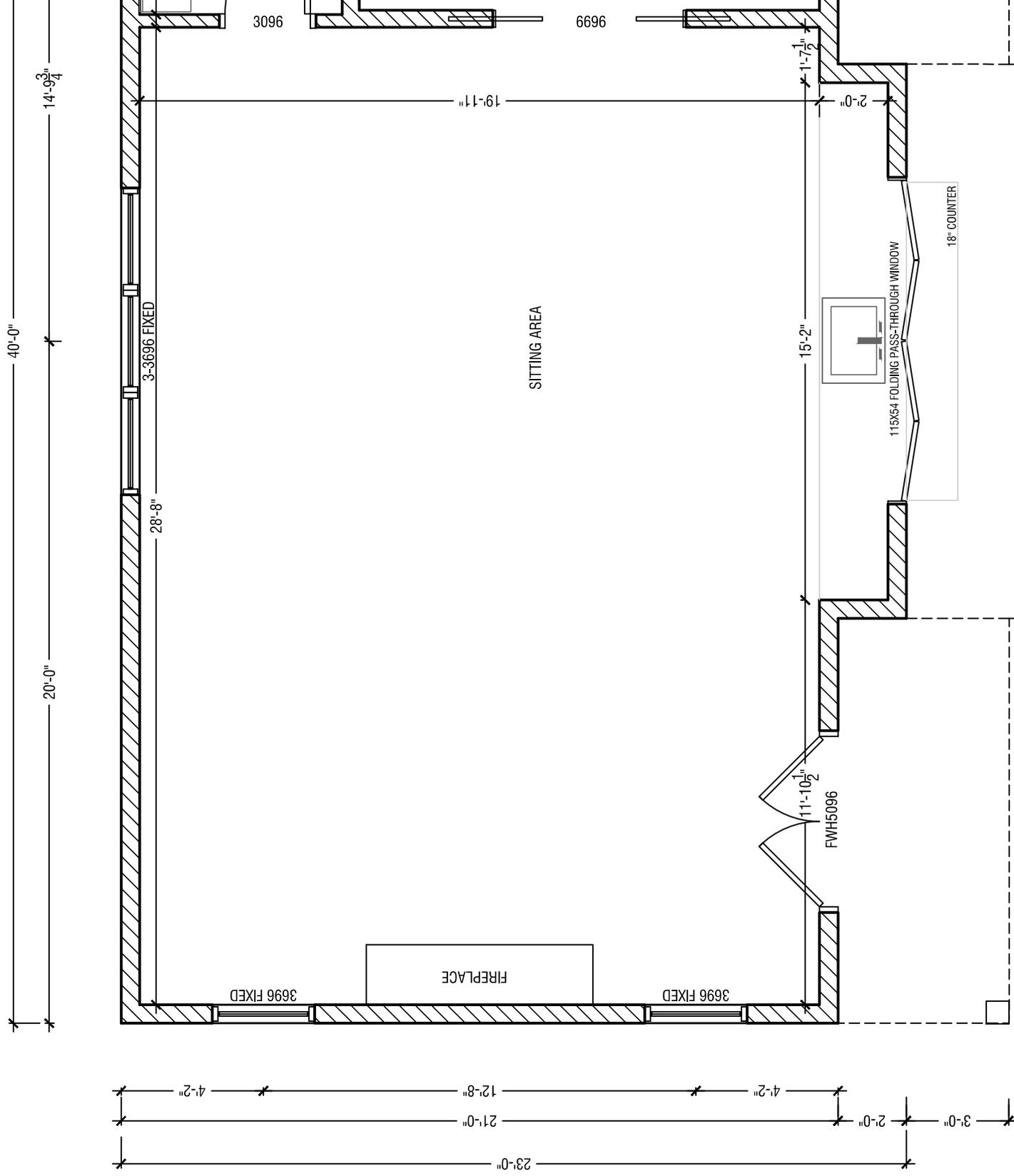
MANUFACTURERS SPECIFICATIONS SHALL BE USED UNLESS OTHERWISE INDICATED.

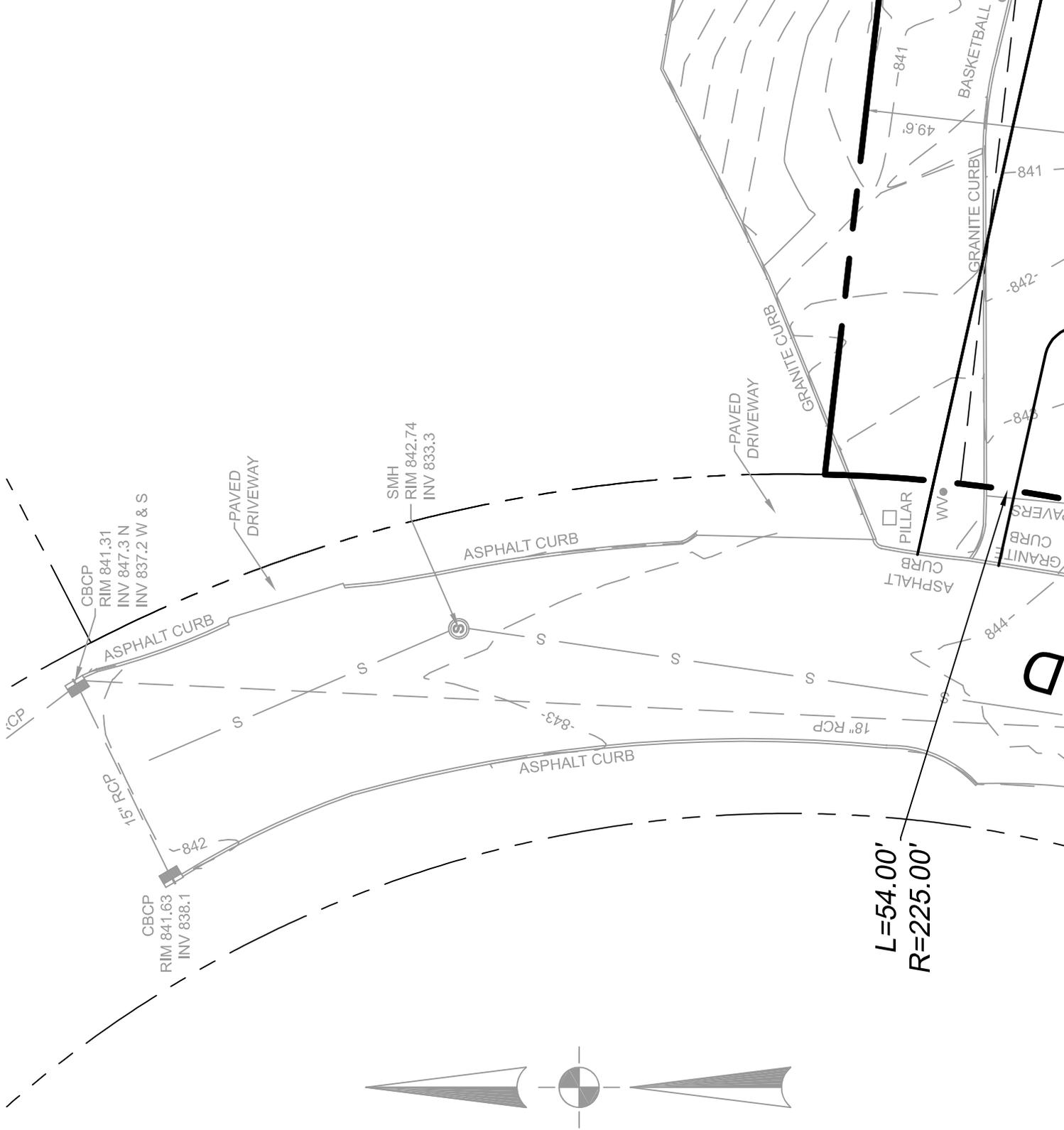
WHEN USING MULTIPLE MEMBER ENDS, PROVIDE METAL FLASHING AT ALL ENDS.

INSTALL 36" WIDE ICE & WATER SHIELD FASCIA.

THE SHIELD SHALL COVER MINIMUM 2" ABOVE AND 2" BELOW THE FINISHED GRADE.







36" MIN. FENCE POSTS
DRIVEN MIN. 16" INTO GROUND
(10' MAX. C. TO C.)

SEDIMENT FILTER FABRIC

WOVEN WIRE FENCE (MIN. 14 1/2 GAUGE
MAX. 6" MESH SPACING)
WITH FILTER FABRIC OVER.

UNDISTURBED GROUND

EMBED FILTER CLOTH
MIN. 6" INTO GROUND

COMPACTED SOIL

16" MIN.
HEIGHT OF FABRIC

20" MIN.

16" MIN.

FLOW

4,500 PSI AIR
ENTRAINED
CONCRETE

CURB SIDE

FLUSH TRANSITION
(NO LIP)

SECTION

SILT FENCE

N.T.S.

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 TYPED "T" OR "U" TYPE OR 2" HARDWOOD

APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Pomona Date 12/15/2025

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* (*Fill out Parts I & II of this form)	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> # 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: 3 Hidden Valley

Tax Map Designation:

Section 32.15 Block 1 Lot(s) 7
Section _____ Block _____ Lot(s) _____

Location: On the North side of Hidden Valley Dr
200 feet West of Route 306 in the
town/village of Pomona

Street Address: 3 Hidden Valley Dr

Acreage of Parcel 0.67 Zoning District R-40

School District _____ Postal District _____

Fire District _____ Ambulance District _____

Water District _____ Sewer District _____

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

Addition and renovation to existing single family residence. We are requesting a variance to permit the home addition and lengthen the existing driveway in order to reduce the current hazardous slope. We are also proposing minimal patios and walkways to safely access the property features.

APPLICATION REVIEW FORM

If subdivision:

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

If site plan:

- 1) Existing square footage 29,070
- 2) Total square footage 29,070
- 3) Number of dwelling units 1

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

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type. NO

Project History: Has this project ever been reviewed before? No

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.

N/A

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

N/A

APPLICATION REVIEW FORM

Contact Information:

Applicant: Eliyahu Korovitch Phone # 732-691-6027
 Address 3 Hidden Valley Dr Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Eliyahu Korovitch Phone # 732 691 6027
 Address 3 Hidden Valley Dr. Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tec Engineering Phone # 845-610-3621
 Address 139 Lafayette Ave, 2nd Fl, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____
 Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Masha Eisen Phone # 646-832-9466
 Address 12 Hawk Nest Rd, Tomkins Cove, NY 10986
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. Route 306, Town of Ramapo

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 checked="" 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 checked="" type="checkbox"/> Adjacent Municipality <u>Town of Ramapo</u> | |
| <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)

Eliyahu Kencvitch, being duly sworn, deposes and says:
Applicant's Name

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 None
- b. Nature of interest None
- c. If stockholder, number of shares None
- d. If officer or partner, nature of office and name of partnership None
- 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. None
- 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, Eliyahu Korovitch, 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

Eli Korovitch

SWORN to before me this

15th day of December, 2025



Notary Public

MOSHE EISEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01E16431607
Qualified in Rockland County
My Commission Expires 04-11-2026

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, Eliyahu Korovitch being duly sworn, hereby
depose and say that I reside at: 3 Hidden Valley Dr, Suffern, NY
10901
in the county of Rockland in the state of New York

I am the (* _____) owner in fee simple of premises located at:
3 Hidden Valley Drive, Suffern, NY 10901

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 # 2017-00004603

Said premises have been in my/its possession since _____. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 32.15 block 1 lot(s) 7

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]
3 Hidden Valley Dr
Suffern, NY 10901

SWORN to before this
15th day of December, 2025

[Signature]
Notary Public

MOSHE EISEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01E16431607
Qualified in Rockland County
My Commission Expires 04-11-2026

* 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

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section 130-12 _____;
- 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 single family residence.

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 V Area and Bulk Regulations Section(s) 130-12 R-40 District. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided
Maximum lot coverage	I	20%	25%

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

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? Yes

Describe: Coverage includes extending driveway to reduce existing hazardous slope condition as well as minimal additions to the existing home with minimal patios and walkways for safe access.

2. Is the variance substantial in relation to the zoning code? NO

Explain: Variance requested for 5% over max coverage. This is in line with many previously granted variances in the Village.

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: Variance requested maintains consistency with neighborhood characteristics.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: Driveway extension to reduce slope and home additions, patios and walkways cannot be accomplished without the requested variance

APPLICATION REVIEW FORM

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

Explain: The requested variance will not affect the health, safety, or welfare of the neighborhood or community and is consistent with the neighborhood and community.

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

Describe: The requested variance will not have any affect on governmental facilities or services.

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

This board has granted similar variances in the Village, some examples include: 18 North Ridge Rd, 22 South Ridge Rd, 93 Overlook Rd, 34 Cornell Fedk and 1 Stag Ct.

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:

December 23, 2025

Village of Pomona
100 Ladentown Road
Pomona, NY 10970

Re: 3 Hidden Valley Drive
Pomona, NY 10970
Tax Lot 32.15-1-7

Subject: Narrative

Attached is a plan for Tax Lot 32.15-1-7 located at 3 Hidden Valley Drive. The applicant is requesting to construct an addition to an existing single family residence, revise the driveway, and add additional patio space. The property is located in the R-40 zone.

The improvements to the property result in an increase in impervious surface. A development coverage variance is requested. The permitted coverage is 20% and the applicant proposes 25%.

The property is unique because it is between Hidden Valley Drive and Babcock Lane. There is a hedgerow between the property and Babcock Lane which will remain in it's existing state.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

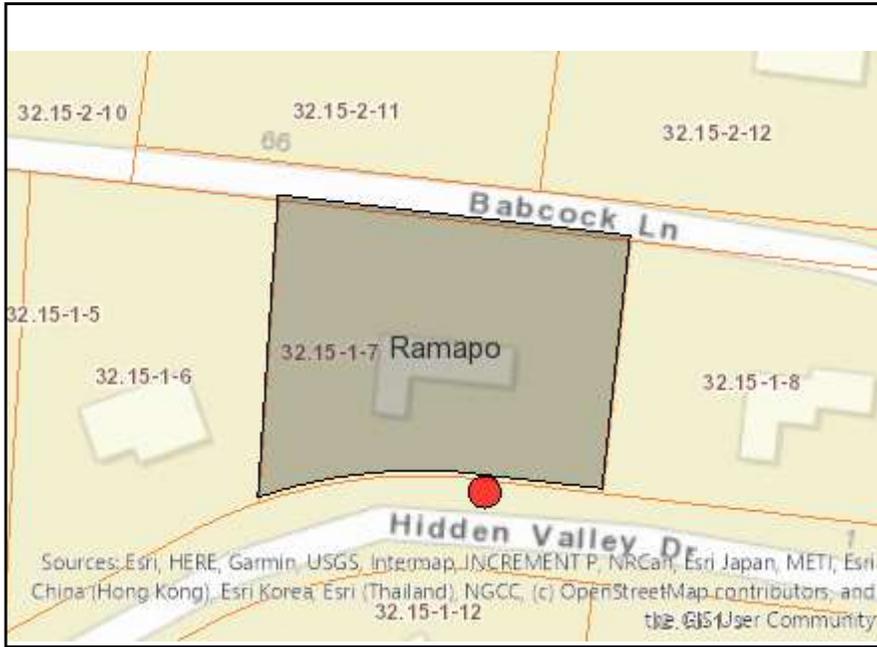
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 3 Hidden Valley Drive			
Project Location (describe, and attach a location map): 3 Hidden Valley Drive Pomona, NY			
Brief Description of Proposed Action: proposed addition to an existing single family residence			
Name of Applicant or Sponsor: Eli Konovitch		Telephone: 732-691-6027	
Address: 3 Hidden Valley Drive		E-Mail:	
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: variances-ZBA, mosquito control-RCDOH		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.67 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.67 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 type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Timber Rattlesnake	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Civil Tec Engineering & Surveying PC</u> Date: <u>12-24-25</u>		
Signature: <u><i>Nachel Ba</i></u> Title: <u>Project Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
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]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

December 22, 2025

Mr. Konovitch

3 Hidden Valley Drive

Suffern, NY 10970

RE: Building Permit for a proposed additional Floor and addition to the front of the house. (32.15-1-7)

Dear Mr. Konovitch:

Please be advised that the building permit application submitted for an addition of a floor and bump out on the front of the house located at 3 Hidden Valley Drive is denied for the following reasons:

- 1) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – section J – Maximum Developmental Coverage: 25% - The total of all impervious surface on the lot is 25.2, this requires a variance of .2
- 2) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – Section G - Minimum side yard: 25 feet Pool – the pool is measuring out as 20" from the property line, this is less than the required 25'. The villages records do not show a variance being acquired when this was installed. If you have records of a variance being acquired, please supply those records. The variance required is 5' or 20%

In addition, the supplied drawing shows the required pool safety fencing going across the driveway. Please supply corrected drawings with the fence in place and sufficient to meet NYS pool Code.

You have 60 days from the date of this letter to appeal the denial to the Zoning Board of Appeals of the Village of Pomona.

Please call the Village Hall (845) 354-0545, to obtain an application for an appeal.

Best Regards,

Louis Zummo

Building Inspector II

Village of Pomona NY



CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

January 13, 2026

Messner Construction
Moshe Eisen
30 Palisades Ct
Pomona, NY 10970

Re: 3 Hidden Valley Dr, Suffern: Stormwater Facility / Article 19 Mosquito Control

To Whom it may concern,

We have received plans for the above-referenced project and at this time grant approval. Please be advised that this approval is solely for compliance with Article 19 of the Rockland County Sanitary Code (mosquito control) and other agency approvals may be necessary for this project. Note that if the stormwater facility design changes after this approval, contact this department as a new submission may be required.

This approval is limited to 3 years and shall expire 3 years from the date of approval unless construction has commenced. Time extensions for plan approval may be granted by the RCDOH based upon development facts in effect at that time. A new plan submission may be required to obtain a time extension.

Please note, it is your duty to maintain a mosquito-free property before, during, and after construction. The County will monitor and treat catch basins after they are installed. **It is the owner's responsibility to prevent mosquito breeding in areas created by drainage and grading issues (e.g., tire ruts, depressions, holes).** If you choose larvicide as a treatment method, you must follow NYS Department of Environmental Conservation regulations, which include following label directions and posting in accordance with the Rockland County Sanitary Code.

Should you have areas of concern or need assistance, I may be reached at 845-364-3475. **Do not wait for a routine inspection;** if standing water is observed during an inspection, it may be documented as a violation of Article 19 of the Rockland County Sanitary Code, and legal action may be initiated.

Truly yours,

Amy Isenberg
Environmental Health Specialist
mbsp@co.rockland.ny.us



CC: Civil Tec Engineering & Surveying PC

MBSP3668

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
Commissioner

Richard M. Schiafo
Deputy Commissioner

January 12, 2026

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

Tax Data: 32.15-1-7

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

Map Date: 11/25/2025

Date Review Received: 12/24/2025

Item: *3 Hidden Valley Drive (GML-25-0644)*

Maximum development coverage variance to permit the construction of an addition to a single-family dwelling located on 0.67 acres in the R-40 zoning district. A new patio, deck, and driveway configuration are also proposed. A variance for side yard to a pool may also be needed.

North side of Hidden Valley Drive, south side of Babcock Lane, approximately 200 feet west of Route 306

Reason for Referral:

Pump Station, Rockland County Sewer District No.1, State Route 306, Town of Ramapo

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:

Recommend the Following Modifications

- 1 The bulk table provided on the site plan indicates the proposed development coverage will be 25 percent. The denial letter from the Building Inspector states it will be 25.2 percent. The development coverage calculation on the site plan shows it will be 0.242, or 24.2 percent. The proposed development coverage must be clarified and corrected where appropriate. If it is below 25 percent, a variance will not be needed from this standard.
- 2 Section 130-12J of the Village Zoning Code states that there is a maximum building coverage standard of 15 percent in the R-40 zoning district. The building coverage for this site is not provided. This shall be calculated. If an additional variance is needed from this standard, we request the opportunity to review it, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
- 3 As per their letter dated December 26, 2025, application is to be made to the Rockland County Department

3 Hidden Valley Drive (GML-25-0644)

of Health for review of the stormwater management system to ensure compliance with the County Mosquito Code.

- 4 A review must be completed by the Rockland County Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.
- 5 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is along the norther property line of the site. The Town of Ramapo must be given the opportunity to review the requested variances and provide any concerns regarding intercommunity and Countywide considerations related to the project to the Village of Pomona.
- 6 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 7 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.
- 8 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:
 - 8.1 The project narrative and bulk table indicate the maximum permitted development coverage is 20 percent. This shall be corrected to 25 percent.
 - 8.2 The proposed building height must be indicated on the bulk table, rather than "< 35'." The bulk table shall not include estimations.



Douglas J. Schuetz
Commissioner of Planning

cc: Mayor Ilan Fuchs, Pomona
NYS Department of Transportation
Rockland County Department of Health
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Civil Tec Engineering & Surveying PC

3 Hidden Valley Drive (GML-25-0644)

*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

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 determines 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 its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

SMH
RIM 505.49
INV 502.9

TOWN OF RAMAPO

BABCOK LANE

S 87°43'00" E

VARIABLE WIDTH

508

507

S

S

S

S

S

UP 6'

I.P. ©

OHW

OHW

OHW

I.R.

OHW



507

508

509

570

511

508

509

3.6'

570

10"

511

42"

METAL FENCE

IN-GROUND POOL

CONC

PROPOSED PATIO

VINYL FENCE

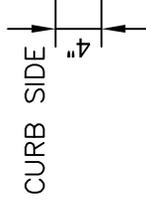
55.6'

PROPOSED ADDITION

BFE 511.09

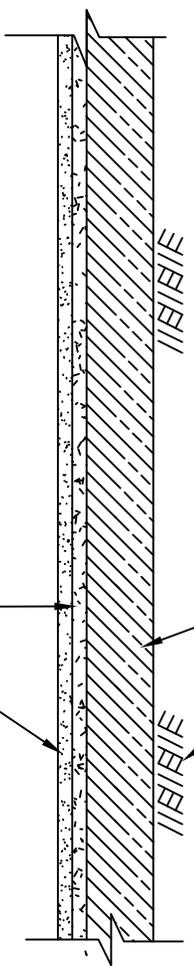
3

4,500 PSI AIR
ENTRAINED
CONCRETE



1 1/2" ASPHALTIC CONCRETE TYPE 6F TOP COURSE
NYS ITEM NO. 403.17

2 1/2" ASPHALTIC CONCRETE TYPE 3 BASE COURSE
NYS ITEM NO. 403.13



APPLICATION REVIEW FORM

PART I

Name of Municipality

Village Of Pomona

Date

12/22/25

Please check all that apply:

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

Project Name:

PEARLSTEIN

Tax Map Designation:

Section 32.20

Block 2

Lot(s) 6.6

Section

Block

Lot(s)

Location: On the

EAST

side of

LITMAN LANE

200

feet

SOUTH

of NEW POMONA ROAD

in the

town(village) of

POMONA

Street Address:

4 LITMAN LANE

Acreage of Parcel

Zoning District

R-40

School District

EAST RAMAPO

Postal District

POMONA

Fire District

Ambulance District

Water District

RAMAPO

Sewer District

RAMAPO

Project Description:

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

CONSTRUCTION of pool, cabana and patio

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.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

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

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: BLIMIE PERLSTEIN Phone # 347-451-3527

Address 4 LITMAN LANE POMONA NY 10970
Street Name & Number (Post Office) State Zip code

Property Owner: BLIMIE PERLSTEIN Phone # 347-451-3527

Address 4 LITMAN LANE POMONA NY 10970
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: PAUL GDANSKI Phone # 917-418-0999

Address 3512 WHITTIER CT MAHWAH NJ 07430
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

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

Contact Person: SAUL REINHOLD Phone # 347-356-8630

Address 135 ROUTE 59 Spring Valley NY 10977
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 Pomona Road, Route 306,
Town of Ramapo, Wesley Hills

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input checked="" type="checkbox"/> RC Dept. of Health |
| <input checked="" 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 checked="" type="checkbox"/> Adjacent Municipality <u>Ramapo, Wesley Hills</u> | |
| <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)

BLIMIE PERLSTEIN, being duly sworn, deposes and says:
Applicant's Name

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 N/A.

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, BLIMIE PERLSTEIN 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

BLIMIE PERLSTEIN

SWORN to before me this

21st day of December, 2025



Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 2026

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

Reviewed by the _____

Municipal Clerk/Treasurer

on _____

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

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

I, Blimie Perlstein, being duly sworn, hereby
depose and say that I reside at: 4 Litman Lane

in the county of Rockland in the state of New York.

I am the (*) owner in fee simple of premises located at:

4 Litman Lane, Pomona NY

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 # 2025-00022158

Said premises have been in my/its possession since 7/22/25. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 32.20 block 2 lot(s) 6.6

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]
4 Litman Lane
Pomona, NY 10970

SWORN to before this
2/22 day of December, 2025

[Signature]
Notary Public

SANDRA BETH SAFFER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436883
Qualified in Rockland County
My Commission Expires July 25, 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

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- Area Variance from the requirement of Section 130-12G & J _____;
- 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 pool, patio and cabana

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 130,
 Section(s) 12. Specifically, the applicant seeks a variance
 from the requirements from:

Dimension*	Column	Required	Provided
side yard pool		25	19.3
building coverage		15.0	15.2
side yard cabana		25.0	12.7

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

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? Yes

Describe: Looked at many alternatives and buildable lot area is tight.

2. Is the variance substantial in relation to the zoning code? No

Explain: Minimum compared to required.

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: Fits within single family zone.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: Very small area to build.

APPLICATION REVIEW FORM

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

Explain: Not for pool and cabana

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

Describe: None required.

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

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:

[Appform.doc revised March 2015]

Project Narrative

The applicant proposes to remove the existing retaining wall and unfinished pool and install a new cabana, pool, pool patio, and retaining walls. To complete this layout, the applicant is requesting three variances: a side-yard setback for the pool, a side-yard setback for the cabana, and a building-coverage variance. These improvements will replace incomplete structures with a safe and well-designed outdoor space. The applicant appreciates the Board's consideration.

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.

Part 1 – Project and Sponsor Information			
Pearlstein			
Name of Action or Project:			
Pearlstein			
Project Location (describe, and attach a location map):			
4 Litman Lane Pomona			
Brief Description of Proposed Action:			
Construction of pool, patio and cabana			
Name of Applicant or Sponsor:		Telephone: 347-451-3527	
Blimie Perlstein		E-Mail: safferconsulting1@gmail.com	
Address:			
4 Litman Lane			
City/PO:		State:	Zip Code:
Pomona		New York	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: Zoning and building department. RC Health.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.4 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.4 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 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"/>	
	<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: <u>Complies with state energy code.</u>	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"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline
- Forest
- Agricultural/grasslands
- Early mid-successional
- Wetland
- Urban
- Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

TIMBER RATTLESNAKE

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties?

NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

NO YES

CULTECS PROPOSED TO COLLECT WATER

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO YES

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name:

BLIMIE PERLSTEIN

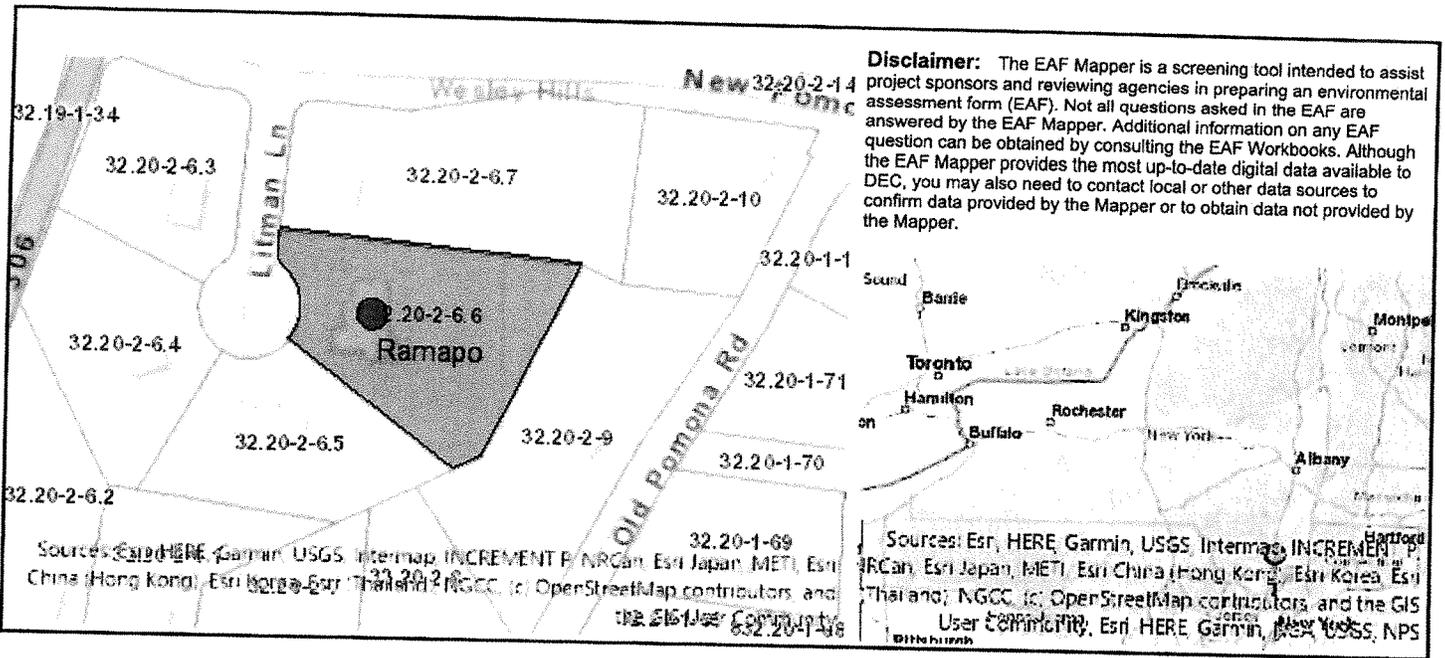
Date:

12-21-25

Signature:

Title:

OWNER



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]	No
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]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

December 22, 2025

Mr. Pearlstein

4 Litman Lane

Suffern, NY 10970

RE: Building Permit for a Proposed pool and pool House. (32.20-02-6.6)

Dear Mr. Pearlstein:

Please be advised that the building permit application submitted for an addition of a pool and pool house to the home at 4 Litman Lane is denied for the following reasons:

- 1) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – Section G - Minimum side yard: 25 feet Pool – is 19.3' from the lot line, this requires a variance of 5.7' or 22%
- 2) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – Section G - Minimum side yard: 25 feet Cabana Building – is 12.7' from the lot line, this requires a variance of 11.3' or 47%
- 3) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – section J – Maximum building Coverage: 15% - The total of all buildings on the lot is 15.2, this requires a variance of .2

In addition, please pay attention to the heights of the fencing when positioned next to a retaining wall, the height must still be sufficient to meet NYS pool Code.

You have 60 days from the date of this letter to appeal the denial to the Zoning Board of Appeals of the Village of Pomona.

Please call the Village Hall (845) 354-0545, to obtain an application for an appeal.

Best Regards,

Louis Zummo

Building Inspector

Village of Pomona NY

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
Commissioner

Richard M. Schiafo
Deputy Commissioner

January 12, 2026

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

Tax Data: 32.20-2-6.6

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

Map Date: 12/18/2025

Date Review Received: 12/24/2025

Item: *4 Litman Ln. (GML-25-0643)*

A variance application to permit the construction of a new pool and cabana for a single family dwelling on 1.37 acres in the R-40 zoning district. Variances are requested for side yard (pool), side yard (cabana), and building coverage.

Eastern side of the Litman Lane cul-de-sac approximately 195 feet south of the intersection with New Pomona Road.

Reason for Referral:

Pomona Rd (County Route 86), State Route 306, Town of Ramapo, Village of Wesley Hills

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
Commissioner of Planning

cc: Mayor Ilan Fuchs, Pomona
NYS Department of Transportation
Rockland County Department of Health
Rockland County Highway Department
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Village of Wesley Hills Planning Board
Paul Gdanski, P.E., PLLC

*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.



CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

December 26, 2025

Moshe Orange
Village of Pomona
100 Ladentown Road
Pomona, New York 10970

Re: 4 Litman Lane
Variances for Single Family Dwelling
Tax lot 32.20-2-6.6
GML-25-0643

Dear Mr. Orange,

We have received an application and plans as prepared by Paul Gdanski, P.E., PLLC, revised through December 8, 2025, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read "E. Mello", is written over a horizontal line.

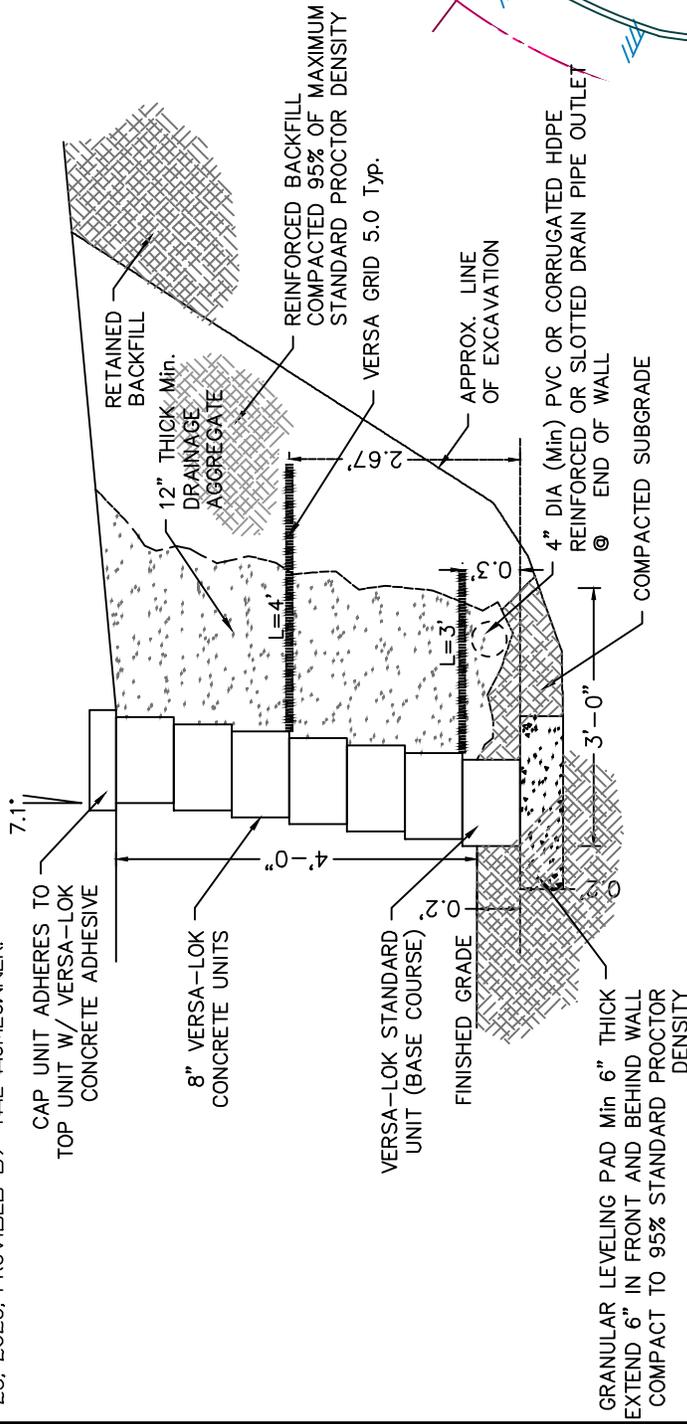
Elizabeth Mello, P.E.
Associate Public Health Engineer
melloe@co.rockland.ny.us
(845) 364-2616

cc: Michael Kezner, Rockland County Department of Planning (via Tyler)
Paul Gdanski, P.E., PLLC
MBSP (via email)

TAX SECTION 32.20 BLOCK 2 LOT 66

REFERENCES:

ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED MAY 23, 2023, PROVIDED BY THE HOMEOWNER.



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

4.0FT. HIGH REINFORCED RETAINING WALL

N.T.S.

APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Pomona Date 01/26/2026

Please check all that apply:

<input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals* (*Fill out Parts I & II of this form) <input type="checkbox"/> Subdivision _____ # of Lots _____ <input 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 checked="" 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: 12 Hidden Valley

Tax Map Designation:
 Section 32.15 Block 1 Lot(s) 45
 Section _____ Block _____ Lot(s) _____

Location: On the South side of Hidden Valley Dr
400 feet West of Sunset Terrace in the
 town/village of Town of Ramapo and village of Pomona

Street Address: 12 Hidden Valley Dr, Suffern NY 10901

Acreage of Parcel 0.856 **Zoning District** R-40

School District East Ramapo SD **Postal District** Suffern

Fire District Moleston Fire Dist **Ambulance District** Spring hill

Water District Veolia **Sewer District** RC Sewer district No. 1

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

To add an inground swimming pool and pool house in the backyard

APPLICATION REVIEW FORM

If subdivision:

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

If site plan:

- | | |
|--|--|
| 1) Existing square footage <u>4946</u> | Pool House: 281 |
| 2) Total square footage <u>6304</u> | Pool house overhang: 131 |
| 3) Number of dwelling units <u>1</u> | Pool: 946 |
| | Dwelling: 3682 Porches: 638 Patio: 391 |
| | Stairs: 235 |

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

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. No

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type. No

Project History: Has this project ever been reviewed before? No

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.

N/A

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

None

APPLICATION REVIEW FORM

Contact Information:

Applicant: Aaron Gittleson Phone # 347-962-9097 Agittleson@gmail.com
 Address 12 Hidden Valley Dr Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Aaron Gittleson Phone # 347-962-9097
 Address 12 Hidden Valley Dr, Suffern NY 10901 Agittleson@gmail.com
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tec Phone # 845-610-3621
 Address 139 Lafayette Avenue Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: N/A Phone # _____
 Address _____
Street Name & Number (Post Office) State Zip code

Contact Person: Silber construction Co Inc Phone # 845-222-1810
 Address 4 Fosse Ct Airmont Ny 10952 Silberbuilder@gmail.com
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 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. _____
 Town Of Ramapo

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 checked="" type="checkbox"/> Adjacent Municipality <u>Town Of Ramapo</u> | |
| <input checked="" type="checkbox"/> Other <u>Town Of Ramapo Public Works</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

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of Pomona)

Aaron Gittleson
Applicant's Name, being duly sworn, deposes and says:

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 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 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.

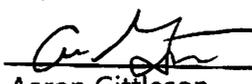
APPLICATION REVIEW FORM

5. Application Fee(s)

I, Aaron Gittleson, 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  (Aaron Gittleson)
Print Applicant's Name Aaron Gittleson

SWORN to before me this
27 day of January, 2026

Notary Public 

CHAVA GROSSMAN
NOTARY PUBLIC, STATE OF NEW YORK
Rockland County
Commission # 01GR6439566
My Commission Expires, August 29, 2026

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, Aaron Gittleson being duly sworn, hereby
depose and say that I reside at: 605 NY 306 Suffern NY 10901

in the county of Rockland in the state of New York

I am the (* Homeowner) owner in fee simple of premises located at:
12 Hidden Valley Dr Suffern Ny 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber N/A of conveyances, page N/A or as Instrument ID # 2014-00018689

Said premises have been in my/its possession since 2014. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 32.15 block 1 lot(s) 45

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 Aaron Gittleson
Mailing Address 12 Hidden Valley Dr
Suffern NY 10901

SWORN to before this
27 day of January, 2026

Sign (Signature)
(Aaron Gittleson)

Notary Public (Signature)

* 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.

CHAVA GROSSMAN
NOTARY PUBLIC, STATE OF NEW YORK
Rockland County
Commission # 01GR6439566
My Commission Expires August 29, 2026

APPLICATION REVIEW FORM

Owners of Nearby Properties:

That the following are all of the owners of property 750 (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT NAME ADDRESS

See attached

[Lined area for listing property owners]

(use additional paper if needed)

Sign [Signature]
Aaron Gittleson

SWORN to before this

27 day of January, 2026

Notary Public [Signature]

CHAVA GROSSMAN
NOTARY PUBLIC, STATE OF NEW YORK
Rockland County
Commission # 01GR6439566
My Commission Expires August 29, 2026

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 130-12 R-40 District;
- 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 _____

To add an inground swimming pool and pool house in the backyard

Previous Appeal:

- a. A previous appeal ___ has, or ^x 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 V,
 Section(s) 130-12. Specifically, the applicant seeks a variance
 from the requirements from:

Dimension*	Column	Required	Provided
Side Yard Setbacks		25FT	20FT
Basement Egress Well		25FT	20.5FT

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

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? yes

Describe: The proposal uses the smallest deviation possible while meeting safety codes and working with the current house placement

2. Is the variance substantial in relation to the zoning code? No

Explain: The 18-20% deviations are minor dimensional adjustments

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: There are a few lots on the street that contain pools

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: The house location and mandatory safety codes for egress well makes a variance the only Solution

APPLICATION REVIEW FORM

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

Explain: The private pool will comply with all pool safety regulations

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

Describe: This is a private residential improvement

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

See attached narrative

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:

Blank lines for answer 1

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

Blank lines for answer 2

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

Blank lines for answer 3

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:

[Appform.doc revised March 2013]

VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

December 22, 2025
Mr. Gittleson
12 Hidden Valley Drive
Suffern, NY 10970

RE: Building Permit for a Proposed Cabana Building and Pool. (32.15-1-45)

Dear Mr. Gittleson:

Please be advised that the building permit application submitted for a Cabana Building and Pool at 12 Hidden Valley Drive is denied for the following reasons:

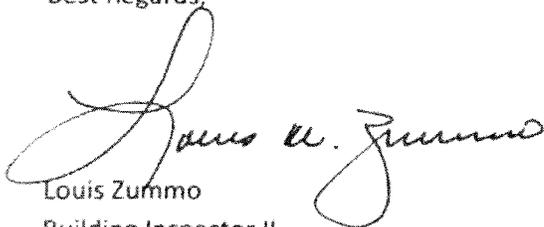
- 1) The Village of Pomona Zoning Code – 130-12 Bulk Regulations R40 District – Section G - Minimum side yard: 25 feet Pool – the pool is 20" from the property line, this is less than the required 25'. This would require a 5' variance or 20%. In addition, the basement egress wells are also going to require a variance since they sit at 20.5', less than the required 25'. This would require a 4.5' variance or 18%

In addition, we have not been supplied with drawing of the cabana building including elevations. Based on the codes for accessory structures, the height is important, so side views and elevations are required.

You have 60 days from the date of this letter to appeal the denial to the Zoning Board of Appeals of the Village of Pomona.

Please call the Village Hall (845) 354-0545, to obtain an application for an appeal.

Best Regards,



Louis Zummo
Building Inspector II
Village of Pomona NY

Aaron Gittleson
12 Hidden Valley Dr.
Suffern, NY 10901
347-962-9097

To: Village of Pomona Zoning Board of Appeals

Village of Pomona

January 27, 2026

RE: Narrative for Pool and Pool House Project - Property: 12 Hidden Valley Dr.

To the Board Members,

I am submitting this letter to request an Area Variance for my home at 12 Hidden Valley Drive. My goal is to add an inground swimming pool and a pool house to my backyard for my family to enjoy.

The Request Because of where my house sits on the lot and the safety requirements for a basement egress well, I need a small adjustment to the side yard setbacks. I am asking for:

- **Side Yard Setback:** 20 feet where 25 feet is required.
- **Egress Well Setback:** 20.5 feet where 25 feet is required.

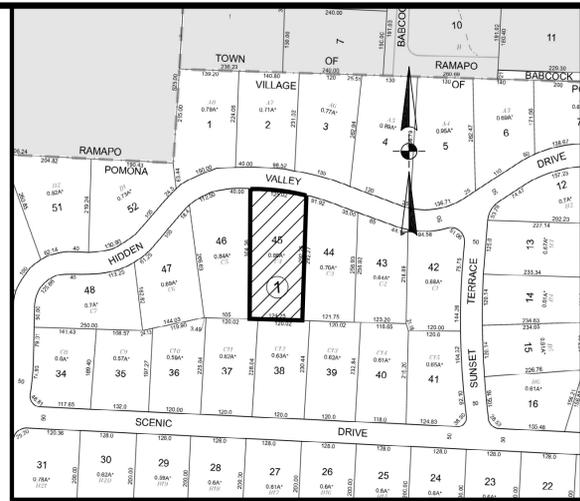
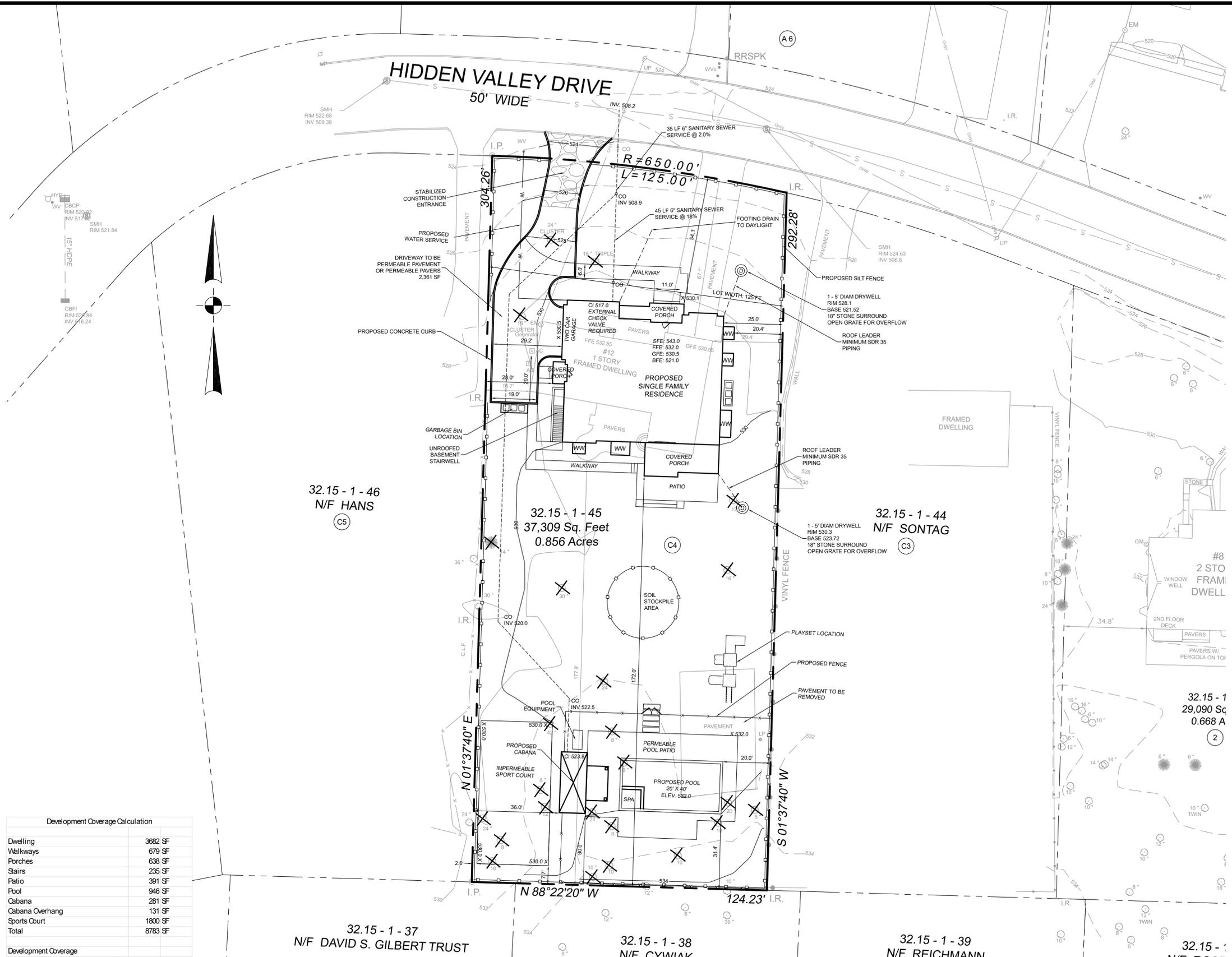
Why this should be approved:

- **Minor Change:** These are small adjustments (about 18-20%) and are the minimum needed to make the project work.
- **Fits the Neighborhood:** Many other homes on our neighborhood already have pools, so this fits right in with the character of the neighborhood.
- **Safety First:** The pool will follow all safety regulations and will not affect any public services or the health of the community.
- **No Other Option:** Because the house is already built, there is no other way to place the pool and egress well without these variances.

Thank you for considering my application to improve my home.

Sincerely,

Aaron Gittleson



VICINITY MAP
1" = 200'

GENERAL NOTES

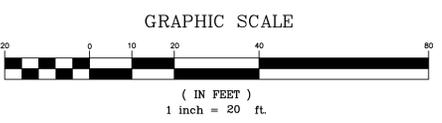
1. RECORD OWNER AND APPLICANT: GITTLESON AARON & ABRAHAM ESTHER
12 HIDDEN VALLEY DR
SUFFERN, NY 10901
2. TAX REFERENCE: VILLAGE OF POMONA: 32.15-1-45.
3. AREA OF PROPERTY: 37,309 SQUARE FEET OR 0.856 ACRES
4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC. ON JULY 5, 2023
5. ALL PERMEABLE PAVERS SHALL BE TECHO BLOC BLU 60 FOR THE PATIO AND WALKWAYS AND TECHO BLOC BLU 80 FOR THE DRIVEWAY.
6. THE CONTRACTOR SHALL CONTACT HARRIS FROM THIS OFFICE (HAL.JOVIC@SPENCEENGINEER.COM) TO SCHEDULE A PRE-CONSTRUCTION MEETING AT THE START OF THE WORK.
7. ALL DISTURBED AREAS SHALL BE STABILIZED WITH 4" SCREENED TOPSOIL, SEED AND HAY MINIMUM.

REFERENCES

1. BEING SECTION 32.15, BLOCK 1, LOT 45 OF THE VILLAGE OF POMONA AND TOWN OF RAMAPO TAX MAPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2014 AT PAGE 18689 AT THE ROCKLAND COUNTY CLERK'S OFFICE.
3. BEING LOT 4 IN BLOCK C ON A MAP ENTITLED "SECTION ONE HIDDEN VALLEY ESATES, POMONA, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, SUB-DIVISION BY F.&D. MIELE", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MAY 18, 1956 AS MAP NUMBER 2426.
4. TOTAL AREA = 37,309 SQUARE FEET OR 0.856 ACRES.

Development Coverage Calculation

Dwelling	3682 SF
Walkways	679 SF
Porches	638 SF
Stairs	235 SF
Patio	391 SF
Pool	946 SF
Cabana	281 SF
Cabana Overhang	131 SF
Sports Court	1800 SF
Total	8783 SF
Development Coverage	0.23
Permeable pavement/Pavers Driveway	2361 SF
Permeable Pool Patio	1457 SF



32.15 - 1 - 37
N/F DAVID S. GILBERT TRUST

32.15 - 1 - 38
N/F CYWIAK

32.15 - 1 - 39
N/F REICHMANN

32.15 - 1
N/F ROSE

TABLE OF BULK REQUIREMENTS: R-40 Residential

	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Rear Yard	Min. Side Yard	Min. Cabana Rear Yard (Accessory Structure < 100 SF)	Min. Cabana Side Yard (Accessory Structure < 100 SF)	Max. Height	Max. Development Coverage
Required	40,000 SQFT	100 FT	150 FT	140 FT	50 FT	30 FT	25 FT	10 FT	8.3 FT	35 FT	20%
Existing	37,609 SQFT	125 FT	125 FT	301 FT	67.1 FT	177.9 FT	18.7 FT	N/A	<35 FT	17%	
Proposed	37,609 SQFT	125 FT	125 FT	301 FT	54.1 FT	30 FT	20 FT*	30 FT	36 FT	33 FT	23%*

*Variance required

DATE	ISSUE	DESCRIPTION	REVISIONS
AUG 15, 2025	REV 12	REV PER CLIENT	
AUG 1, 2025	REV 11	REV PER CLIENT	
JULY 25, 2025	REV 10	REV PER CLIENT	
JULY 10, 2025	REV 9	REV PER COMMENTS	
JULY 7, 2025	REV 8	REV PERVIOUS PAVR INFORMATION	
JUNE 30, 2025	REV 7	PROVIDE POROUS PAVR AREAS	
JUNE 27, 2025	REV 6	REVISE POROUS PAVR AREAS	
JUNE 25, 2025	REV 5	REV PER BUILDING INSPECTOR'S COMMENTS	
MAY 16, 2025	REV 4	REV PER CLIENT	
APRIL 22, 2025	REV 3	REV PER COMMENTS	
MARCH 28, 2025	REV 2	REV SEWER	
MARCH 27, 2025	REV 1	REV SEWER	

DATE: 9/16/24

S.B.L. 32.15 - 1 - 45
PLOT PLAN
FOR
12 HIDDEN VALLEY
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

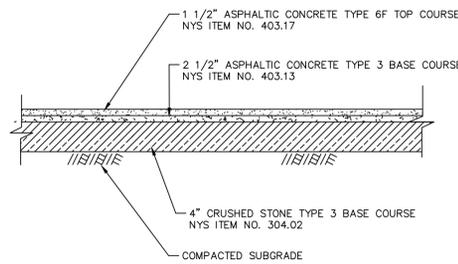
CIVIL TEC Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl. | 111 Main Street
Suffern, NY 10901 | Chester, NY 10918
P 845.547.2241 - F 845.547.2243 | 845.610.3621

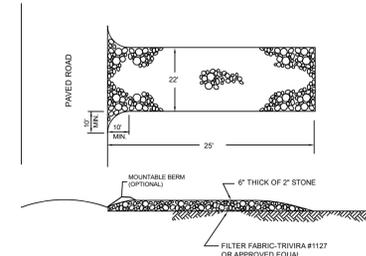
Civil Engineering & Land Surveying Services that Build Communities
www.Civil-Tec.com

DATE: 9/16/24
DRAWN BY: SB
CHKD BY: RB/LT
JOB No. 4286
SCALE: 1"=20'
DWG No. 1 OF 3

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

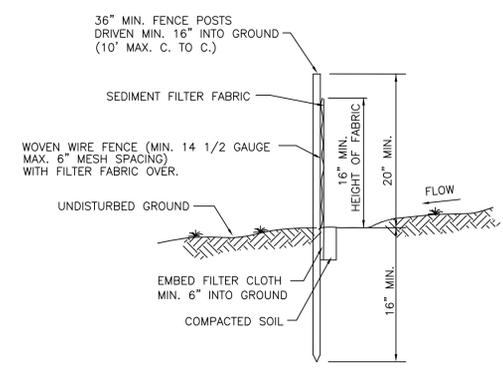


TYPICAL DRIVEWAY PAVEMENT SECTION
SCALE: N. T. S.



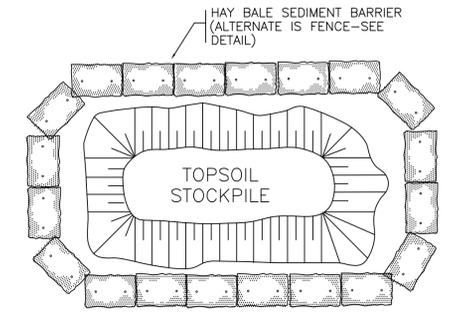
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

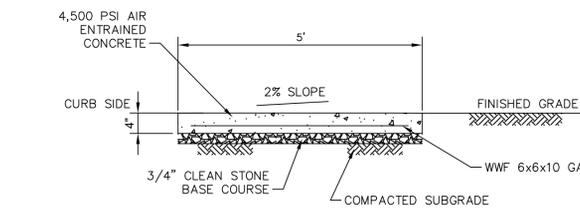


SECTION
SILT FENCE
N.T.S.

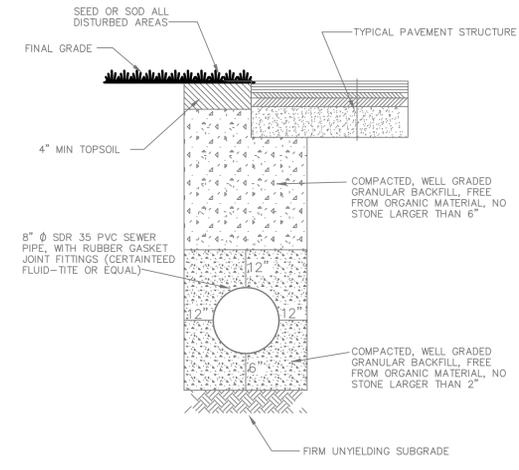
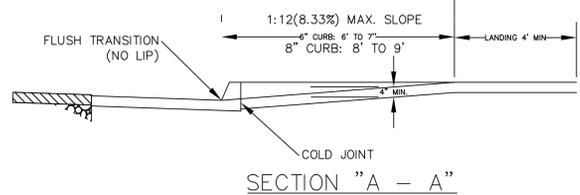
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY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



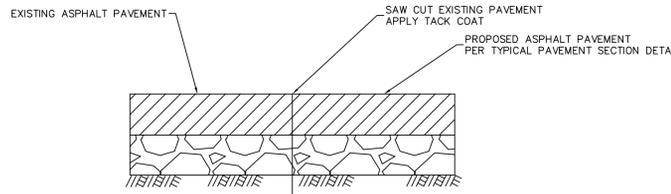
TOPSOIL STOCKPILE SEDIMENT BARRIER
N.T.S.



CONCRETE SIDEWALK
SCALE: N. T. S.

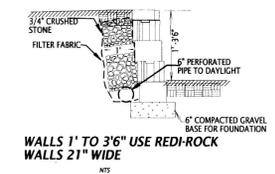


DETAIL - TYPICAL SANITARY SEWER PIPE BEDDING
NOT TO SCALE

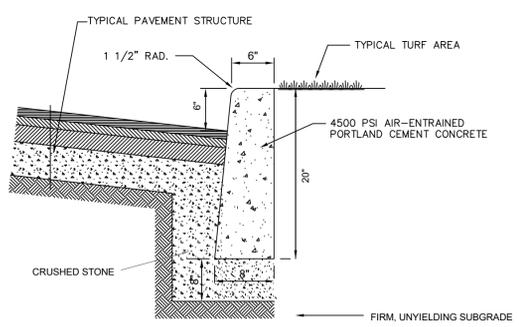


PAVEMENT BUTTING DETAIL
SCALE: N. T. S.

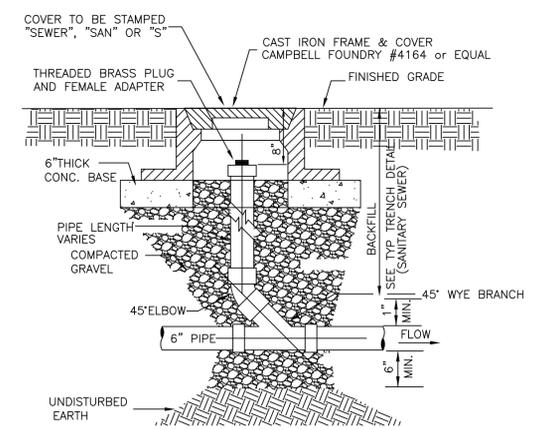
- NOTES
- TOP COURSE MUST OVERLAP THE EXISTING BINDER COURSE BY AT LEAST 12 INCHES.
 - 4-INCH WIDE SEALER SHALL BE PROVIDED AT JOINT AROUND PATCH.



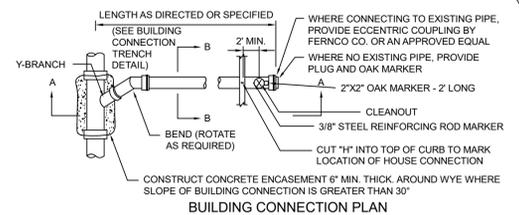
WALLS 1' TO 3'6" USE REDI-ROCK
WALLS 21" WIDE
N.T.S.



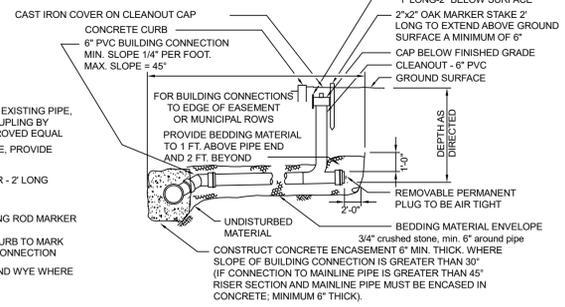
CONCRETE CURB DETAIL
N.T.S.



BUILDING SEWER CLEANOUT
N.T.S.



BUILDING CONNECTION PLAN



BUILDING CONNECTION ELEVATION
N.T.S.

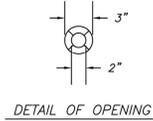
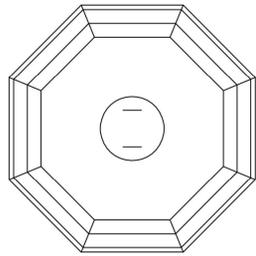
DATE	ISSUE	DESCRIPTION	REVISIONS
JULY 25, 2025	REV 10	REV PER CLIENT	
JULY 10, 2025	REV 9	REV PER COMMENTS	
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 DRAWN BY: SB
 CHKD BY: RB/LT
 JOB No. 4286
 SCALE: 1"=20'
 DWG No. 2 OF 3

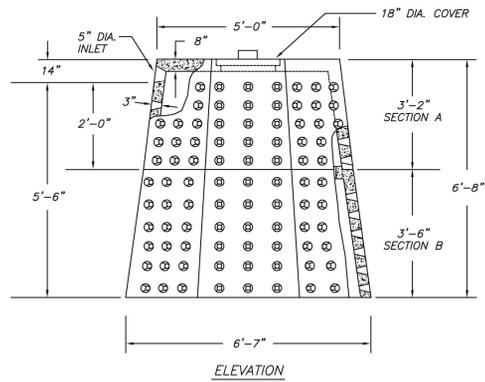
S.B.L. 32.15 - 1 - 45
DETAILS FOR 12 HIDDEN VALLEY VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC
 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
 111 Main Street Chester, NY 10918
 P 845.547.2241 - F 845.547.2243 845.610.3621
 Civil Engineering & Land Surveying Services that Build C
 www.Civil-Tec.com

Rachel B. Barese, P.E.
 N.Y. Lic. No. 90143



PLAN VIEW



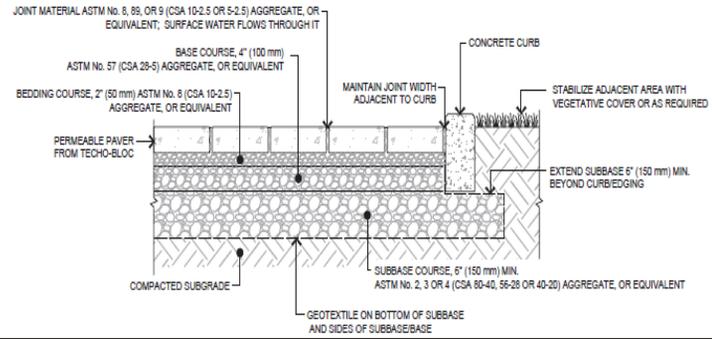
ELEVATION

- 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 - HS20

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

18" STONE SURROUND
OPEN GRATE FOR OVERFLOW

PERMEABLE PAVER - FULL INFILTRATION TO SOIL SUBGRADE



PRODUCTS	JOINT FILL MATERIAL	(lbs/sq. ft)	(kg/sq. m)
Antika	ASTM No. 8 (CSA 2.5 - 10) (1/4")	1.9	9.3
Aquastorm	ASTM No. 8 (CSA 2.5 - 10) (1/4")	12.2	59.5
Blu 60 mm & Blu 60 (6x13)	ASTM No. 9 (CSA 2.5 - 5) (1/8")	0.6	3.0
Blu 60 mm (6x13)	ASTM No. 9 (CSA 2.5 - 5) (1/8")	0.9	4.2
Blu 80 mm & Bu 80 (6x13)	ASTM No. 9 (CSA 2.5 - 5) (1/8")	0.8	4.0
Blu 80 mm (6x13)	ASTM No. 9 (CSA 2.5 - 5) (1/8")	1.2	5.7
Hydra	ASTM No. 8 (CSA 2.5 - 10) (1/4")	2.9	14.4
Mika	ASTM No. 8 (CSA 2.5 - 10) (1/4")	2.5	12.2
Mista random	ASTM No. 9 (CSA 2.5 - 5) (1/8")	1.0	5.0
Pure	ASTM No. 9 (CSA 2.5 - 5) (1/8")	1.4	7.0
Travertina Raw	ASTM No. 8 (CSA 2.5 - 10) (1/4")	2.5	12.2
Vallet	ASTM No. 9 (CSA 2.5 - 5) (1/8")	1.3	6.2
Villagio	ASTM No. 8 (CSA 2.5 - 10) (1/4")	2.1	10.2

Note: Gator Aqua Rock permeable stone (bagged) can be used to meet the ASTM No. 9 gradation.

JULY 25, 2025	REV 1	REV PER CLIENT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 32.15 - 1 - 45 DETAILS FOR 12 HIDDEN VALLEY VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	7/9/25
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		111 Main Street Chester, NY 10918 845.610.3621	
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com			
<i>Rachel Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			
		DRAWN BY:	SB
		CHKD BY:	RB/LT
		JOB No.	4286
		SCALE:	1"=20'
		DWG No.	3 OF 3