

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