

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

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. Approval of Meeting minutes**

**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%**

**8. ADJOURNMENT**

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

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

Project Name: 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 <sup>x</sup> 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:

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

**APPLICATION REVIEW FORM**

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

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

- a. Date of mortgage: \_\_\_\_\_
- b. Scheduled maturity (payoff) date: \_\_\_\_\_
- c. Present monthly payment amount: \_\_\_\_\_
- d. Current principal balance: \_\_\_\_\_
- e. Current interest rate: \_\_\_\_\_

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

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

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

1. Name and position of official making the decision:

\_\_\_\_\_

2. Nature of decision:

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

3. The decision described above is hereby appealed because:

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

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

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

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

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

# VILLAGE OF POMONA

100 LADENTOWN ROAD

POMONA, N.Y. 10970

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

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

**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*

March 06, 2026

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

**Tax Data:** 32.15-1-45

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 09/11/2025

**Date Review Received:** 02/27/2026

**Item:** *12 Hidden Valley Drive (GML-26-0137)*

Side yard variance to permit the installation of a pool and a basement window well for a single-family dwelling located on 0.86 acres in the R-40 zoning district.  
South side of Hidden Valley Drive, approximately 370 feet west of Sunset Terrace

**Reason for Referral:**

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

**12 Hidden Valley Drive (GML-26-0137)**

cc: Mayor Ilan Fuchs, Pomona  
Rockland County Department of Health  
Rockland County Planning Board  
Rockland County Sewer District No. 1  
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.

TO: Village of Pomona, Zoning Board  
FROM: Martin K. Spence, PE Village Engineer *Martin K. Spence*  
DATE: February 18, 2026  
RE: **12 Hidden Valley Drive 32.15-1-45**  
**Plot Plan Proposed Pool and Associated Improvements**



We have received the following regarding the subject application:

- Plot Plan, Dwg 1 of 3, prepared by Civil Tec Engineering & Surveying PC, revised 08/15/2025
- Details, Dwg 2 of 3, prepared by Civil Tec Engineering & Surveying PC, revised 07/25/2025
- Details, Dwg 3 of 3, prepared by Civil Tec Engineering & Surveying PC, revised 07/25/2025
- Project Narrative, prepared by Aaron Gittleson, dated 01/26/2026
- Application Review Form, dated 12/15/2025
- Village of Pomona, Building Inspector review dated December 22, 2025

The package did not contain an EAF

We offer the following:

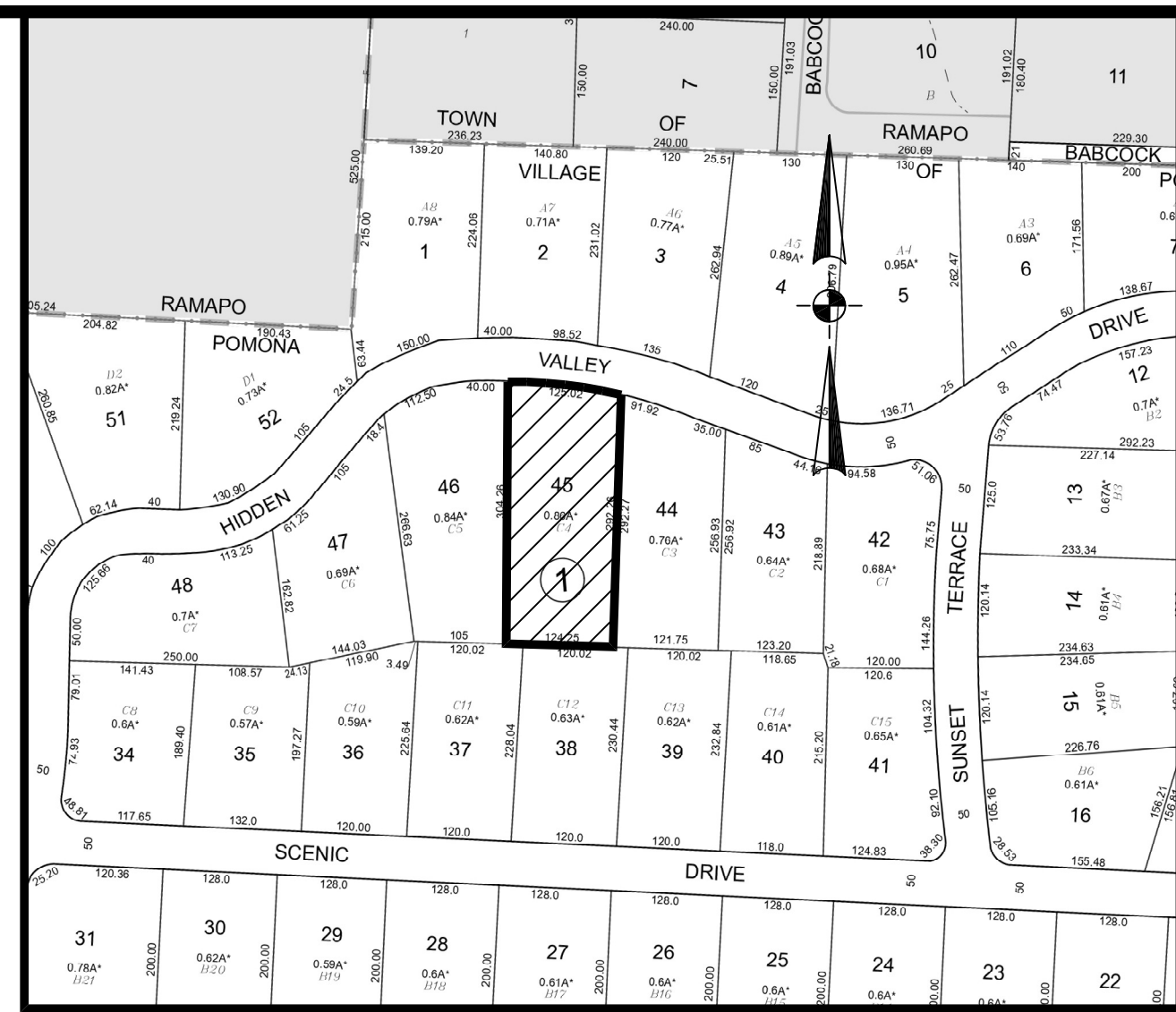
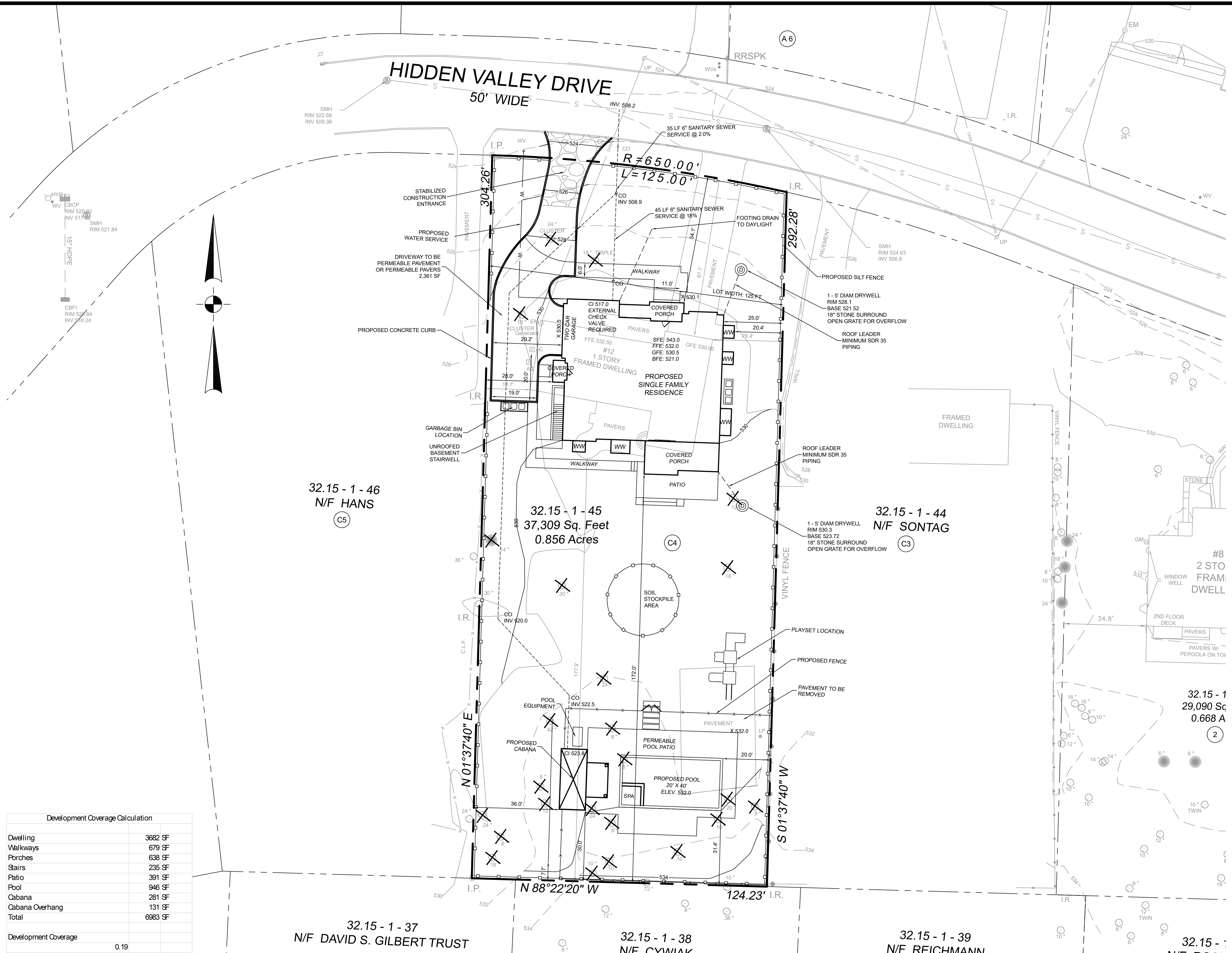
1. The owner/applicant in this matter is:  
Aaropn Gittleson  
12 Hidden Valley Drive  
Pomona, NY 10970
2. The application consists of site improvements including a pool and cabana at the rear yard. A new home is currently being constructed and was released as part of an earlier and separate building permit needing no variances.
3. The Building Inspector references side yard setback variances as related to the pool location and the window egress wells (located at 20.5') from the property line where the plan shows 20.4'. The plans as prepared by Civil Tec further identities development coverage variances. Based on our review we are not sure if the Building Inspector had the plan set that is submitted to the ZBA as his review letter does not reference the plan date or revision, nor any development coverage variance. The applicant is requesting only side yard variances where the plans also reference development coverage variance of 23% as compared to the maximum permissible of 20%. The applicant is utilizing permeable pavers for an additional 10%, however permeable pavers is not counted toward development coverage and is only visual. We suggest the plans and narrative be revised and resubmitted to the Building Inspector, so that the BI review letter identifies variances and/or plans are revised to be consistent.
4. The area of the property is 37,609 SF and located in the R-40 zone, where it is an existing non conforming lot in respect to area. The property generally slopes East to West.
5. The property is under construction based on a new home permit previously issued with no back yard improvements.
6. The applicant shall provide testimony to the Board why a revised layout may not provide adequate setback distances as compared to what is proposed. The pool is located approximately 100' from the rear patio/covered porch, which provides a large open lawn area between. The cabana could be located on the N or S side of the pool and the pool be shifted to meet the Code.

### Engineering Comments:

- S-1. Provide number of trees that are proposed to be removed. The Board may request a replanting (landscape plan) as part of mitigation including restoring the tree canopy and perimeter screening. The applicant should discuss the need for the extent of the tree removal including south of the pool and sport court area.
- S-2. Clarify with the Building Inspector if the proposed improvements such as the sport court can be constructed along a property line without a buffer.
- S-3. Provide a permeable paver design on the engineering plan to support General Note 5. Provide a permeable pavement design if the owner acts on note for driveway construction.
- S-4. Engineering drawing shall provide a drywell(s) at the rear for the roof drains from the cabana as well as the impermeable sport court. A trench drain shall be provided along the west edge of the court to collect surface runoff and connect to the drywell, or an acceptable alternative.
- S-5. Provide drainage calculations including change of surface runoff between canopy areas and lawn areas.
- S-6. Provide a grate and a grate specification for the drywell and show on detail
- S-7. On the drywell detail add "Clean Stone" to the stone specifications and show dimension of stone proposed (minimum 1-1/2" size required). Show fabric at sides and top of drywell detail.
- S-8. Variance requests/identification shall be consistent between plans, narrative and BI review.
- S-9. Footing drain should not be daylighted directed to the street. BFE elevation is shown at 521 where the grade the pipe discharges is approximately 528. (This was not shown on the Building Permit set of plans for the new home).

### END OF REPORT

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



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 HARIS 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
Total	6983 SF
Development Coverage	0.19
Permeable pavement/Pavers Driveway	2361 SF
Permeable Pool Patio	1457 SF

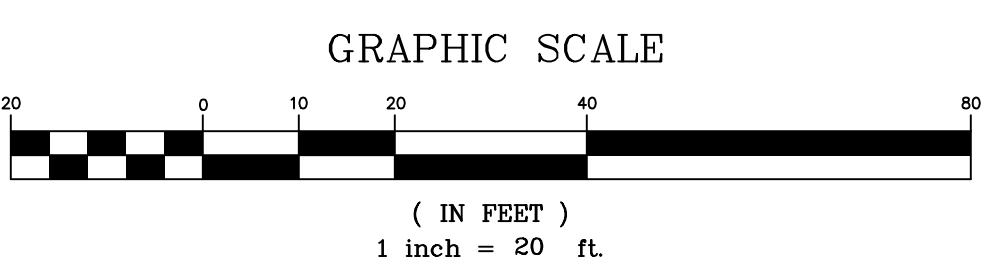


TABLE OF BULK REQUIREMENTS: R-40 Residential

	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	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	19%

\*Variance required

DATE	ISSUE	DESCRIPTION	REVISIONS
SEPTEMBER 11, 2025	REV 13	REV PER CLIENT	
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	

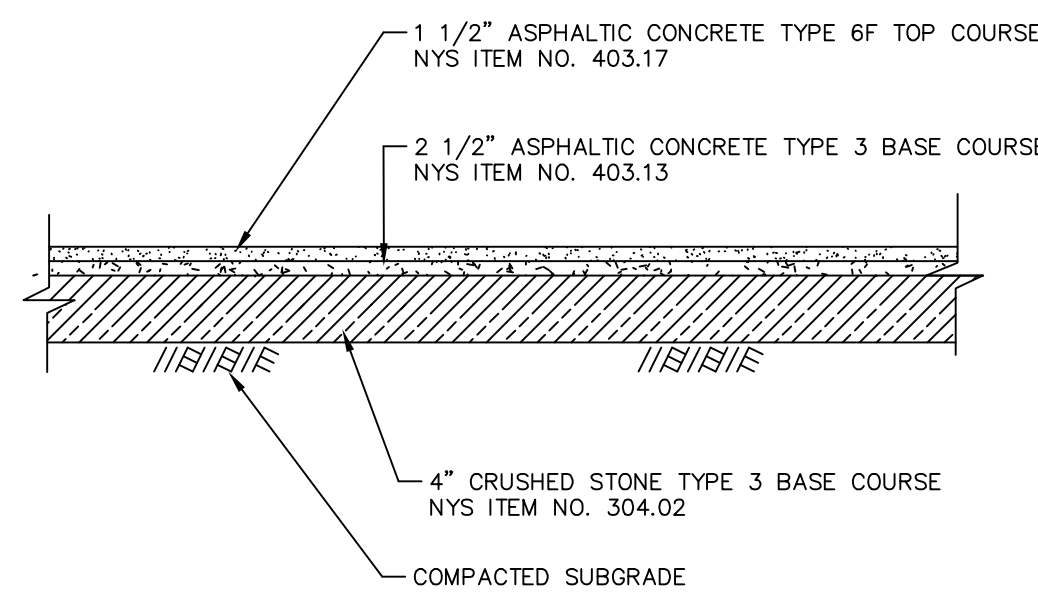
S.B.L. 32.15 - 1 - 45  
**PLOT PLAN**  
FOR  
**12 HIDDEN VALLEY**  
VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

**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

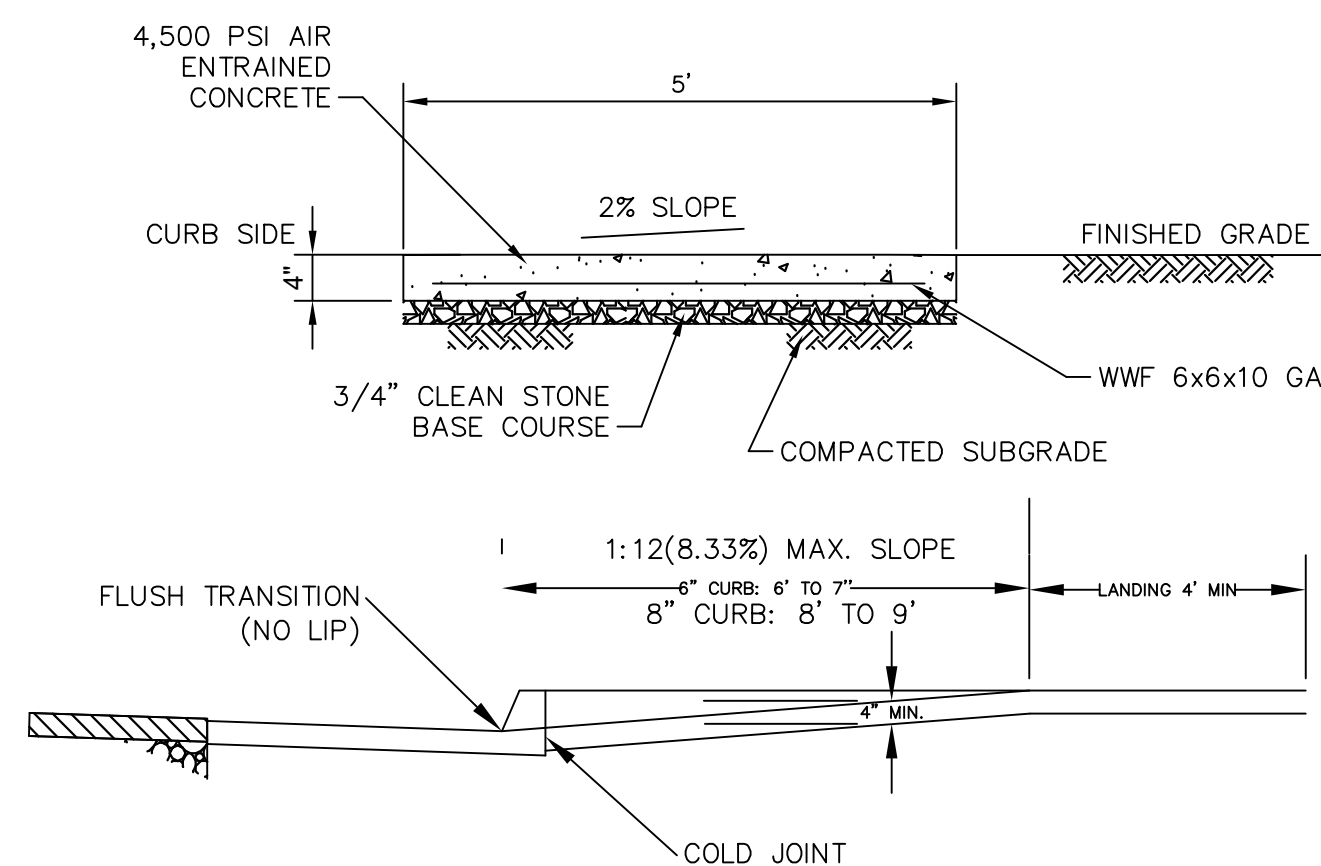
Rachel B. Barrese, P.E.  
N.Y. Lic. No. 90143

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



TYPICAL DRIVEWAY PAVEMENT SECTION

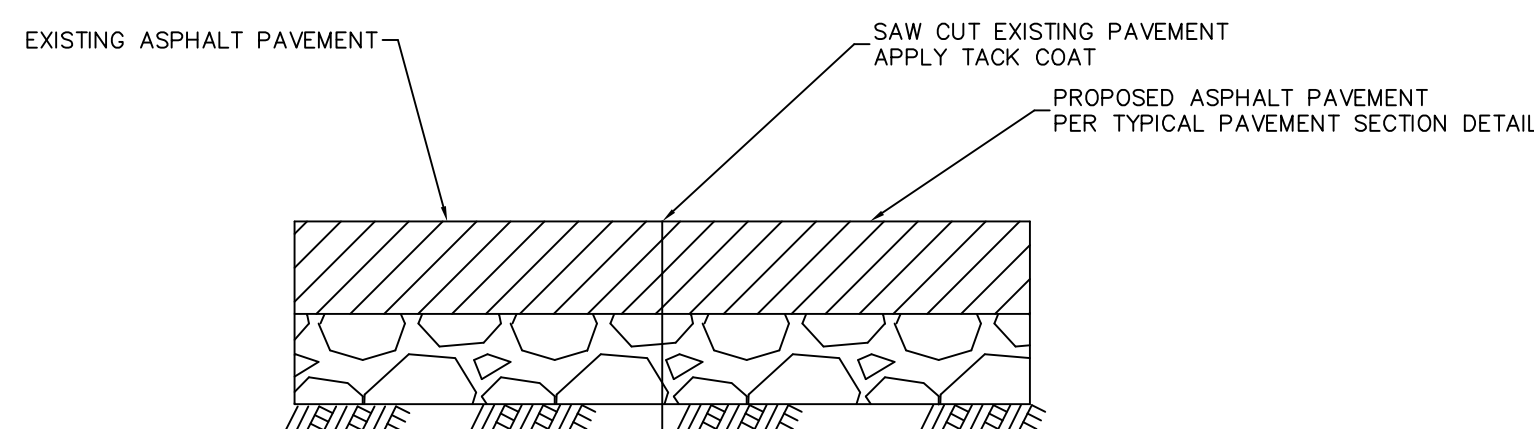
SCALE: N. T. S.



SECTION "A - A"

CONCRETE SIDEWALK

SCALE: N. T. S.

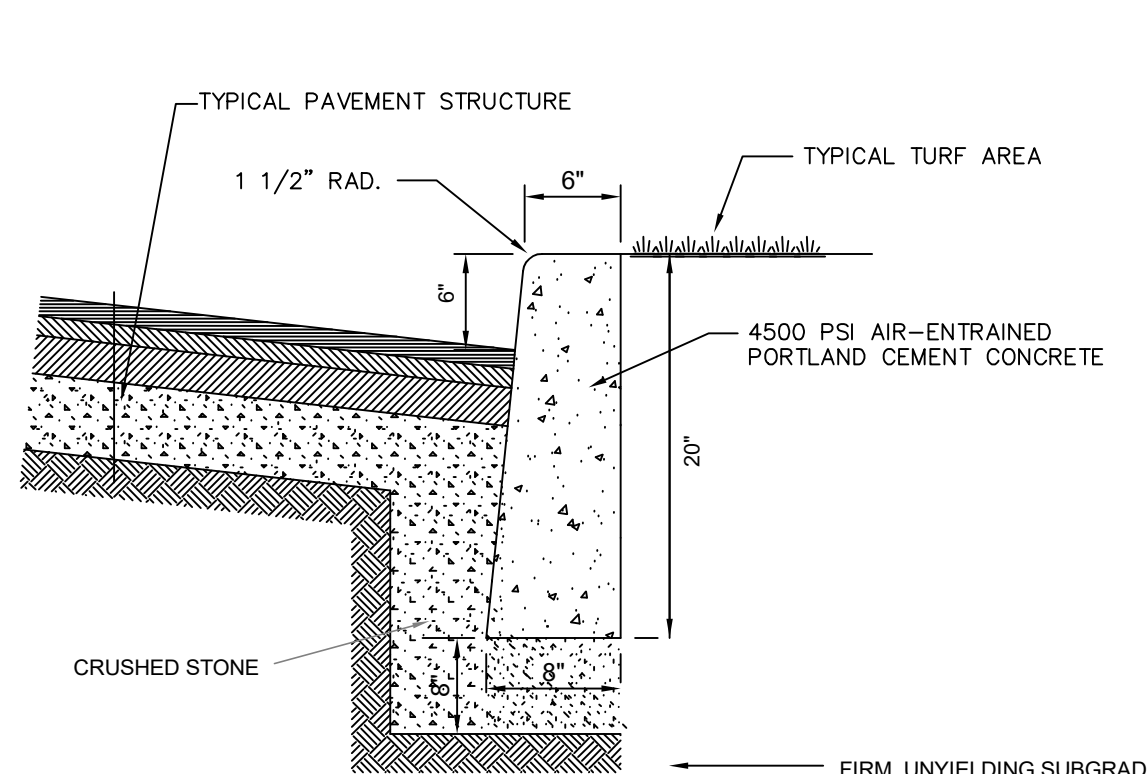


PAVEMENT BUTTING DETAIL

SCALE: N. T. S.

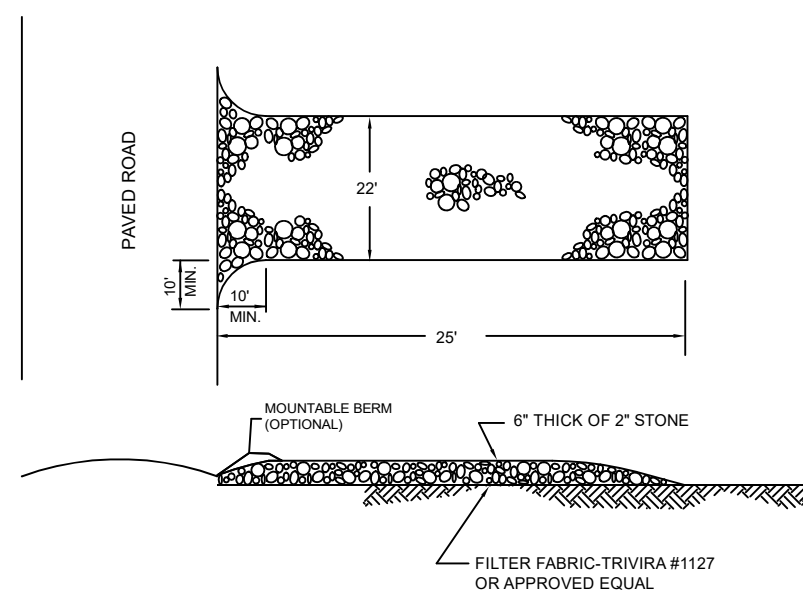
NOTES:

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



CONCRETE CURB DETAIL

N.T.S.

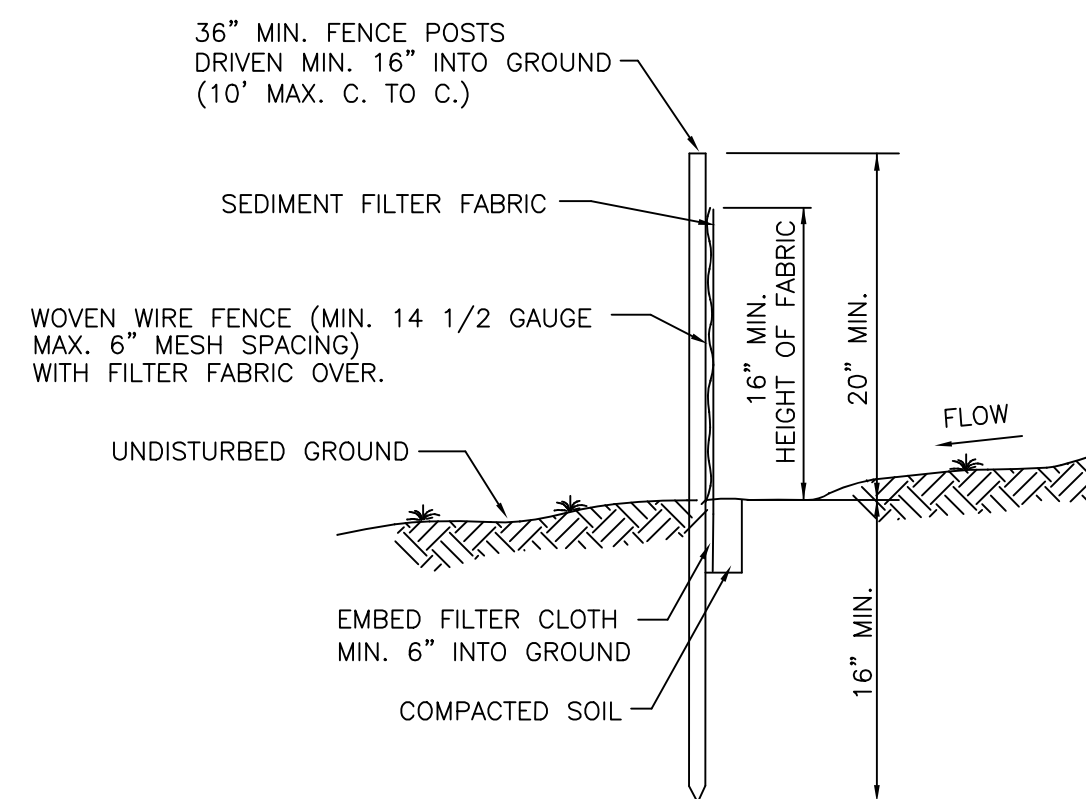


STABILIZED CONSTRUCTION ENTRANCE

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.

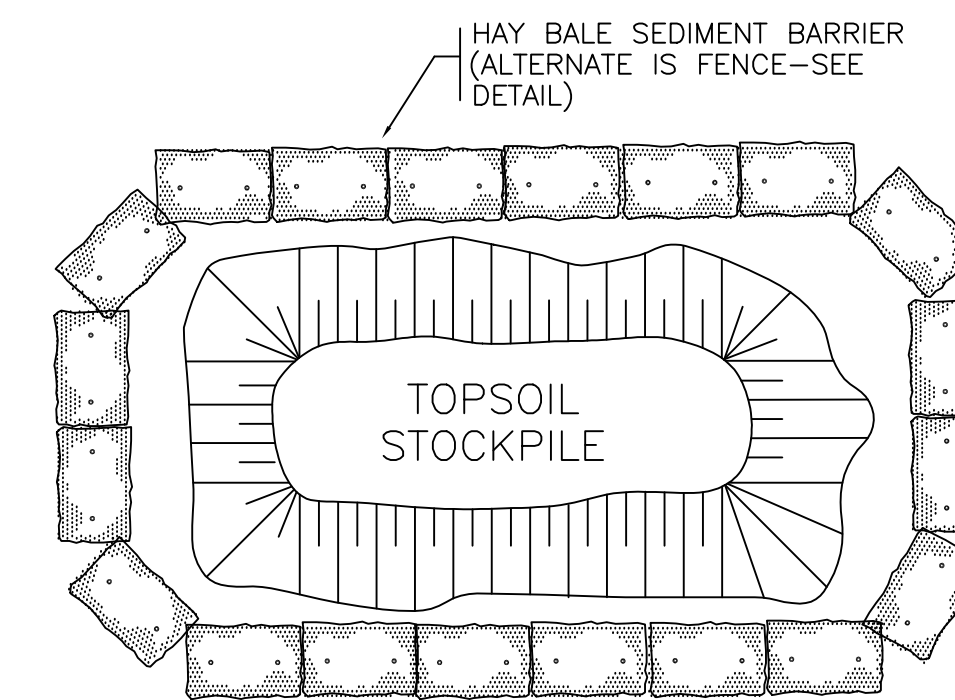


SECTION SILT FENCE

N.T.S.

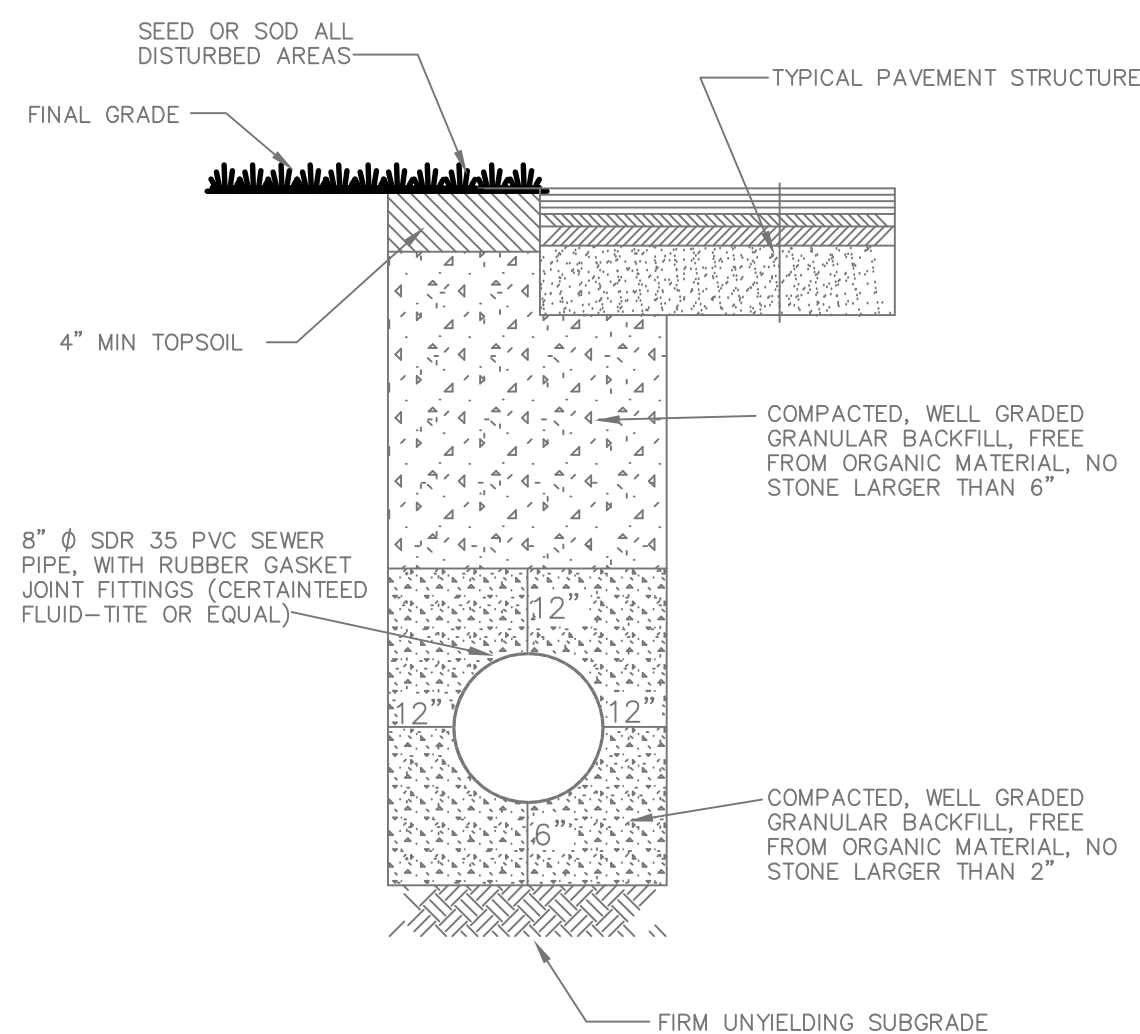
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- 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.



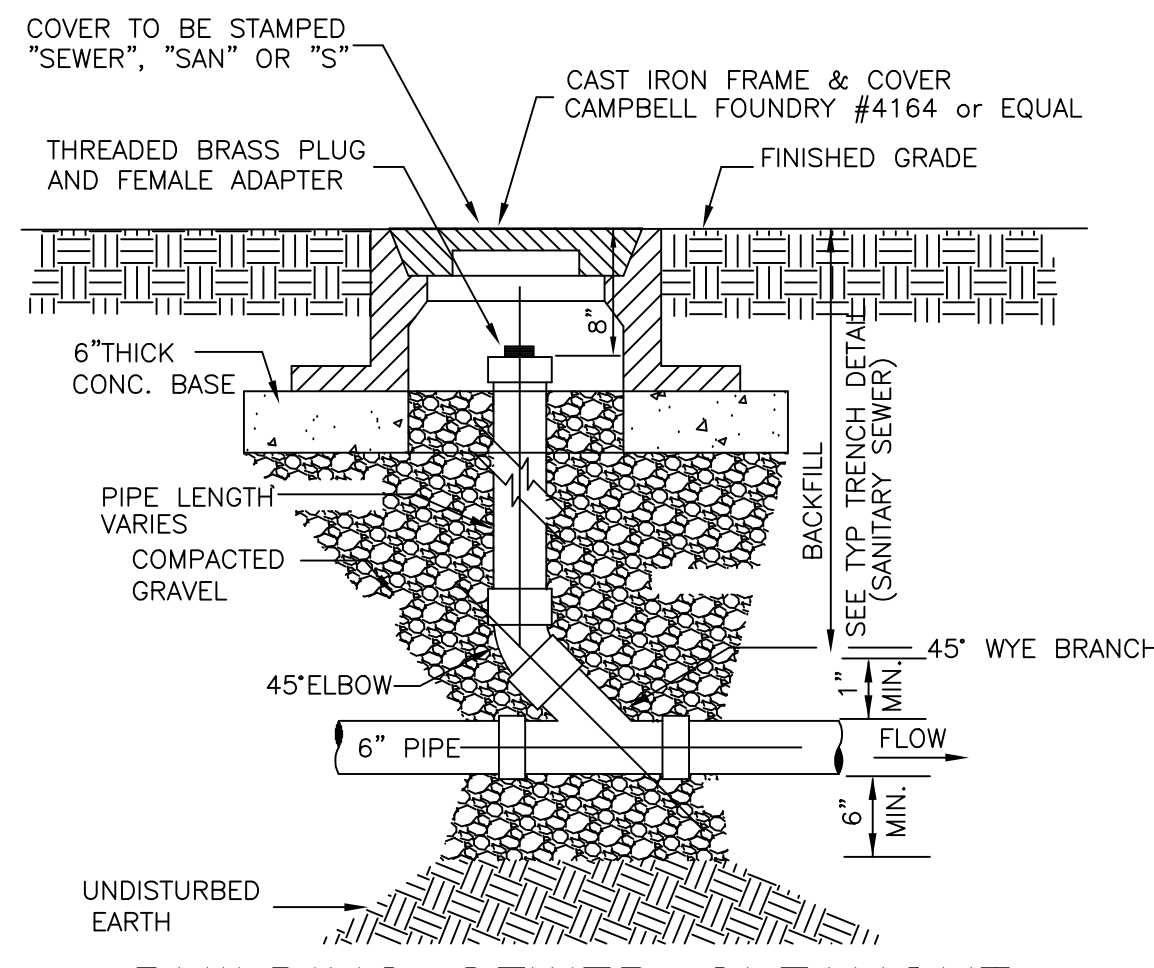
TOPSOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



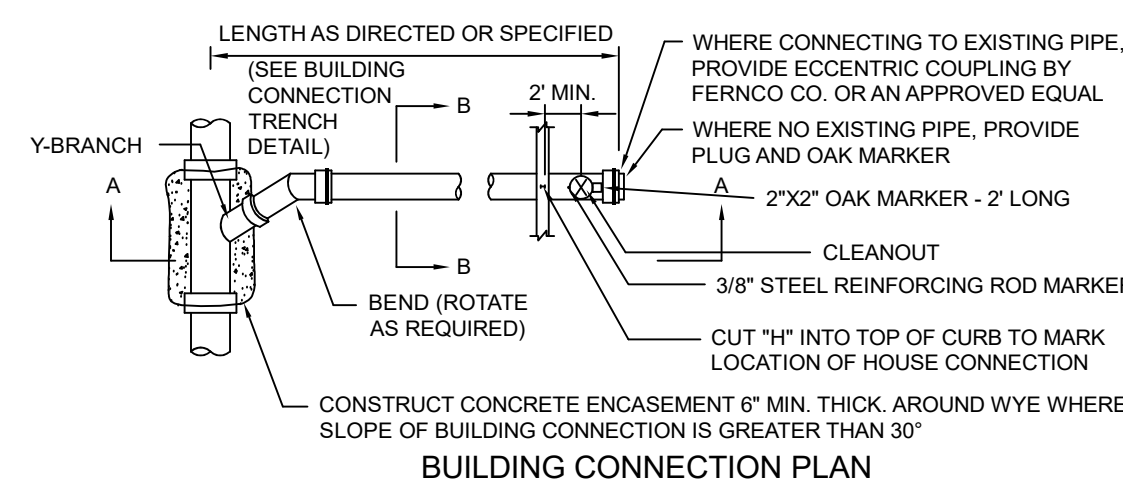
DETAIL - TYPICAL SANITARY SEWER PIPE BEDDING

NOT TO SCALE

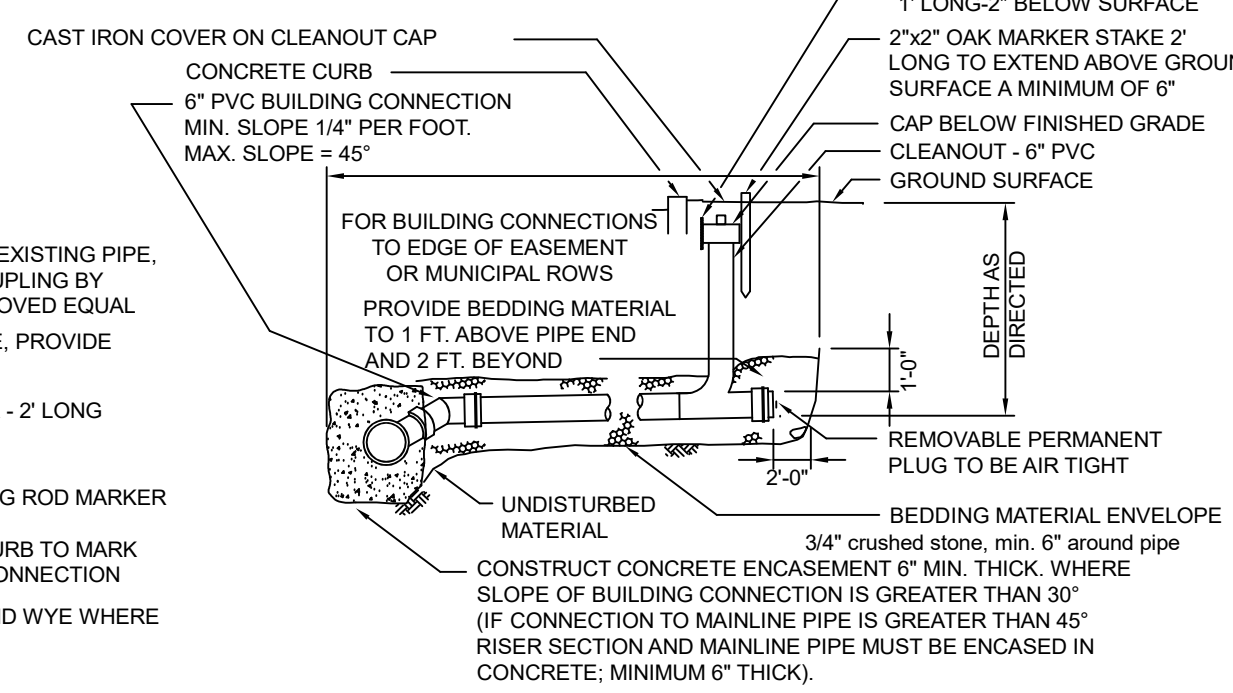


BUILDING SEWER CLEANOUT

N.T.S.



BUILDING CONNECTION PLAN



BUILDING CONNECTION ELEVATION

N.T.S.

DATE	ISSUE	DESCRIPTION	REVISIONS
SEPTEMBER 11, 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		REVISE 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

ISSUE: S.B.L. 32.15 - 1 - 45

DESCRIPTION: DETAILS FOR 12 HIDDEN VALLEY VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK

REVISIONS: DRAWN BY: SB, CHKD BY: RB/LT, JOB No. 4286, SCALE: 1"=20', DWG No. 2 OF 3

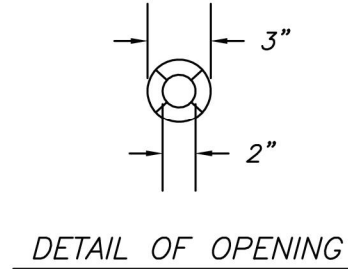
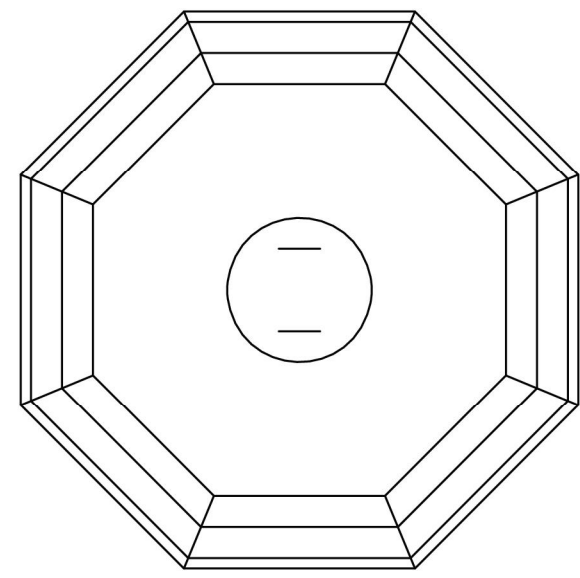
CIVIL TEC Engineering & Surveying PC

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

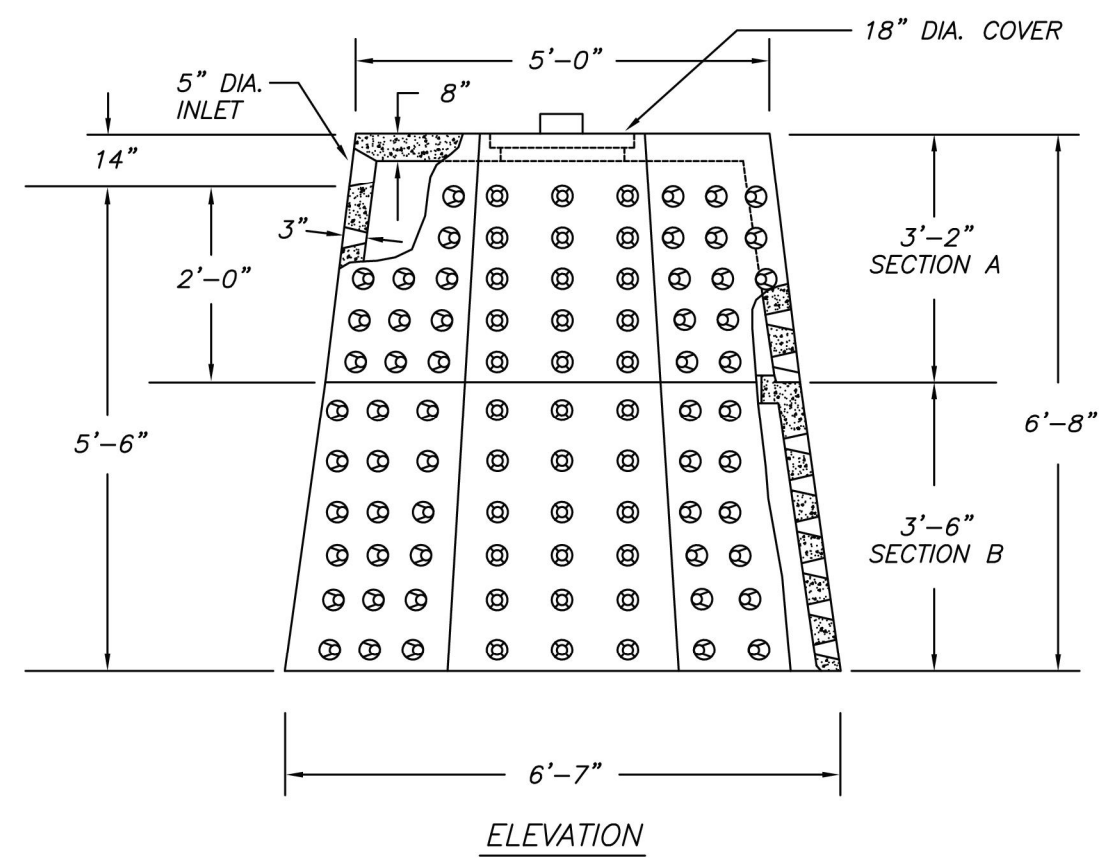
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com

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



DETAIL OF OPENING

PLAN VIEW



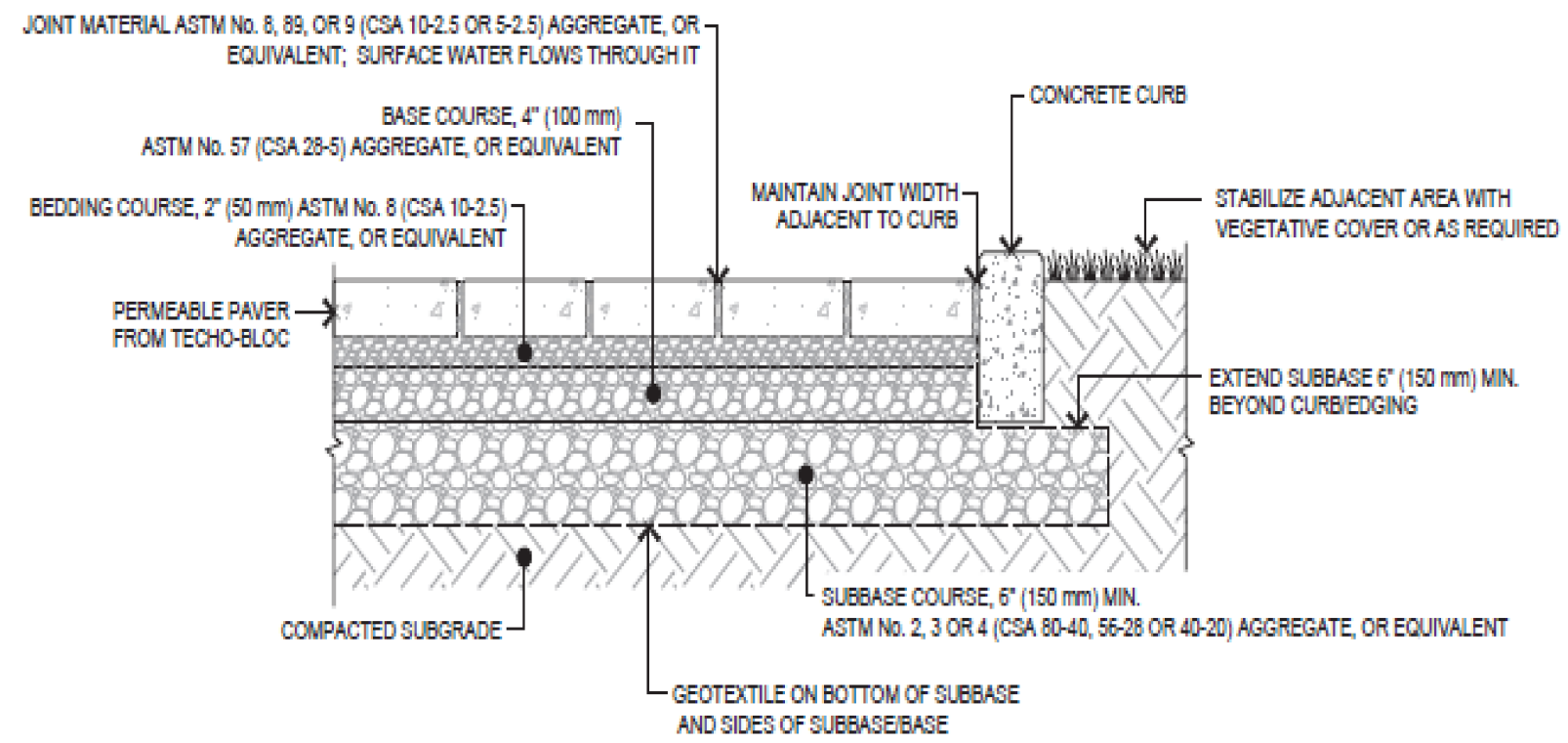
ELEVATION

- 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.

SEPTMBER 11, 2025 JULY 25, 2025	REV 2 REV 1	REV PER CLIENT REV PER CLIENT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 32.15 - 1 - 45 <b>DETAILS</b> FOR <b>12 HIDDEN VALLEY</b> VILLAGE OF POMONA - ROCKLAND COUNTY - NEW YORK			
<b>CIVIL TEC</b> 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	DRAWN BY: SB
Civil Engineering & Land Surveying Services that Build C www.Civil-Tec.com		CHKD BY:	RB/LT
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143		JOB No.	4286
		SCALE:	1"=20'
		DWG No.	3 OF 3

## **PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Pomona on the 18th day of March 2026 at 7:30 p.m. to consider the application submitted by Mr Aaron Gittleson for area variances, as follows: (1) 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%. To permit the construction of a swimming pool and pool house on an existing lot improved with a single family home on premises located at 12 Hidden Valley Dr. Suffern, NY in the Village of Pomona, designated on the Tax Map as Section 32.15, Block 1 Lot 45, in an R-40 Zoning District.

The Public Hearing shall be conducted in person at 100 Ladentown Road, Pomona, New York 10970.

Public comment shall be permitted and all persons participating shall be entitled to be heard.

Dated: Pomona, New York  
February 27, 2026  
M. Orange  
Village of Pomona



<b>Account Number:</b>	1184248
<b>Customer Name:</b>	Pomona Village Of
<b>Customer Address:</b>	Pomona Village Of 100 Ladentown Rd Pomona NY 10970-2863
<b>Contact Name:</b>	Jenna Antoine
<b>Contact Phone:</b>	
<b>Contact Email:</b>	jenna.antoine@pomonavillage.com
<b>PO Number:</b>	12 Hidden Valley

<b>Date:</b>	03/05/2026
<b>Order Number:</b>	12148318
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	2.0000
<b>Line Count:</b>	30.0000
<b>Height in Inches:</b>	3.3100

**Print**

Product	#Insertions	Start - End	Category
WJN Westchester Journal News	1	03/08/2026 - 03/08/2026	Public Notices
WJN lohud.com	1	03/08/2026 - 03/08/2026	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$141.00
Tax Amount	\$0.00
Service Fee 3.99%	\$5.63
Cash/Check/ACH Discount	-\$5.63
Payment Amount by Cash/Check/ACH	\$141.00
Payment Amount by Credit Card	\$146.63

<b>Order Confirmation Amount</b>	<b>\$141.00</b>
----------------------------------	-----------------

**PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that a public hearing will be held by the Zoning Board of Appeals of the Village of Pomona on the 18th day of March 2026 at 7:30 p.m. to consider the application submitted by Mr Aaron Gittleson for area variances, as follows: (1) 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%. To permit the construction of a swimming pool and pool house on an existing lot improved with a single family home on premises located at 12 Hidden Valley Dr. Suffern, NY in the Village of Pomona, designated on the Tax Map as Section 32.15, Block 1 Lot 45, in an R-40 Zoning District.

The Public Hearing shall be conducted in person at 100 Ladentown Road, Pomona, New York 10970.

Public comment shall be permitted and all persons participating shall be entitled to be heard.

Dated: Pomona, New York  
February 27, 2026  
M. Orange  
Village of Pomona  
12148318