

**VILLAGE OF POMONA
BOARD OF PLANING MEETING**

**April 16, 2026
7:30 PM**

- 1. Call to order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. New Business:**
 - 85 Camp Hill Rd.**
 - 34 N Ridge Rd.**
- 5. Old Business**
- 6. Motion to adjourn**

APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Pomona Date 09/3/25

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input type="checkbox"/> Zoning Board of Appeals* <i>(*Fill out Parts I & II of this form)</i>	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision _____ # of Lots _____	<input type="checkbox"/> Architectural Board
<input checked="" 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 type="checkbox"/> Variance	

Project Name: 85 Camp Hill Road

Tax Map Designation:

Section 32.08 Block 1 Lot(s) 51
Section _____ Block _____ Lot(s) _____

Location: On the West side of Camp Hill Road
225 feet South of Route 202 in the
town/village of Pomona

Street Address: 85 Camp Hill Rd, Pomona, NY 10970

Acreage of Parcel 7.1 Zoning District R-40

School District Suffern Central School District Postal District 10970

Fire District Tallman Fire District Ambulance District _____

Water District Veolia Sewer District RCSD1

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

Proposing to construct a new single family home in the wetland buffer

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 0
- 2) Total square footage 3,825 sf
- 3) Number of dwelling units 1

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. Yes - DEC

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.

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: Behrooz Zivari Phone # 845-641-9855

Address 7 Powder Horn Dr, Suffern, NY 10901
Street Name & Number (Post Office) State Zip code

Property Owner: Same as applicant Phone # _____

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

Engineer/Architect/Surveyor: Paul Gdanski Phone # 917-418-0999

Address 633 Woodmont Ln, Sloatsburg, NY 10974
Street Name & Number (Post Office) State Zip code

Attorney: Paul Baum Phone # 845-205-455

Address 155 North Main Street | New City, New York 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Esther Walter - The BluView Phone # 845-533-4473

Address 156 Rt 59 Unit B4, Suffern, NY 10901 Esther@thebluview.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 checked="" type="checkbox"/> State or County Road | <input checked="" 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. NY 202, Van Den Hende Park, 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 checked="" type="checkbox"/> RC Division of Environmental Resources |
| <input checked="" type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input checked="" 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

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.

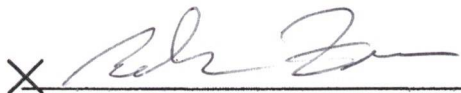
APPLICATION REVIEW FORM

5. Application Fee(s)

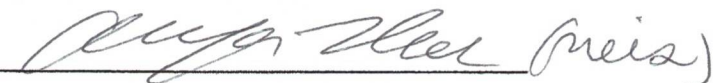
I, Behrooz Zivari, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application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

SWORN to before me this
25 day of October, 2023


Notary Public


CHAYA ULLMAN
Notary Public - State of New York
No. 02UL6417496
Qualified in Rockland County
My Commission Expires 05/17/20 24

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, Behrooz Zivari being duly sworn, hereby
depose and say that I reside at: 7 Powder Horn Dr, Suffern, NY 10901

in the county of Rockland in the state of NY

I am the (* Behrooz Zivari) owner in fee simple of premises located at:
85 Camp Hill Rd, Pomona, NY 10970

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 #

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 32.08 block 1 lot(s) 51 .

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 X [Signature]
Mailing Address 7 Powder Horn Dr
Suffern, NY 10901

SWORN to before this
25 day of October, 20 23
Chaya Ullman (Notary)
Notary Public

CHAYA ULLMAN
Notary Public - State of New York
No. 02UL6417496
Qualified in Rockland County
My Commission Expires 05/17/20 25

* 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.



02.09.26

85 Camp Hill Rd, Pomona, NY 10970

32.08-1-51

PROJECT DESCRIPTION

The applicant proposes to construct a new single-family home on this vacant lot. The property has a large DEC wetland throughout most of the rear. There is a small pocket of land in the center of the property which is not in the buffer and the applicant originally wanted to construct the house there. The applicant was in talks with the DEC to get permits for a driveway, but it didn't appear as if the DEC would allow it. The applicant is instead proposing to construct the house in the front of the property, closer to the road, so as to cause minimal disturbance to the wetland. The DEC has approved of this change and has issued a permit for the disturbance and fill. Per Pomona Code 126-3, a permit is required from the Village Board for wetland disturbance.

Additionally, per Local Law 2 of 2022, all lot area within the floodplain gets deducted from the total lot area. Thus, our FAR and building & lot coverage are higher than they would be if we wouldn't have this deduction.

The lot is 238,580 sf where only 40,000 is required. However, with this deduction, the net lot area is 18,434 sf.

The applicant will seek the following variances:

Required Lot Area:	40,000 sq ft
Provided Lot Area:	238,580 sq ft
Net Lot Area:	18,434 sq ft
Required Front Yard:	50 ft
Provided Front Yard:	19.8 ft
Maximum Building Coverage:	15%
Provided Building Coverage:	20.8%
Maximum Lot Coverage:	20%
Provided Lot Coverage:	24.2%

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

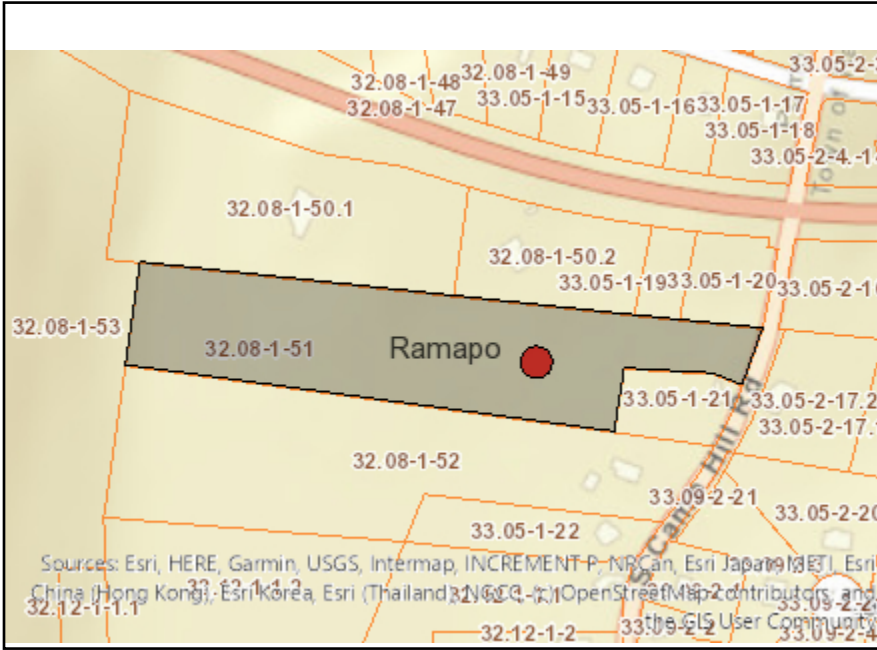
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 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 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 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 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 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 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 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input 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 Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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 type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input 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 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 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 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: _____ Date: _____ Signature: <u>B. Zivari</u> Title: _____		



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to 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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

PLANS SUPERVISED & REVIEWED BY:

ERIC KNUTE OSBORN
ARCHITECT

RESIDENTIAL-COMMERCIAL-ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
N.Y. LIC. #021-585

PLANS PREPARED IN ASSOCIATION WITH:



OFFICE@THEBLUVIEW.COM
845-533-4473

INDEX

FOUNDATION PLAN	A-1
BASEMENT FLOOR PLAN	A-2
FIRST FLOOR PLAN	A-3
SECOND FLOOR PLAN	A-4
ROOF PLAN	A-5
FRONT AND REAR ELEVATION	A-6
SIDE ELEVATION	A-7
BUILDING SECTION & TYP. DETAILS	A-8
GENERAL NOTES AND DETAILS	A-9
ELECTRICAL PLANS AND PLUMBING	A-10

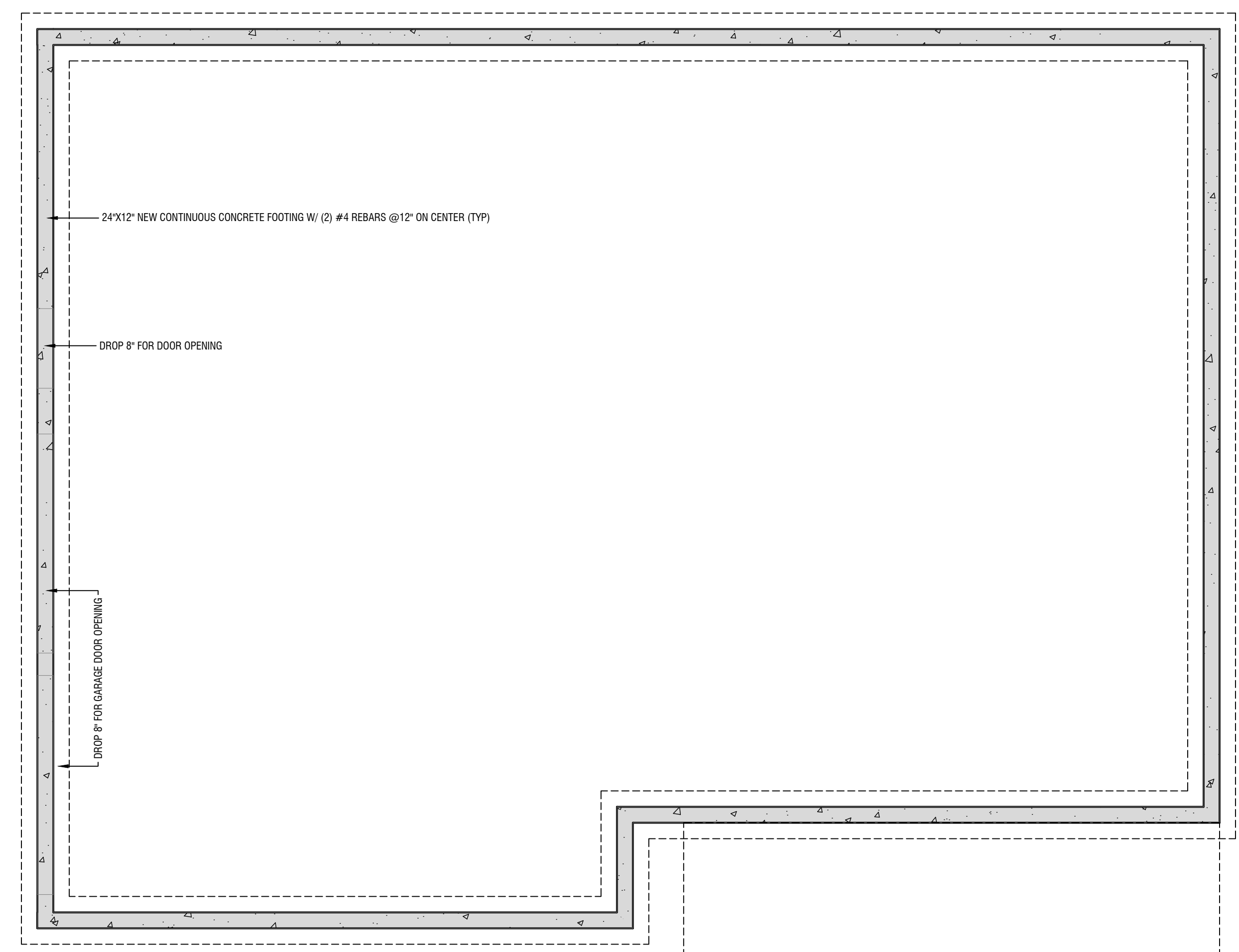
..... PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING FOR:

BRUCE ZIVARI

85 CAMP HILL RD.
VILLAGE OF POMONA
ROCKLAND COUNTY, NY
PARCEL ID: 32.08-1-51

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DIFFERING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECT'S RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.

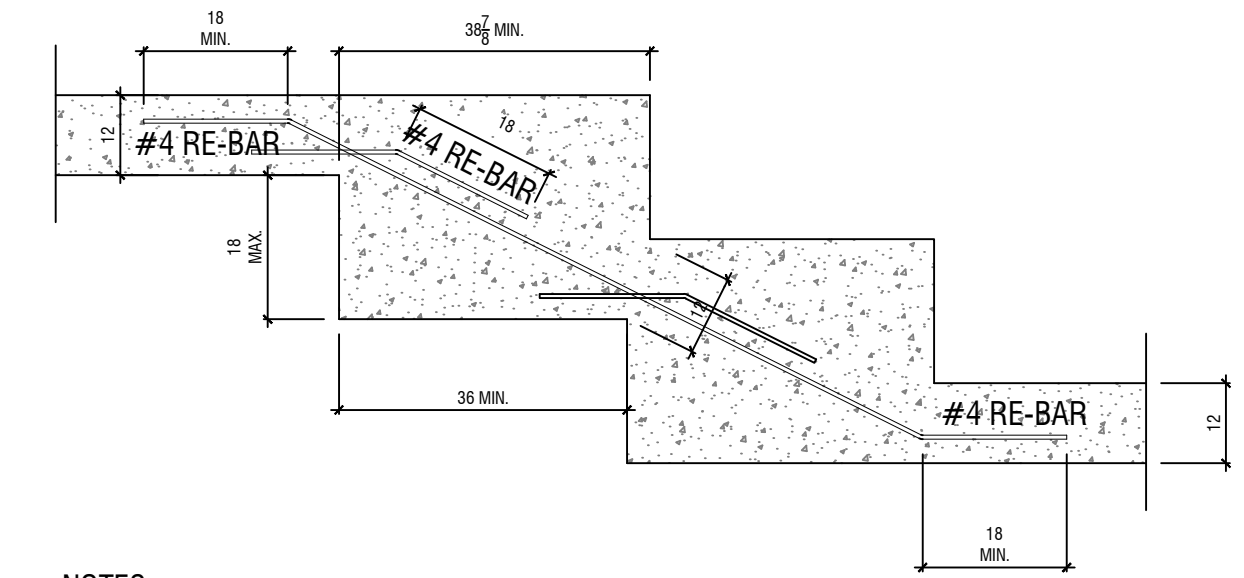
NOTE - CONTRACTOR TO VERIFY IN FIELD PRIOR OF STARTING ANY STRUCTURE IF EXIST. CONDITION IS DIFFERENT THAN SHOWN IN PLAN DO NOT START ANY CONSTRUCTION AND CONTACT THE ARCHITECT FIRM TO REANALYZE



FOUNDATION PLAN

SCALED: 1/4"-1'-0"

WALL LEGEND	
	NEW CONCRETE WALL
	POST IN WALL - MIN (3) 2 X
	POST ABOVE



NOTES:
 TOP SURFACE OF FTGS. TO BE LEVEL. BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE SLOPE EXCEEDING ONE VERTICAL UNIT IN 10 UNITS (MAX 10% SLOPE).
 MINIMUM 3 INCHES OF CONCRETE COVERAGE AROUND ALL RE-BARS.

STEP FOOTING DETAIL NTS

PLANS SUPERVISED & REVIEWED BY:

ERIC KNUTE OSBORN
ARCHITECT
 RESIDENTIAL-COMMERCIAL-ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. L.I.C. #021-585

PLANS PREPARED IN ASSOCIATION WITH:

OFFICE@THEBLUVIEW.COM
 845-533-4473

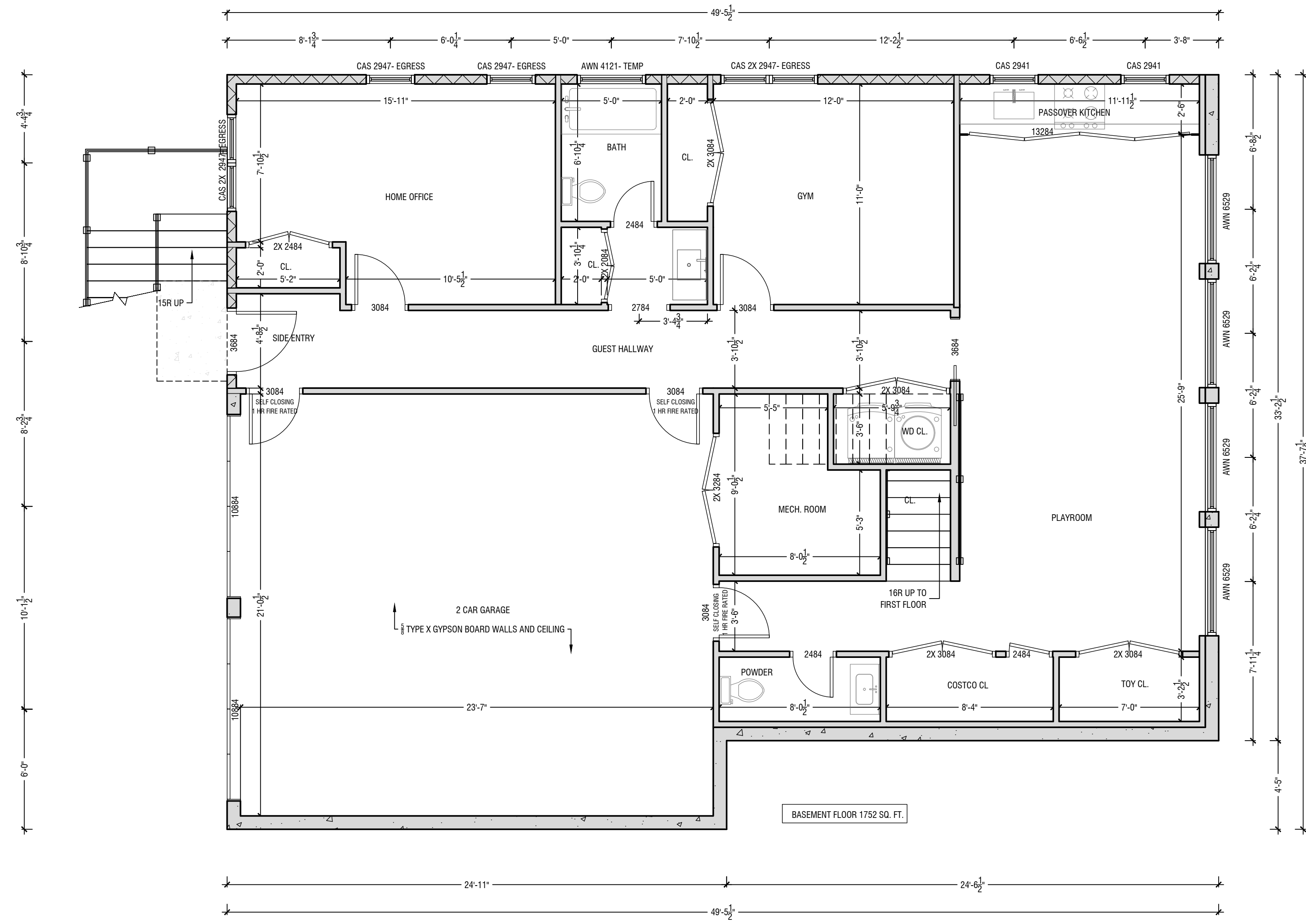
PROJECT:
PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING AT:
85 CAMP HILL RD
 VILLAGE OF POMONA
 ROCKLAND COUNTY,
 NEW YORK

DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	FOUNDATION PLAN
DWG NO.	A-1 1 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S. & 2020 ENERGY CONSERVATION CODE OF N.Y.S. AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DEVIATING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECTS RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.



WALL LEGEND	
	NEW CONCRETE WALL
	NEW 2 X 6 BEARING WALL
	NEW 2 X 4 BEARING WALL
	NEW NON - BEARING WALL
	POST IN WALL - MIN (3) 2 X
	POST ABOVE

BASEMENT FLOOR PLAN

SCALED: 1/4"-1'-0"

PLANS SUPERVISED & REVIEWED BY:

ERIC KNUTE OSBORN
ARCHITECT
 RESIDENTIAL-COMMERCIAL-ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. LIC. #021-585

PLANS PREPARED IN ASSOCIATION WITH:

THE BLU VIEW
 OFFICE@THEBLUVIEW.COM
 845-533-4473

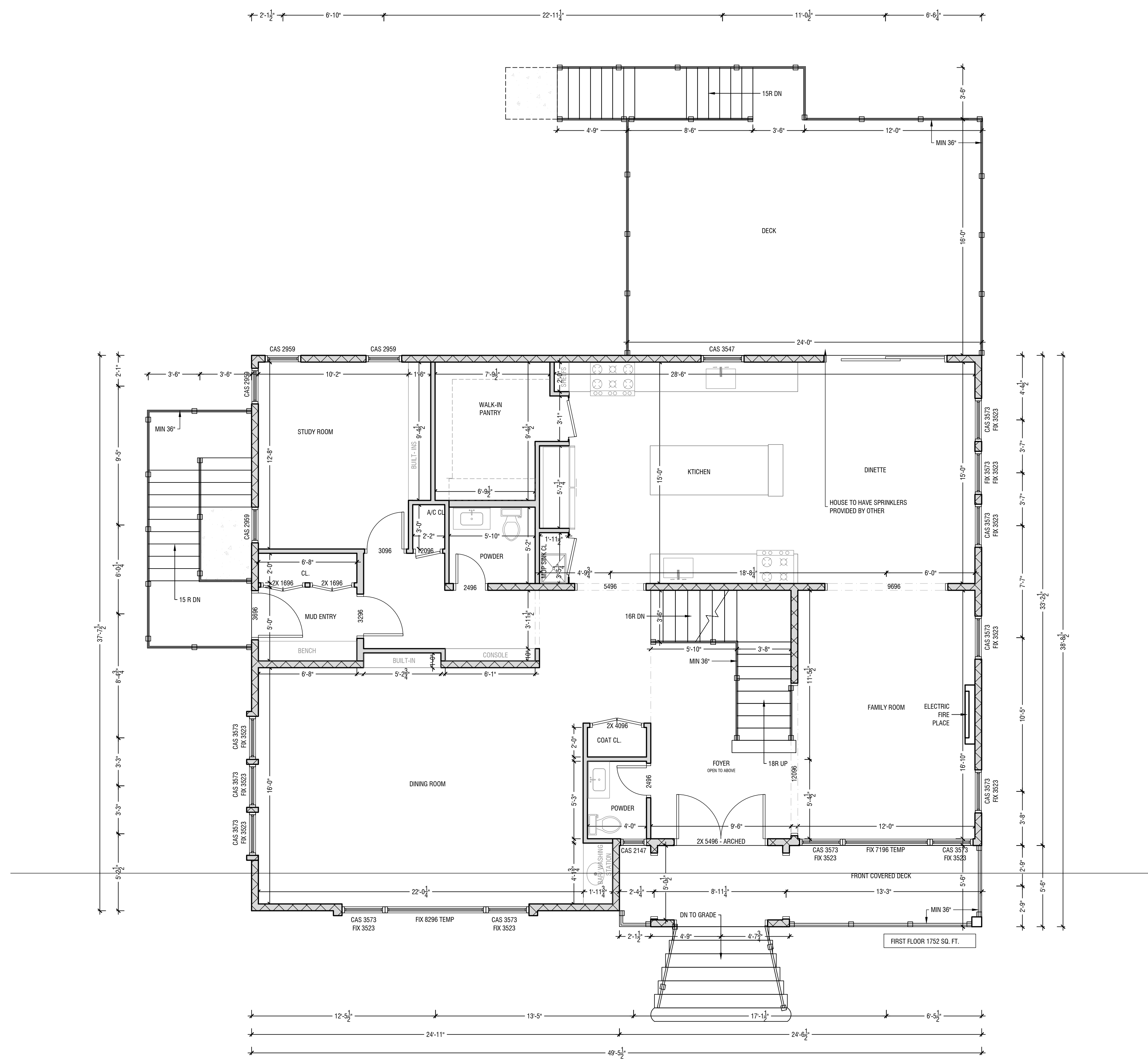
PROJECT:
PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING
 AT:
85 CAMP HILL RD
 VILLAGE OF POMONA
 ROCKLAND COUNTY,
 NEW YORK

DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	BASEMENT FLOOR PLAN
DWG NO.	A-2 2 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S. & 2020 ENERGY CONSERVATION CODE OF N.Y.S. AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE OFFERING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECT'S RESPONSIBILITY. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.



FIRST FLOOR PLAN

SCALED: 1/4"-1'-0"

PLANS SUPERVISED & REVIEWED BY:

ERIC KNUTE OSBORN
ARCHITECT
 RESIDENTIAL-COMMERCIAL-ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. L.I.C. #021-585

PLANS PREPARED IN ASSOCIATION WITH:

THE BLU VIEW
 OFFICE@THEBLUVIEW.COM
 845-533-4473

PROJECT:

PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING

AT:

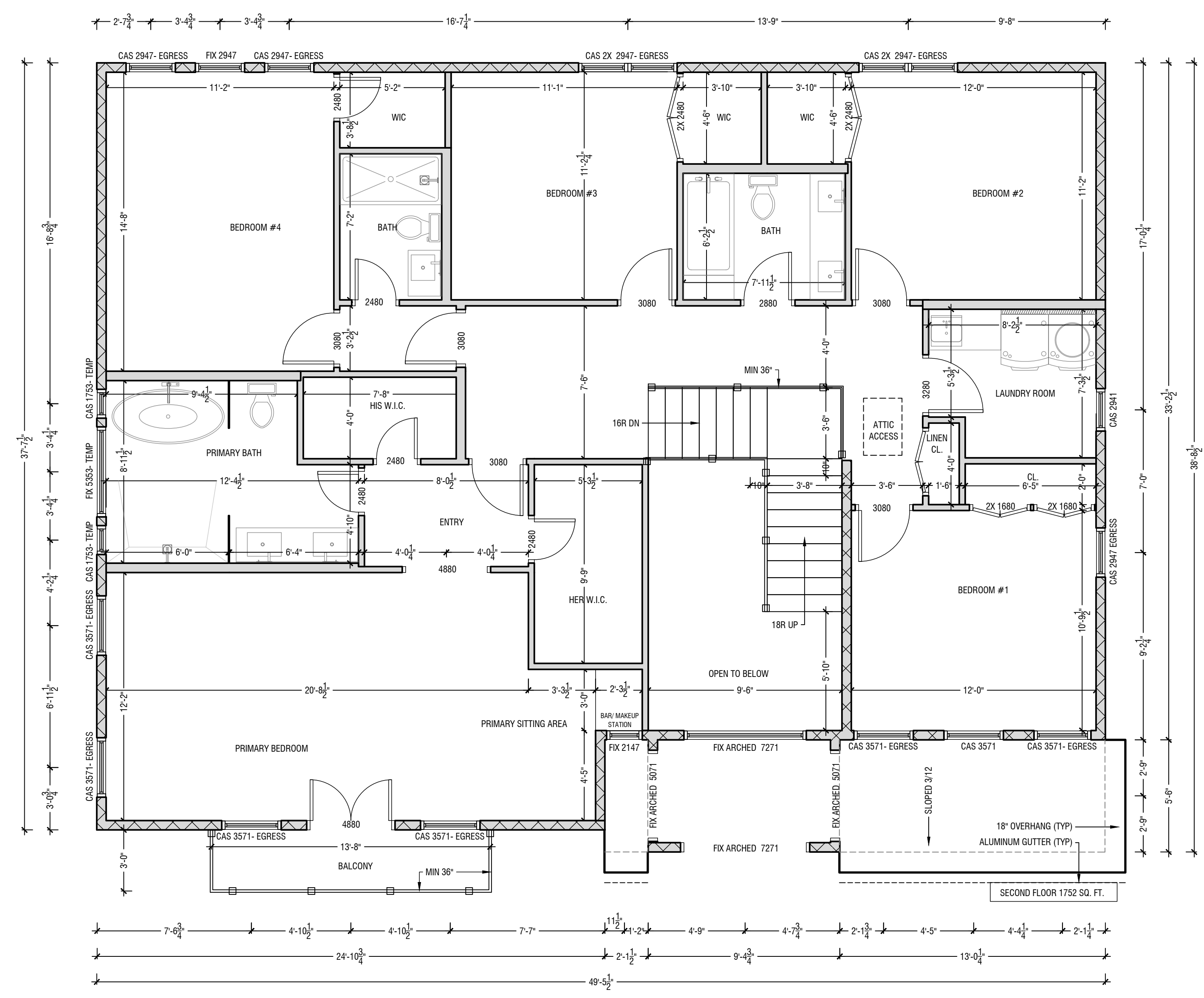
85 CAMP HILL RD
 VILLAGE OF POMONA
 ROCKLAND COUNTY,
 NEW YORK

DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	FIRST FLOOR PLAN
DWG NO.	A-3 3 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S.'s & 2020 ENERGY CONSERVATION CODE OF N.Y.S.' AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DEPARTING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECT'S RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.



SECOND FLOOR PLAN

SCALED: 1/4"-1'-0"

WALL LEGEND

- NEW 2 X 6 BEARING WALL
- NEW NON - BEARING WALL
- POST IN WALL - MIN (3) 2 X
- POST ABOVE

PLANS SUPERVISED & REVIEWED BY:

ERIC KNUTE OSBORN
ARCHITECT
 RESIDENTIAL-COMMERCIAL-ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. L.C. #021-585

PLANS PREPARED IN ASSOCIATION WITH:

THE BLU VIEW
 OFFICE@THEBLUVIEW.COM
 845-533-4473

PROJECT:

PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING

AT:

85 CAMP HILL RD
 VILLAGE OF POMONA
 ROCKLAND COUNTY,
 NEW YORK

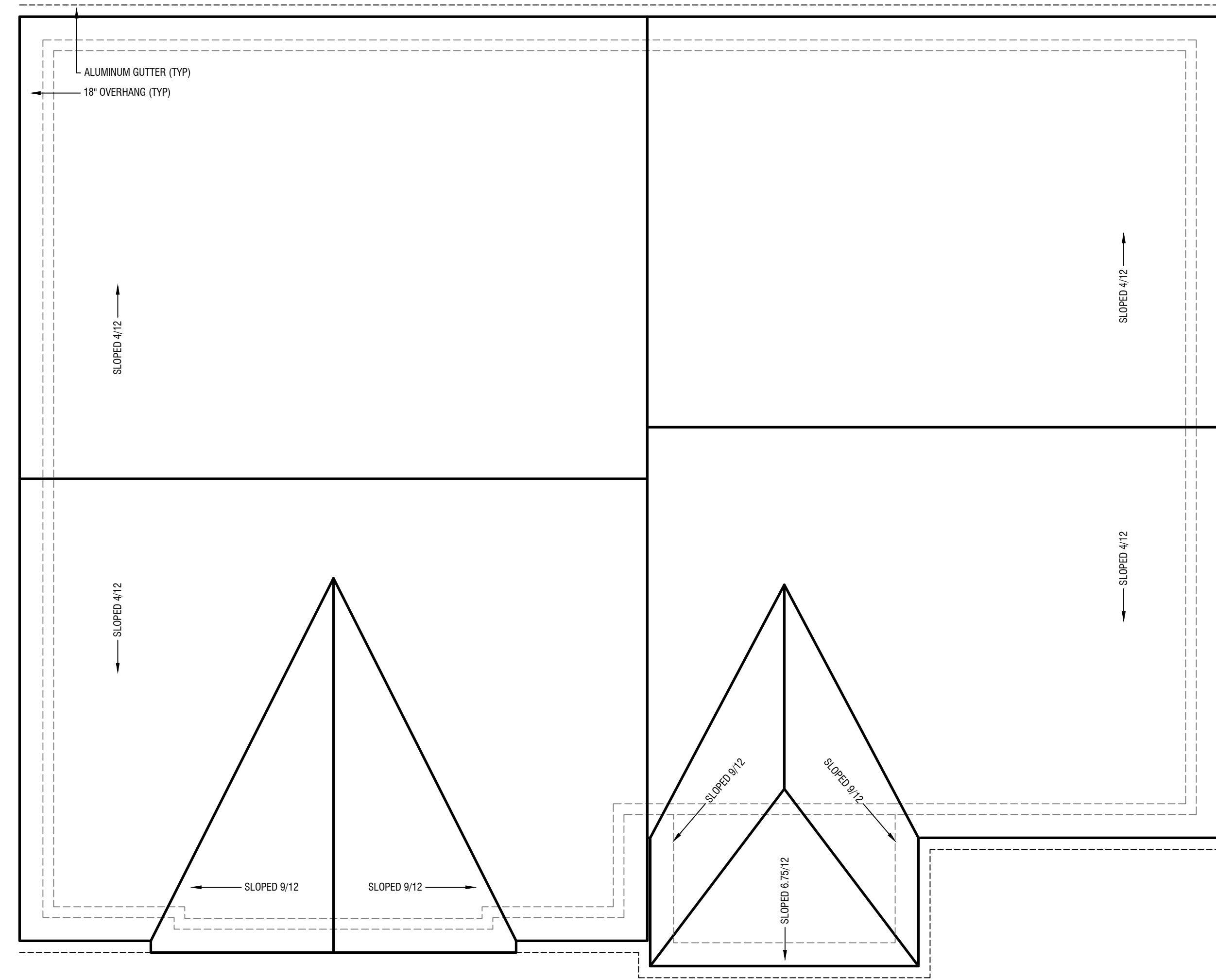
DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	SECOND FLOOR PLAN
DWG NO.	A-4 4 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S.'s 2020 ENERGY CONSERVATION CODE OF N.Y.S.' AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DEPARTING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECT'S RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.

NOTE - INSTALL 36" WIDE "ICE & WATER SHIELD" (OR EQUAL PRODUCT) AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JUNCTIONS, OVER HIPS AND WRAP OVER ALL FASCIAS / ICE & WATER SHIELD TO COVER A MINIMUM 12" TO THE WARM SIDE OF EXT. WALLS



ROOF PLAN

SCALED: 1/4"-1'-0"

PLANS SUPERVISED & REVIEWED BY:



ERIC KNUTE OSBORN
ARCHITECT
 RESIDENTIAL-COMMERCIAL-ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. LIC. #021-585

PLANS PREPARED IN ASSOCIATION WITH:



OFFICE@THEBLUVIEW.COM
 845-533-4473

PROJECT:
PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING AT:
85 CAMP HILL RD
 VILLAGE OF POMONA
 ROCKLAND COUNTY,
 NEW YORK

DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	ROOF PLAN
DWG NO.	A-5 5 OF 10

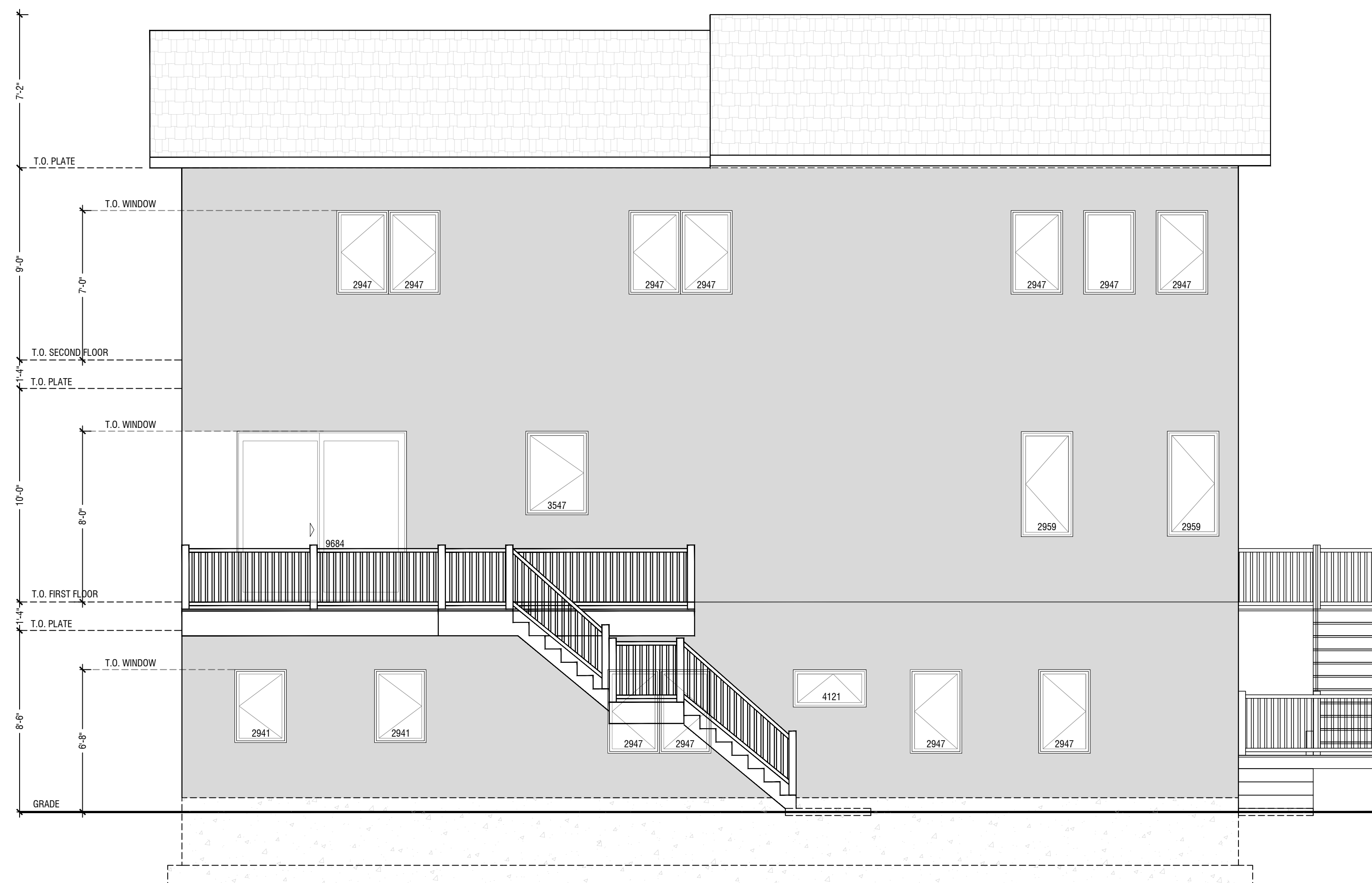
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S.'s & 2020 ENERGY CONSERVATION CODE OF N.Y.S.'s AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DEPARTING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECT'S RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.

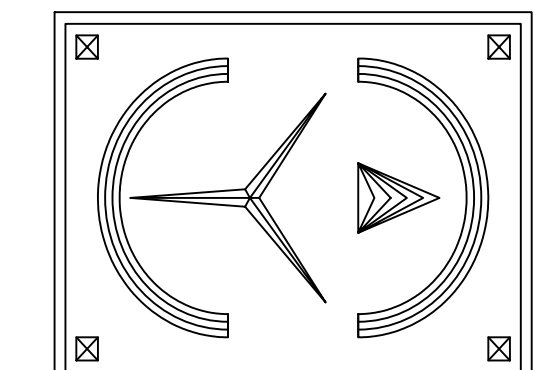
FRONT ELEVATION
SCALED: 1/4"-1'-0"



REAR ELEVATION
SCALED: 1/4"-1'-0"



PLANS SUPERVISED & REVIEWED BY:



ERIC KNUTE OSBORN
ARCHITECT
RESIDENTIAL-COMMERCIAL-ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
N.Y. L.I.C. #021-585

PLANS PREPARED IN ASSOCIATION WITH:



PROJECT:
PROPOSED NEW
SINGLE FAMILY
CUSTOM DWELLING
AT:
85 CAMP HILL RD
VILLAGE OF POMONA
ROCKLAND COUNTY,
NEW YORK

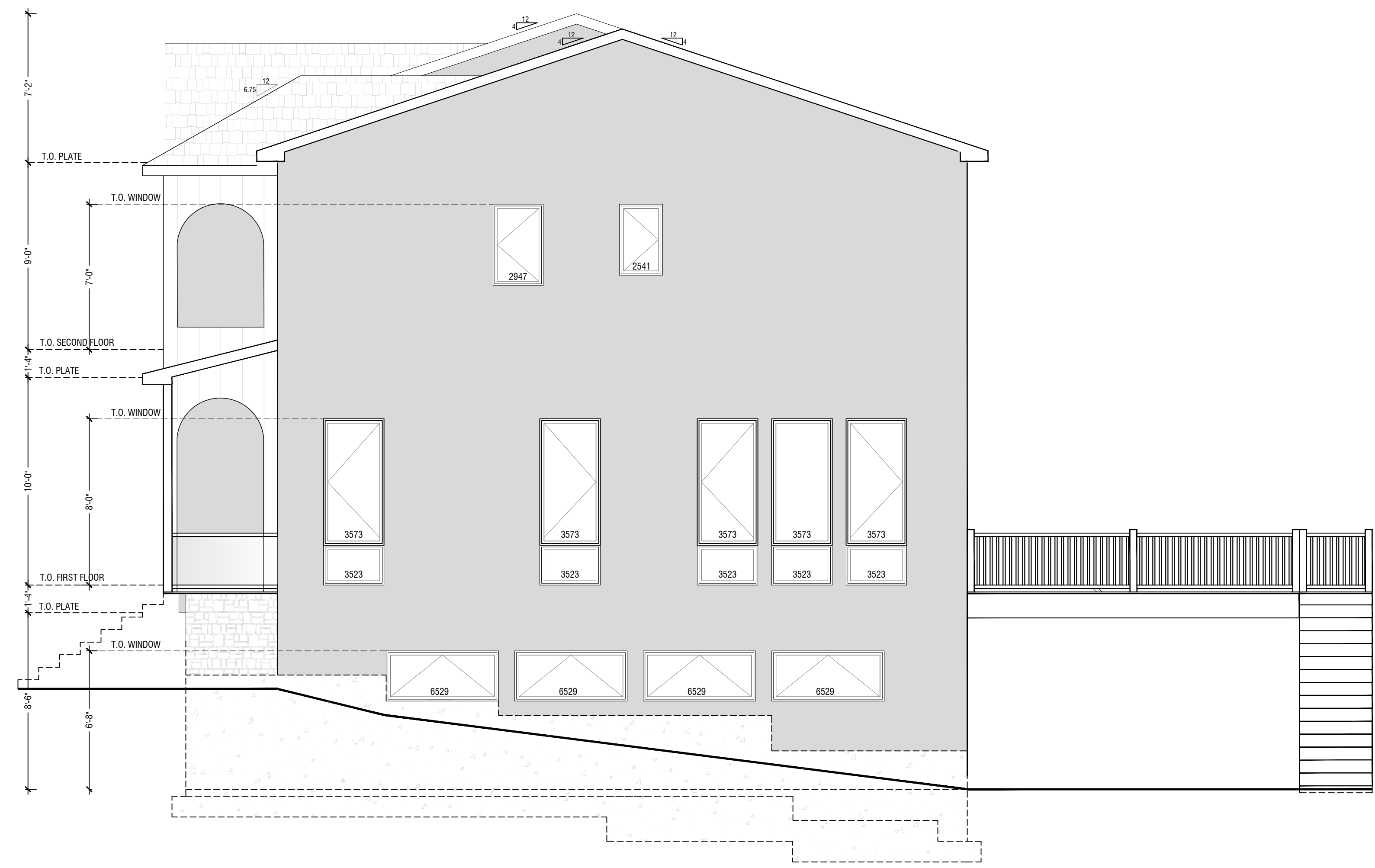
DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	FRONT AND REAR ELEVATIONS
DWG NO.	A-6 6 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S.'S 2020 ENERGY CONSERVATION CODE OF N.Y.S.'S AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DEPARTING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECT'S RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.

**RIGHTSIDE ELEVATION
SCALED: 1/4"-1'-0"**



**LEFT SIDE ELEVATION
SCALED: 1/4"-1'-0"**



PLANS SUPERVISED & REVIEWED BY:

**ERIC KNUTE OSBORN
ARCHITECT**
RESIDENTIAL-COMMERCIAL-ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
N.Y. L.I.C. #021-585

PLANS PREPARED IN ASSOCIATION WITH:

**THE BLU
VIEW**
OFFICE@THEBLUVIEW.COM
845-533-4473

PROJECT:
**PROPOSED NEW
SINGLE FAMILY
CUSTOM DWELLING**
AT:
85 CAMP HILL RD
VILLAGE OF POMONA
ROCKLAND COUNTY,
NEW YORK

DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE:	SIDE ELEVATIONS
DWG NO.	A-7 7 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S.' & 2020 ENERGY CONSERVATION CODE OF N.Y.S.' AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

NOTE- INSTALL 36" WIDE "ICE & WATER SHIELD" (OR EQUAL PRODUCT) AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JUNCTION, OVER HIPS AND WRAP OVER ALL FASCIAS/ICE & WATER SHIELD TO COVER A MINIMUM OF 24" TO THE WARM SIDE OF EXT WALLS

25 YR. ROOF SHINGLES W/ 15# RFG. FELT OVER " EXT. GRADE SHEATHING DOUBLE UNDERPAYMENT

2"x10" RAFTERS 16"OC W/ BLOCKING @ MIDSPAN

(R-49) INSULATION

2X10 JOISTS @ 12" O/C

HURRICANE CLIPS

ALUMINUM GUTTER & LEADERS AS REQ'D 2X3 NAILER

6" FASCIA BD.

VINYL SOFFIT W/ VENT PERF. 16" O/C

SIDING OVER 3/4" EXT GRADE SHEATHING W/ 15# BLDG PAPER OVER

6" (R-21) INSULATION

2X6 STUDS @ 16" O/C

2X6 SOLE PLATE

BOX BEAM

2-2X6 TOP PL
2X3 NAILER
1/2" GP BD.

16" FLOOR TRUSSES @ 16" O.C.

2-2X6 TOP PL
1" GP BD.

6" (R-21) INSULATION

2X6 STUDS @ 16" O/C

2X6 SOLE PLATE

BOX BEAM

SIDING OVER 3/4" EXT GRADE SHEATHING W/ 15# BLDG PAPER OVER

2"x6" SOLE PLATE ON SILL SEALER W/ ALUMINUM TERMITE SHIELD W/ 3" STEEL ANCHOR BOLTS 6' OC / 12" IN FROM CORNERS

GRADE

"RUB-R-WALL" OR EQUAL DAMP ROOFING

8" POURED CONC FOUNDATION WALL W/ #4 REBARS 24" O.C. EA. WAY

4" DIA. FTG. DRAIN IN GRAVEL BED W/ (2) #4 RE-BARS CONTINUOUS

24"x12 CONTINUOUS CONCRETE FOOTING W/ (2) #4 RE-BARS CONTINUOUS

1/2" GP. WALL BD. OVER APPRV'D. VAPOR BARRIER

4" CONC SLAB W/ 6*6/10*10 WWM REINF

FINISHED FLOOR

4" GRAVEL BASE

VAPOR BARRIER

ALL WORK TO BE IN ACCORDANCE WITH:

- ZONING LAWS OF THE VILLAGE OF POMONA, N.Y.
- 2020 RESIDENTIAL CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
- 2020 NATIONAL ELECTRIC CODE

TABLE 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

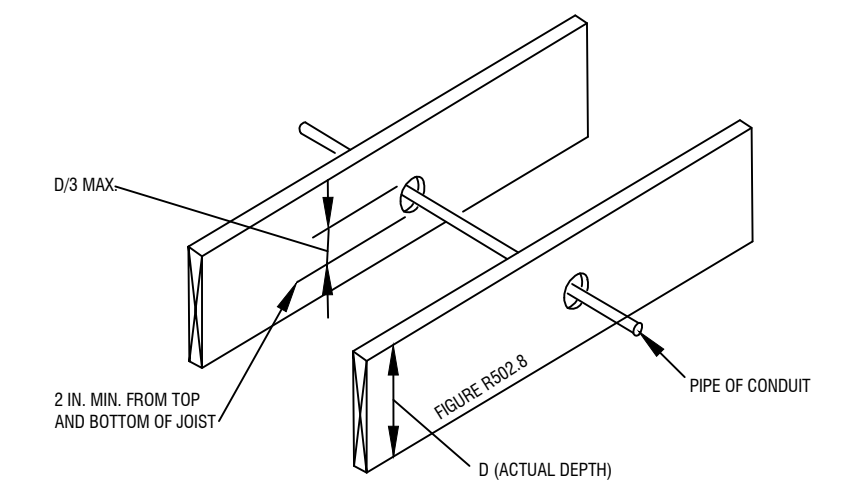
GROUND SNOW LOAD	30
WIND SPEED	115 MPH
WIND TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	NO
SEISMIC DESIGN CATEGORY	B
WEATHERING AREA	SEVERE
FROST LINE	3'-6"
TERMITE AREA	MODERATE TO HEAVY
WINTER DESIGN TEMP	15
ICE SHEET UNDERLAYMENT	REQUIRED
FLOOD HAZARD	NONE
AIR FREEZING INDEX	1000

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

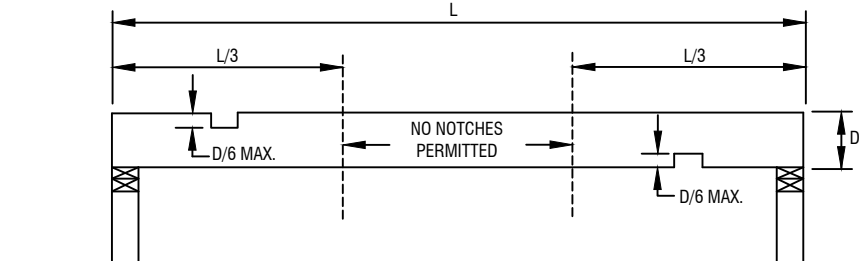
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE b	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE b,g	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS e	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS d	200 h
GUARD IN-FILL COMPONENTS f	50 h
PASSENGER VEHICLE GARAGES a	50 a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

SQ FT CALCULATION

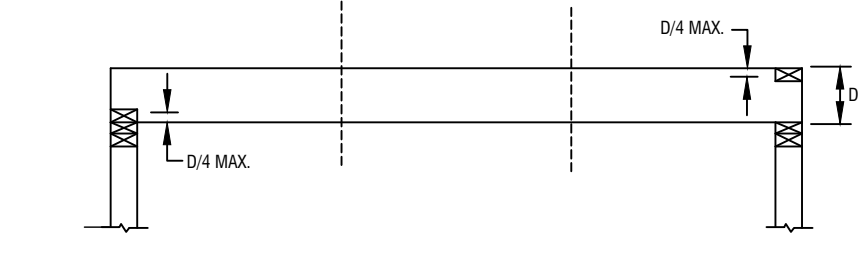
EXIST BASEMENT	SQ FT
EXIST FIRST FLOOR	SQ FT
EXIST SECOND FLOOR	SQ FT
NEW BASEMENT	SQ FT
NEW FIRST FLOOR	SQ FT
NEW SECOND FLOOR	SQ FT
TOTAL FAR	SQ FT
TOTAL LOT AREA	SQ FT
MAX LOT COVERAGE (--) / MAX FAR (--%)	SQ FT



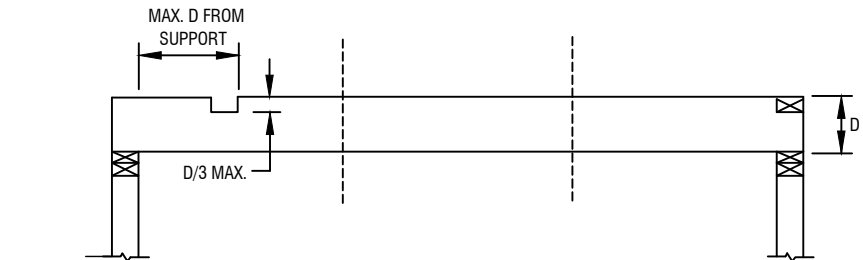
CUTTING, NOTCHING & DRILLING NTS



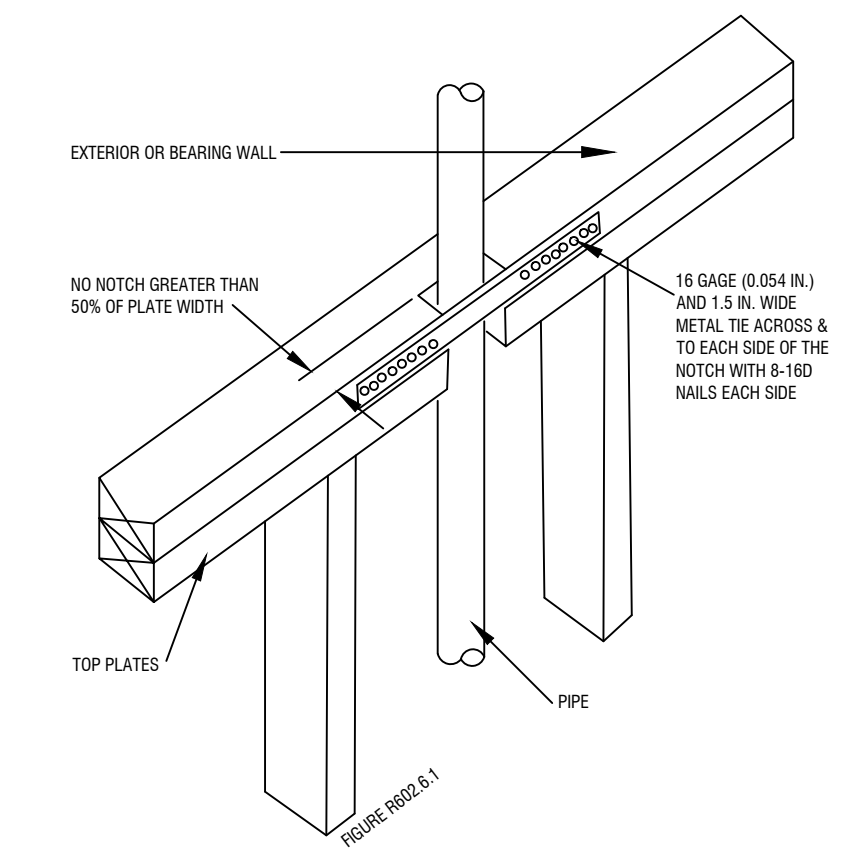
FLOOR JOIST - CENTER CUT NTS



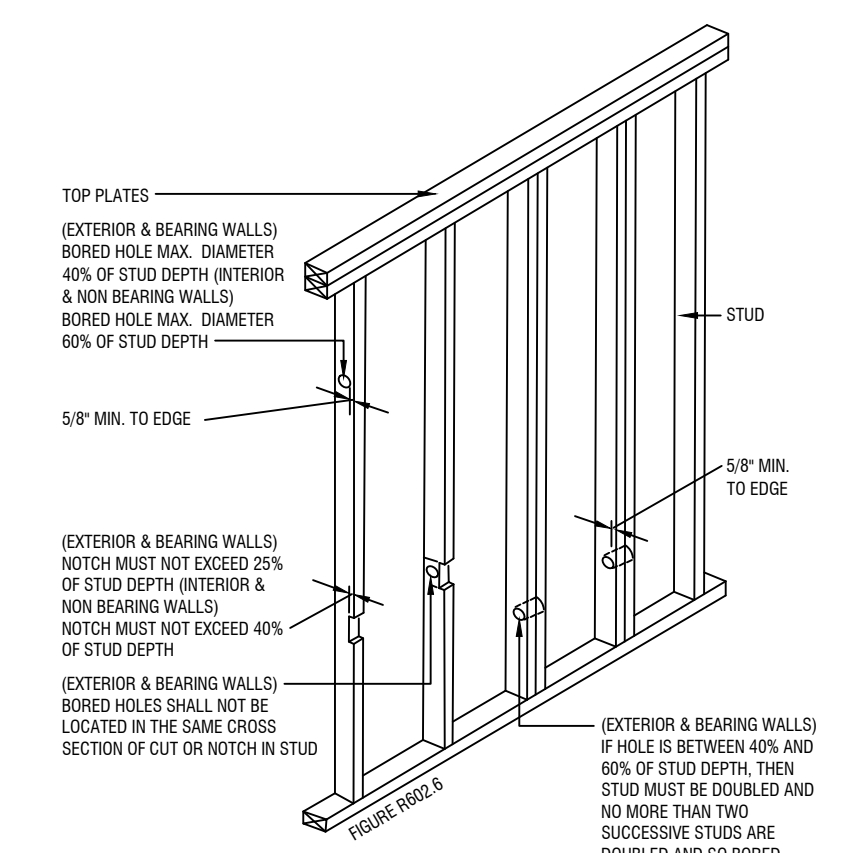
FLOOR JOIST - END CUT NTS



RAFTERS / CEILING JOISTS(802.6) NTS



TOP PLATE FRAMING TO ACCOMMODATE PIPING NTS

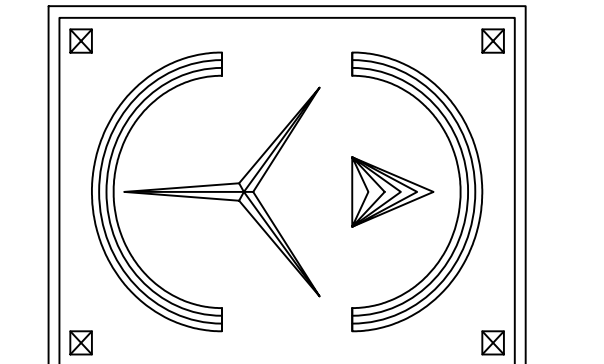


NOTCHING & BORING HOLE LIMITATIONS FOR WOOD FRAMES WALLS NTS

TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER A,B,C	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (21/2" x 0.113") OR 3-4D COMMON (21/2" x 0.131") OR 3-10D BOX (2" x 0.129") OR 3-2" x 0.131" NAILS	TOE NAIL
	CEILING JOISTS TO TOP PLATE	4-8D BOX (21/2" x 0.113") OR 3-4D COMMON (21/2" x 0.131") OR 3-10D BOX (2" x 0.129") OR 3-2" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONING SEE SECTION R602.5.2 AND TABLE R602.5.2	4-10D BOX (2" x 0.129") OR 3-14D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (SEE JOIST) SEE SECTION R602.5.2 AND TABLE R602.5.2	TABLE R602.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (2" x 0.129") OR 3-14D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-14D BOX (2" x 0.145") OR 4-10D BOX (2" x 0.129") OR 3-14D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-14D (31/2" x 0.131") OR 3-14D COMMON (21/2" x 0.145") OR 4-10D BOX (2" x 0.129") OR 4-3" x 0.131" NAILS	TOE NAIL
		3-14D BOX (2" x 0.129") OR 2-14D COMMON (21/2" x 0.145") OR 3-10D BOX (2" x 0.129") OR 3-2" x 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" x 0.162")	24" O.C. FACE NAIL
9	STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS AT BRACED WALL PANELS	16D BOX (31/2" x 0.159") OR 3" x 0.131" NAILS	12" O.C. EACH EDGE FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACERS)	16D COMMON (31/2" x 0.162")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (21/2" x 0.113") OR 4-8D COMMON (21/2" x 0.131") OR 4-10D BOX (2" x 0.129")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (31/2" x 0.162")	12" O.C. EACH EDGE FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-14D COMMON (21/2" x 0.145") OR 12-14D BOX (2" x 0.129") OR 12-14D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOWING (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" x 0.162") OR 3" x 0.131" NAILS	3 EACH 12" O.C. FACE NAIL, 2 EACH 12" O.C. FACE NAIL, 4 EACH 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOWING (AT BRACED WALL PANELS)	3-14D BOX (2" x 0.129") OR 3-14D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS	TOE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" x 0.113") OR 3-14D COMMON (21/2" x 0.145") OR 4-10D BOX (2" x 0.129") OR 4-3" x 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-14D BOX (2" x 0.129") OR 2-14D COMMON (21/2" x 0.145") OR 3" x 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (21/2" x 0.113") OR 3-8D COMMON (21/2" x 0.131") OR 2-10D BOX (2" x 0.129") OR 2-10D COMMON (21/2" x 0.145") OR 2-14D COMMON (21/2" x 0.145") OR 2-14D BOX (2" x 0.129") OR 2-14D COMMON (21/2" x 0.145") OR 2-14D BOX (2" x 0.129")	FACE NAIL
19	1" x 8" SHEATHING TO EACH BEARING	3-8D BOX (21/2" x 0.113") OR 3-8D COMMON (21/2" x 0.131") OR 2-10D BOX (2" x 0.129") OR 2-10D COMMON (21/2" x 0.145") OR 2-14D COMMON (21/2" x 0.145") OR 2-14D BOX (2" x 0.129")	FACE NAIL
20	1" x 8" WIDER SHEATHING TO EACH BEARING	3-8D BOX (21/2" x 0.113") OR 3-8D COMMON (21/2" x 0.131") OR 2-10D BOX (2" x 0.129") OR 2-10D COMMON (21/2" x 0.145") OR 2-14D COMMON (21/2" x 0.145") OR 2-14D BOX (2" x 0.129")	FACE NAIL
FLOOR			
21	JOIST TO SILL, TOP PLATE OR ORDER	4-8D BOX (21/2" x 0.113") OR 3-8D COMMON (21/2" x 0.131") OR 3-2" x 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOWING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (21/2" x 0.113") OR 16D BOX (31/2" x 0.159") OR 3" x 0.131" NAILS	4" O.C. TOE NAIL
23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-4D BOX (21/2" x 0.113") OR 2-4D COMMON (21/2" x 0.131") OR 3-10D BOX (2" x 0.129") OR 3-10D COMMON (21/2" x 0.145") OR 3-14D COMMON (21/2" x 0.145") OR 3-14D BOX (2" x 0.129")	FACE NAIL
FLOOR			
24	2" SUBFLOOR TO JOIST OR ORDER	3-14D BOX (2" x 0.129") OR 3-14D COMMON (21/2" x 0.145")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-14D BOX (2" x 0.129") OR 3-14D COMMON (21/2" x 0.145")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-14D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS, OR 4-3" x 0.131" NAILS, 7/8" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (2" x 0.162") OR 16D BOX (31/2" x 0.159") OR 3" x 0.131" NAILS AND 2-20D COMMON (2" x 0.162") OR 2-10D BOX (2" x 0.129") OR 2-10D COMMON (21/2" x 0.145") OR 2-14D COMMON (21/2" x 0.145") OR 2-14D BOX (2" x 0.129")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED, 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-10D BOX (2" x 0.129") OR 4-10D COMMON (21/2" x 0.145") OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	3-8D COMMON (21/2" x 0.131") OR 2-3" x 0.131" NAILS	EACH END, TOE NAIL
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE-BOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(1) FOR WOOD STRUCTURAL PANEL, EXTERIOR WALL SHEATHING TO WALL FRAMING)			
30	3/8" — 1/2"	8D COMMON (2" x 0.131") NAIL OR 8D COMMON (21/2" x 0.131") NAIL (ROOF, OR RIBS) 12" x 4" 0.113" NAIL (ROOF)	6 12"
31	1/2" — 1"	8D COMMON (2" x 0.131") NAIL OR 8D COMMON (21/2" x 0.131") NAIL (ROOF, OR RIBS) 12" x 4" 0.113" NAIL (ROOF)	6 12"
32	1 1/8" — 1 1/4"	10D COMMON (2" x 0.145") NAIL OR 10D COMMON (21/2" x 0.145") DEFORMED NAIL	6 12"
OTHER WALL SHEATHING			
33	1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	11" GALVANIZED ROOFING NAIL, 7/8" HEAD DIAMETER, OR 1 1/4" LONG 16 GA. STAPLE WITH 7/8" OR 1" CROWN	3 6"
34	25/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	13" GALVANIZED ROOFING NAIL, 7/8" HEAD DIAMETER, OR 1 1/2" LONG 16 GA. STAPLE WITH 7/8" OR 1" CROWN	3 6"
35	1/2" DSP/SM SHEATHING	11" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, TYPE W OR S	7 7"
36	5/8" DSP/SM SHEATHING	13" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 5/8" LONG, 15# STEEL, TYPE W OR S	7 7"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	8D DEFORMED (2" x 0.129") NAIL OR 8D COMMON (21/2" x 0.131") NAIL	6 12"
38	7/8" — 1"	8D COMMON (21/2" x 0.131") NAIL OR 8D DEFORMED (21/2" x 0.129") NAIL	6 12"
39	1 1/8" — 1 1/4"	10D COMMON (2" x 0.145") NAIL OR 8D DEFORMED (21/2" x 0.129") NAIL	6 12"

PLANS SUPERVISED & REVIEWED BY:



ERIC KNUTE OSBORN ARCHITECT
RESIDENTIAL-COMMERCIAL-ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
N.Y. LIC. #021-585

PLANS PREPARED IN ASSOCIATION WITH:



OFFICE@THEBLUVIEW.COM
845-533-4473

PROJECT:

PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING AT:

85 CAMP HILL RD
VILLAGE OF POMONA
ROCKLAND COUNTY,
NEW YORK

DATE. 12/09/2025

REVISIONS.

REVISIONS.

SCALED. AS NOTED

DRAWN. CD

CHECKED. SL

BUILDING SECTION & TYP. DETAILS

A-8

8 OF 10

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THE 2020 RESIDENTIAL CODE OF N.Y.S. & 2020 ENERGY CONSERVATION CODE OF N.Y.S. AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / ENGINEER / LANDSCAPE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT / ENGINEER / LANDSCAPE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE PLANS WITHOUT WRITTEN NOTICE SHALL BE THE RESPONSIBILITY OF THE USER. THE ARCHITECT / ENGINEER / LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTORS' METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.

BUILDING SECTION

N.T.S.

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.

THEFORE, 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, TECHNQUES, 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.

THE CONTRACTOR AND ALL SUBCONTRACTORS WORKING WITH THIS PROJECT SHALL KEEP THE SITE CLEAN AND HAZARD FREE AT ALL TIMES AND TO ABIDE ALL "OSHA" AND ALL OTHER SAFETY REGULATIONS.

THE CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN DAILY.

THE CONTRACTOR SHALL GUARANTEE ALL WORK SPECIFIED AND/OR DESCRIBED BY THESE DRAWINGS AND IS TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES.

SITE NOTES:

THESE PLANS ARE BASED IN ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER. THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.

THE ELEVATION SHOWN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL. THE OWNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE OF NOTIFYING ALL UTILITY COMPANIES, AND VERIFYING THE LOCATION OF THE SAME UTILITY COMPANIES LINES, SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES.

THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNSUITABLE CONDITIONS DISCOVERED DURING SITE PREPARATION AND OR EXCAVATION.

THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A WRITTEN CERTIFICATE THAT THE LOWEST PORTION OF THE FIRST FLOOR MEETS OR EXCEEDS THE REQUIRED FLOOD ELEVATION.

ALL DRIVEWAYS AND WALKWAYS FROM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES.

THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL RUBBISH, VEGETATION, STUMPS, ROOTS, AND TREES AS SHOWN ON THE PLANS. ALL AREAS TO BE COVERED WITH FILL AND GRADED DOWN.

THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOWN TO REMAIN AS REQUIRED.

EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS.

THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR OF REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND "OSHA" REGULATIONS.

THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROST PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED.

FOOTING DRAWINGS SHALL BE PROVIDED AS SHOWN, AND APPROPRIATE, THEY SHOULD BE LAD IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6" OF 1/2" GRAVEL AROUND & PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL.

THE FINISHED GRADE AND DRIVEWAY SHOULD BE PITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING.

THE FINISHED GRADE HEIGHT SHALL BE A MINIMUM OF 8" BELOW THE ADJACENT FRAMING, OR AS INDICATED ON PLANS.

THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2 PERCENT.

INSTALLATION OF GAS AND ELECTRIC METERS SHOULD BE IN STRICT ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

FOUNDATION NOTES:

ITS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETWEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION.

ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.

THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS 2 KIPS/SQ. FT. (2000#).

ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT. REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS.

ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCKLAND COUNTY, 3'-6" IN CRAWFORD COUNTY, OR OTHERWISE SHOWN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIMETERS OF ALL CONCRETE SLABS.

ALL INTERIOR FOOTINGS SHALL STEP DOWN TO PERIMETER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.

ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 96.

ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK - REINFORCED WITH 6X16/10X10 WELDED WIRE MESH ON 6 MIL VAPOR BARRIERS ON 4" OF 3/4" GRAVEL, UNLESS SHOWN OTHERWISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOWN OTHERWISE.

ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 25X25' TO CONTROL CRACKING WITH SHRINKAGE. SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR. SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"=1'-0" UNLESS SHOWN OTHERWISE.

MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES. CAULK WEATHER-TIGHT ALL OPENINGS.

EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-R-WALL COATING OR EQUAL.

INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE & TOP PLATES.

INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL COLUMNS.

EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE DROPPED AT ANY TIME.

FRAMING NOTES:

ALL STANDARD FRAMING LUMBER TO BE HEMLOCK FIR #2 OR BETTER UNLESS OTHERWISE NOTED.

ALL ENGINEERED BEAMS INDICATED ON THE PLANS ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS ONLY.

WHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS NAILING GUIDE. PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, WINDOWS AND OPENINGS UNLESS SHOWN OTHERWISE.

INSTALL 36" WIDE ICE & WATER SHIELD AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JOINTCTIONS, OVER HIPS AND WRAP OVER ALL FASCIAS.

THE SHIELD SHALL COVER MINIMUM 24" TOP OF EXTERIOR SIDE OF EXTERIOR WALLS.

PROVIDE OPTIONAL SNOW-GUARDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF.

FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH, ACTUAL ROOM SIZES MAY VARY DUE TO GYPSUM BOARD OR FINISHING.

ALL WOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR WEATHER SHALL BE PRESSURE TREATED (AWPA STANDARD C2, C3).

ALL FRAMING BELOW THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE PRESSURE TREATED.

SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN-DOOR OPENINGS.

PROVIDE TEMPORARY RAMPS AND/OR STAIRS, TO BE INSTALLED AT ALL LEVELS.

ALL LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.

ALL LUMBER TO BE SOUND, DRY AND FREE FROM ROT, KNOTS, AND SPLITS.

ALL FRAMING SHALL BE FRAMED AT 16" O.C. UNLESS SHOWN OTHERWISE.

FOR ALL CONVENTIONAL FLOOR FRAMING PROVIDE A MINIMUM OF ONE ROW OF 5/4 CROSS BRIDGING FOR ALL JOISTS WITH SPANS OVER 12'-0" OR AS SHOWN OTHERWISE ON THE PLANS.

PROVIDE A MINIMUM OF DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, MAJOR APPLIANCES, BATH FIXTURES, AND AT ALL CANTILEVERS, UNLESS SHOWN OTHERWISE.

PROVIDE A MINIMUM OF DOUBLE ALL JOISTS AT OPENINGS IN FLOORS, CEILINGS AND ROOFS.

PROVIDE A MINIMUM OF DOUBLE WALL STUDS AROUND ALL WALL OPENINGS, JACK STUDS UNDER ALL HEADERS, TRIPLE STUDS AT ALL CORNERS.

PROVIDE POSTS AT ALL RIDGE, HIP AND VALLEY INTERSECTIONS DOWN TO A MINIMUM OF TRIPLE 2X8" CEILING JOISTS.

ALL FRAMING SHALL BE FRAMED CROWN UP UNLESS AT CANTILEVERS OR SHOWN OTHERWISE.

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON JOISTS.

ALL INTERIOR WOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE WIDTH OF THE BEAM SUPPORTING IT AND PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE.

BRACE ALL WALLS DURING CONSTRUCTION.

ALL WALL FRAMING OF 9'-0" AND GREATER SHALL HAVE CATS (SOLID BLOCKING) AT MID-HEIGHT.

ALL DOORS, WINDOWS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS. UP TO 5'-0" USE (2)2"x10", UP TO 8'-0" USE (3)2"x10" OR (2)2"x12", OPENINGS GREATER THAN 8'-0" SEE PLANS FOR SIZES.

PROVIDE FASTENER NAILS AS FOLLOWS: 10D AT ALL GENERAL FRAMING AND 8D AT ALL PLYWOOD, 4" SPACING MAX. TABLES R602.3(1) THROUGH R602.3(4).

FIRE BLOCKING SHALL BE PROVIDED AS FOLLOWS

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING ROWS OF STUDS OR STAGGERED STUDS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY W/SECTION R311.2.2.
- AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIRE BLOCKING OF CHIMNEYS & FIREPLACES, SEE SECTION R1001.16.
- FIRE BLOCKING OF CORNICES OF A 2 FAMILY DWELLING IS REDD AT THE LINE OF DWELLING UNIT SEPARATION.

ROOFING & SIDING:

ROOFING, SIDING, TRIM, AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER SPECIFICATIONS AND INDUSTRY STANDARDS.

PROVIDE ALUMINUM GUTTERS & ROOF DRAIN LEADERS (ROLS) AS REQUIRED ROLS AT OUTLET TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.

PROVIDE APPROVED SNOW GUARDS AT ROOF EDGES WITH PITCH EXCEEDING 7:12 OVER ALL DOORWAYS, DECKS & WALKWAYS WITHIN 36" OF DWELLING ROOFING, SIDING, TRIM, AND OTHER MATERIALS COLORS TO BE DETERMINED FROM

BUILDERS SELECTION PRIOR TO ORDERING.

ARCHITECT IS NOT RESPONSIBLE FOR COLOR AND/OR MATERIAL SELECTIONS.

DOOR & WINDOW NOTES:

ALL WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND OF THE COUNTY THE PROJECT IS LOCATED.

ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS.

WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY.

THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOWS, DOOR, AND ADDITIONAL OPTIONS SUCH AS, COLOR, HARDWARE PRIOR TO ORDERING.

ALL WINDOWS AND DOORS SHALL BE INSTALLED WITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY WINDOW ROUGH OPENINGS WITH THE MANUFACTURER.

ALL HEADER HEIGHTS TO BE 8'-0" ABOVE THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.

ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS, THESE WINDOWS SHALL HAVE A CODE OF THE N.Y.S. EGRESS REQUIREMENTS.

THESE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

THESE WINDOWS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING-5.0 FOR GROUND LEVEL AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.

ALL GLAZING LESS THAN 18" ABOVE FINISHED FLOOR/SURFACE, AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.

ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS.

ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE.

ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO ENSURE WATER TIGHT CONDITIONS.

INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION.

PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.

ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT MATERIAL.

ALL EXTERIOR SWING DOORS SHALL BE MANUFACTURED BY THERMA-TRU OR EQUAL, UNLESS SHOWN OTHERWISE.

ALL WINDOW & DOOR JAMBS TO BE FOAM SEALED & WEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

DRYWALL NOTES:

ALL GYPSUM BOARD DRYWALL CUT JOINTS SHALL BE ADJACENT TO CORNERS.

NO BUTT JOINTS IN WALL SHALL BE PERMITTED.

ALL CORNERS AND JOINTS SHALL RECEIVE TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH.

ALL GYPSUM BOARD SHALL BE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM COMPANY.

ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED MANUFACTURER.

USE WATERPROOF GYPSUM BOARD AT ALL TUBS, SHOWER SURROUNDS AND OTHER WET LOCATIONS.

STAIR & RAILING NOTES:

ALL STAIRS AND RAILINGS SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL BUILDING CODE.

ALL STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4".

COMBINED CLEAR WIDTH OF 27" IF THERE IS TWO HANDRAILS AND 31" IF THERE IS ONLY ONE HANDRAIL WITH A MINIMUM WALL CLEARANCE OF 1". THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1" GYP. BD.

THE MAXIMUM RISER HEIGHT IS 8 1/4" *THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

THE MINIMUM TREAD DEPTH IS 9".

THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

WINDER TREADS ARE PERMITTED PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROW SIDE IS NOT LESS THAN 10".

WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 8" AT ANY POINT.

THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED.

THE SMALLEST BY MORE THAN 3/4".

A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN 1 1/4 ON STAIRWAYS WITH SOLID RISERS.

THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THEN 3/8".

OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 4".

IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THEN THE HANDRAIL SHALL BE 42" IN HEIGHT.

TRIM & PAINTING NOTES:

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROD FOR HANGING CLOTHING.

PROVIDE FIVE (5) SHELVES IN LINEN CLOSETS.

THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR OF ORDERING CABINETS, COUNTER TOPS AND VANITIES.

ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOWN OTHERWISE.

ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR GYPSUM BOARDS, WALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL.

ALL INTERIOR WOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.

ALL EXPOSED FERROUS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND TWO COATS OF ENAMEL.

PLUMBING NOTES:

ALL PLUMBING WORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2020 RESIDENTIAL CODE OF N.Y.S., THE PLUMBING CODE OF N.Y.S., AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES, MODELS, COLORS ETC. PRIOR OF ORDERING.

INSTALL IRON PIPING UNDER ALL CONCRETE SLABS.

GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY. VENT STACK SHALL EXTEND ABOVE ROOF 18" OF 12" ABOVE AVG SNOWFALL.

THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S.

THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS, BEAMS WITHOUT PRIOR CONSENT FROM THE ARCHITECT.

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CODE AND/OR SAID JOIST MANUFACTURERS SPECIFICATIONS.

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS WITH OTHER TRADES INVOLVED WITH THIS JOB PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOWER PANS UNDER CLOTHES WASHER WITH A DRAIN CONNECTED TO THE WASTE PLUMBING SYSTEM.

THE PLUMBING CONTRACTOR SHALL PROVIDE WHOLE HOUSE BACK-FLOW PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE.

PROVIDE 12"x12" ACCESS PANEL TO WHIRLPOOL TUB MOTOR AND SIMILAR EQUIPMENT.

THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF N.Y.S.

ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE.

LOCATIONS AND QUANTITY SHALL BE AS PER OWNERS INSTRUCTIONS.

UNLESS SHOWN OTHERWISE A MINIMUM OF TWO (2) HOSE BIBS SHALL BE PROVIDED; ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR.

MECHANICAL NOTES:

ALL MECHANICAL WORK (FURNACE, BOILERS, HVAC, HOT WATER, ETC) SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE WITH THE 2020 RESIDENTIAL BUILDING CODE THE PLUMBING, MECHANICAL, AND FUEL GAS CODES OF N.Y.S. AND INDUSTRY STANDARDS.

THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL SUBCONTRACTOR TO MEET AND/OR EXCEED THE FOLLOWING REQUIREMENTS: MAINTAIN 70° F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 100° F AND MAINTAIN 70° F INSIDE WHEN THE OUTSIDE TEMPERATURE IS 0° F.

ALL HEATING LINES SHALL CONTAIN ANTIFREEZE.

LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED.

ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED UNDER SLAB DUCTWORK).

THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDER FOR APPROVAL PRIOR TO ANY EACH SYSTEM SHALL BE SEPARATE AND COMPLETE WITH EACH SYSTEM HAVING SUPPLEMENTAL STRIP HEAT.

CARRIER, TRANE, LENNOX, AND YORK ARE APPROVED MANUFACTURERS FOR THE MECHANICAL UNIT, ANY SUBSTITUTES MUST BE APPROVED IN WRITING BY THE ARCHITECT OR OWNER.

ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.

PROVIDE THE PROPER FIRE RATED SEPARATION AT THE MECHANICAL ROOM (FURNACE, HVAC, HOT WATER, ETC. AS PER THE BUILDING CODE.

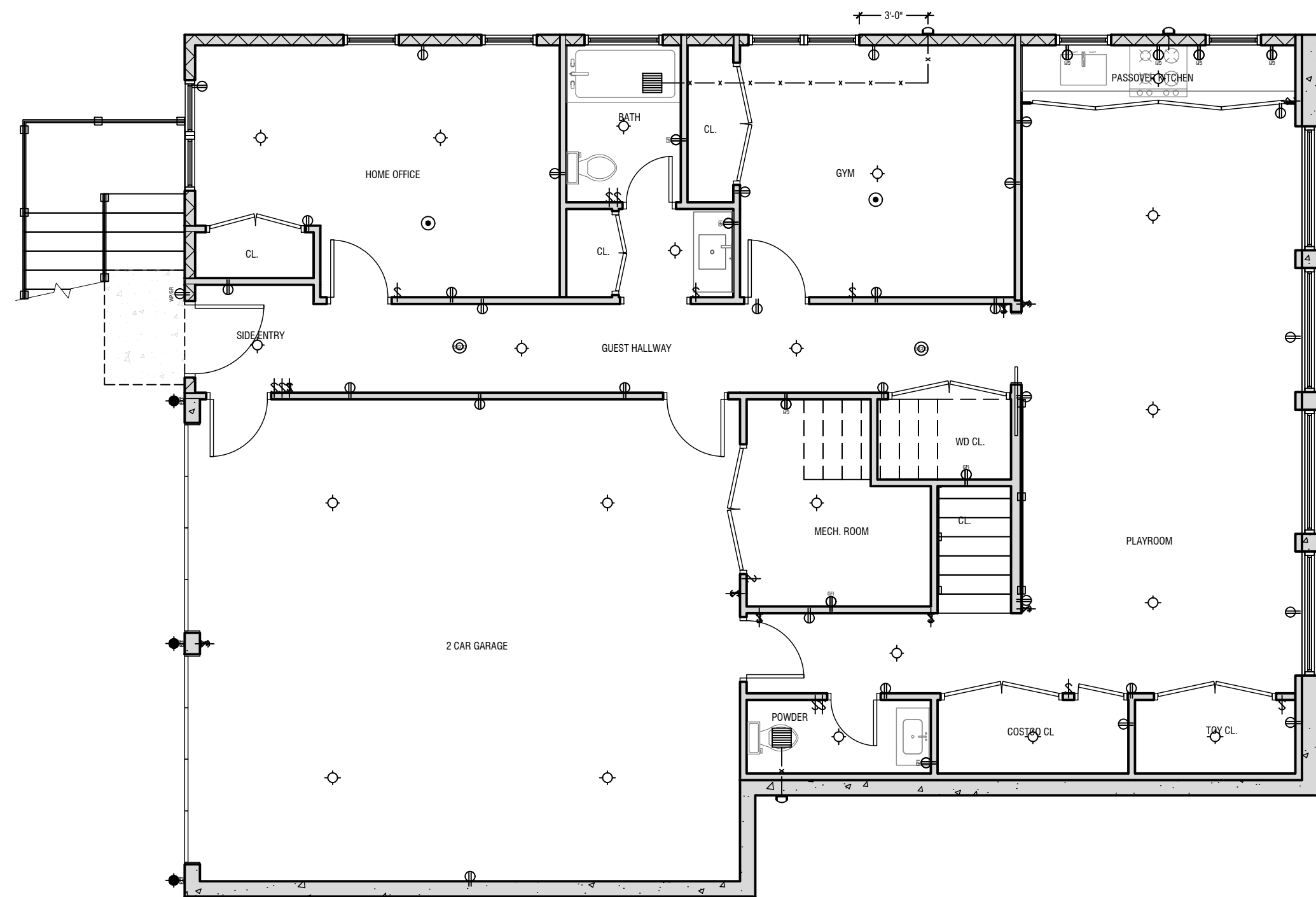
PROVIDE BACK DRAFT DAMPER EXHAUST DUCTS TO BE MIN. 0.016 INCHES RIGID METAL.

MAX HORIZONTAL LENGTH NOT TO EXCEED 25 FT.

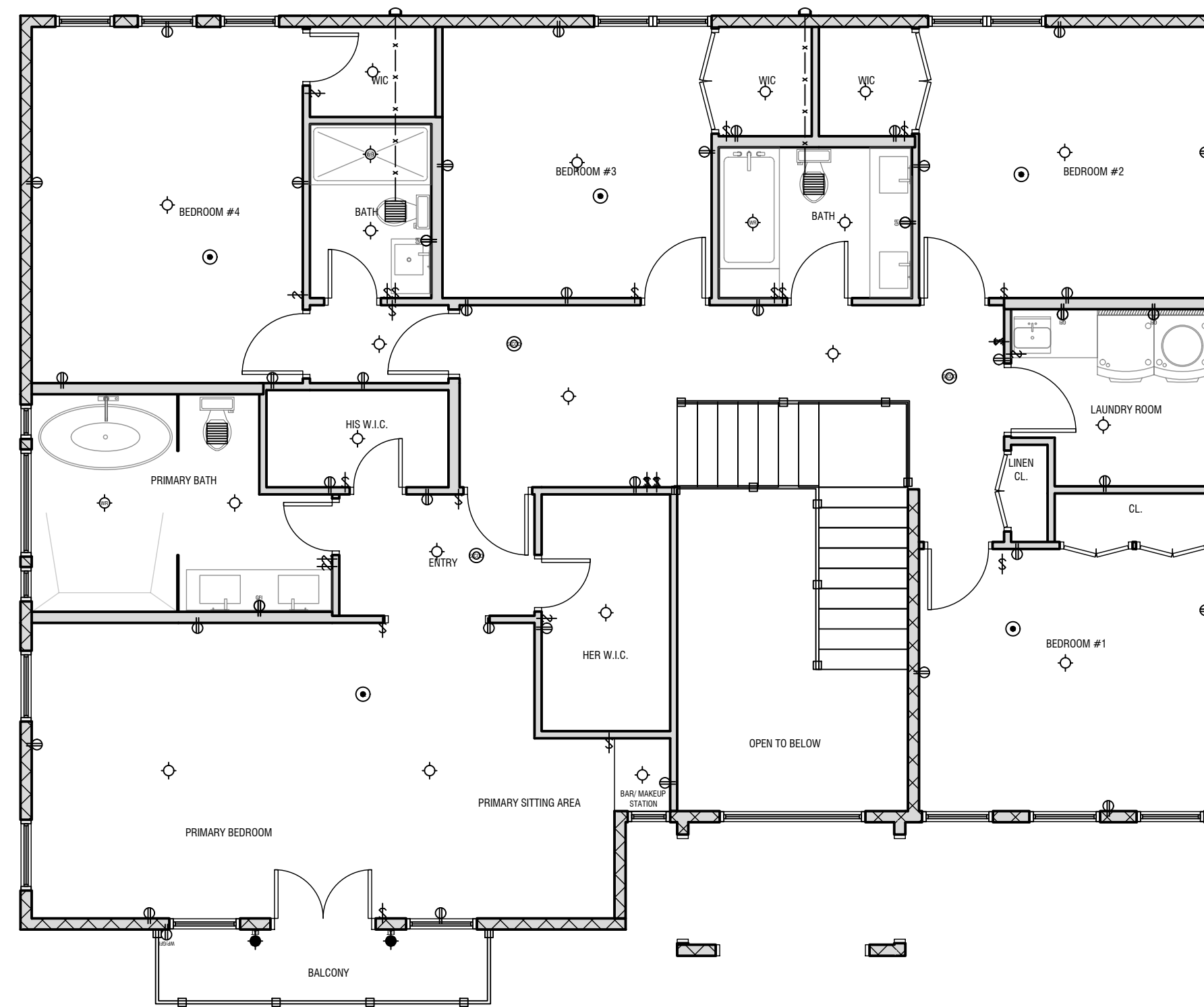
PROVIDE BOOSTER FAN IF GREATER THAN 25 FT.

BATHS & LAVS WITHOUT OPERABLE WINDOWS OR WINDOWS WITH LESS THAN

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE OR PERSONS MADE DERIVING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL HOLD ARCHITECTS RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNDISCOVERED CONDITIONS.



BASEMENT ELECTRICAL PLAN
SCALED: 3/16"-1'-0"

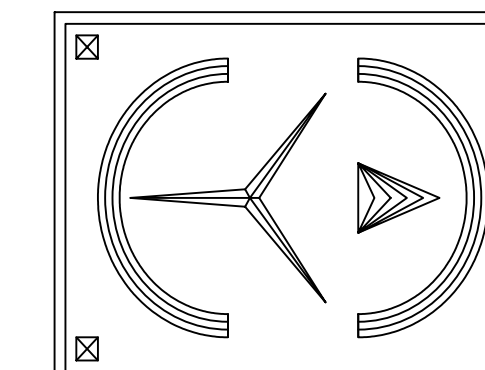


SECOND FLOOR ELECTRICAL PLAN
SCALED: 3/16"-1'-0"

ELECTRICAL LEGEND	
◇	CEILING MOUNTED LIGHT FIXTURE
◊	RECESSES ON CEILING SPOT LIGHT FIXTURE WATER RESISTANT
⬆	EXTERIOR WALL MOUNTED LIGHT FIXTURE
⚡	SWITCH
⚡	TREE-WAY SWITCH
⊕	DUPLEX RECEPTACLE OUTLET
⊕	GROUND FAULT INTERRUPTED OUTLET
⊕	WEATHER PROOF GROUND FAULT INTERRUPTED OUTLET W/ COVER
⊕	SMOKE DETECTOR AND CARBON MONOXIDE-HARDWIRED W/ BATTERY BACKUP
⊕	SMOKE DETECTOR- HARDWIRED W/ BATTERY BACKUP
⊕	EXHAUST FAN
—	VENT LINE

NOTE:
 * PROVIDE KITCHEN ELECTRIC POWER TO EXHAUST FAN, DISH WASHER OR ANY OTHER EQUIPMENT AS PER OWNERS REQUEST.
 * EXHAUST OUTLET TO BE A MINIMUM OF 36" FROM ANY WINDOW, DOOR OR ANY INTAKE OPENING.

PLANS SUPERVISED & REVIEWED BY:



ERIC KNUTE OSBORN
ARCHITECT
 RESIDENTIAL-COMMERCIAL-ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. L.C. #021-585

PLANS PREPARED IN ASSOCIATION WITH:

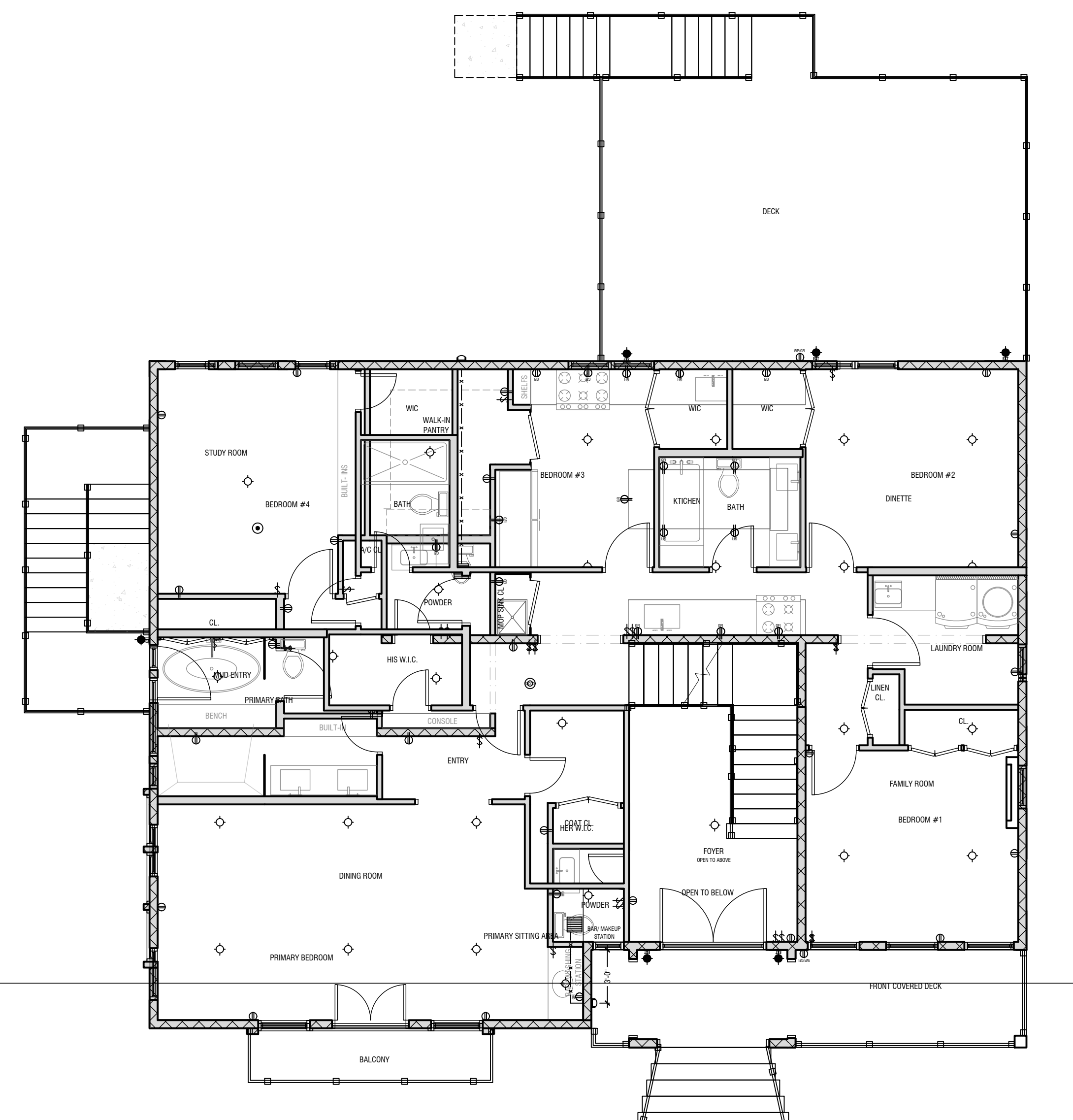


PROJECT:
PROPOSED NEW SINGLE FAMILY CUSTOM DWELLING
AT:
85 CAMP HILL RD
 VILLAGE OF POMONA
 ROCKLAND COUNTY,
 NEW YORK

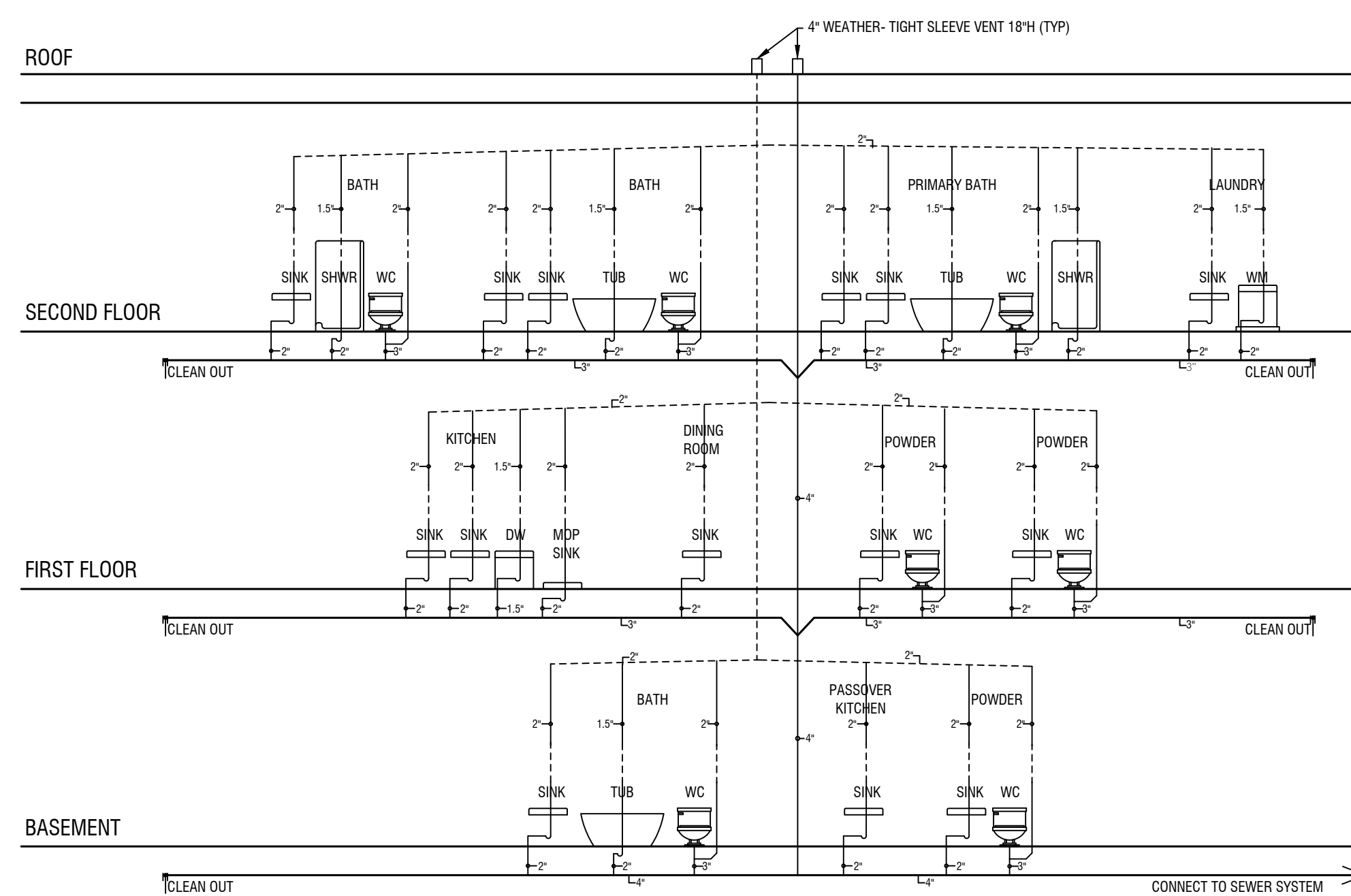
DATE.	12/09/2025
REVISIONS.	
REVISIONS.	
SCALED.	AS NOTED
DRAWN.	CD
CHECKED.	SL

SHEET TITLE: **ELECTRICAL PLANS AND PLUMBING**

DWG NO. **A-10**
 10 OF 10



FIRST FLOOR ELECTRICAL PLAN
SCALED: 3/16"-1'-0"



PLUMBING NOTES

- FOLLOW ALL LOCAL & STATE PLUMBING CODES.
- INSTALL IRON PIPING UNDER ALL CONC. SLAB.
- PROVIDE A POSITIVE DRAIN & FLOW ON ALL PIPING & DRAINS.
- PROVIDE SHUT OFF AND DRAIN VALVES TO DRAIN SYSTEM IN WINTER.

PLUMBING RISER DIAGRAM

N.T.S.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF N.Y.S. & 2020 ENERGY CONSERVATION CODE OF N.Y.S. AND ZONING REQUIREMENTS OF THE VILLAGE OF POMONA, ROCKLAND COUNTY, NEW YORK.



Memorandum

To: Village of Pomona Planning Board

From: Max Stach, AICP, Principal Planner

Re: Wetlands Permit Application
Behrooz & Sohayla Zivari, 85 Camp Hill Road
SBL# 32.08-1-51; R-40 Zoning District

Date: February 11, 2026

cc: Martin Spence, P.E., Village Engineer
Nkechi Nwachukwu, Esq., Planning Board Attorney
Lou Zummo, Building Inspector

Received and reviewed for this memorandum:

- Response to Consultant Comment Letters, prepared by Paul Gdanski, PE, PLLC, dated November 12, 2025.
- Architectural Plans, 10 sheets, entitled “Proposed New Single-Family Custom Dwelling for: Bruce Zivary,” by Eric Knute Osborn, R.A., dated December 9, 2025, as follows:
 - A-1: Foundation Plan
 - A-2: Basement Floor Plan
 - A-3: First Floor Plan
 - A-4: Second Floor Plan
 - A-5: Roof Plan
 - A-6: Front and Rear Elevations
 - A-7: Side Elevations
 - A-8: Building Section & Typ Details
 - A-9: General Notes and Details
 - A-10: Electrical Plan and Plumbing
- Plot Plan for 85 Camp Hill Road, signed by Paul Gdanski, P.E., dated October 23, 2023, last revised November 12, 2025
- Map of Flood Hazard Zones, unsigned, undated

Project Summary

The applicant proposes to construct a new single-family home of approximately 3,825 square feet on a vacant lot. The property has a large DEC wetland throughout most of the rear, as well as a FEMA-designated 100-year floodplain. The applicant is proposing to construct the house in the front of the property, closer to the road, so as to reduce disturbance to the wetland. Per Pomona Code 126-3, a permit is required from the Village Board for the wetland disturbance. Planning Board review is not required, as this is a flat site, which under the code is considered a “non-steep-slope site plan.”

Submission Comments

1. Please indicate the square footage for each floor of the structure proposed on sheets 3, 4 & 5 of the Architectural Plans. 10/2025 Not Addressed; **2/2026 Not Addressed**
2. Please provide a copy of the DEC permit application and the Department’s approvals, with associated correspondence, as discussed in the Project Description from Fast Forward Permits. 10/2025 Not Addressed; **2/2026 Not Addressed. We defer to the Village Engineer’s review of DEC Permitting**
3. New Comment 10/2025. It is extremely difficult to read this map. Applicant should resize labelling in the “blowup plan” portion of the plan set to increase legibility. Labels should not overlap. The silt fence detail should be relocated to one of the large empty portions of the plan. **2/2026: Comment Addressed.**
4. New Comment 10/2025. Applicant should shade or outline the extent of regulated wetlands to be filled and calculate the area. **2/2026: Comment Addressed.**
5. New Comment 10/2025. What is the line highlighted in yellow below. **2/2026: Comment Addressed.**

Wetlands Permit Comments

6. Regarding comment 3 of our previous memorandum dated November 30, 2023, the applicant has yet to provide a wetlands application form or letter of application addressed to the Village Board of Trustees, with all the information required per §126-5.A. Please make sure to answer all points, and to thoroughly address parts 5 and 9. 10/2025 Not Addressed **2/2026 Not Addressed. We defer to the Village Engineer’s review of DEC Permitting**
7. Per comment 5 of our previous memorandum, please provide a copy of the DEC validation of the wetland boundary. 10/2025 Not Addressed. Applicant should also provide DEC permit approval.; **2/2026 Not Addressed. We defer to the Village Engineer’s review of DEC Permitting**

Zoning Comments

8. Regarding comment 10 of our previous memorandum, the applicant is seeking the following dimensional and area variances, according to the Bulk Table:
- Required Minimum Lot Area – 40,000 square feet
 - Provided Net Lot Area – 18,434 square feet.

 - Required Front Yard – 50 ft
 - Provided Front Yard – 21 ft

 - Required Side Yard – 25 ft
 - Provided Side Yard – 14.9 ft

 - Required Total Side Yard – 50 ft
 - Provided Total Side Yard – 44.5 ft

 - Maximum Building Coverage – 15%
 - Provided Building Coverage – 21.8%

 - Maximum Lot Coverage – 20%
 - Provided Lot Coverage – 23.4%

Therefore, a total of 7 variances from the Zoning Board of Appeals (one per comment 13 and six per comment 15) would be needed for this project, as is now proposed. The Village Board may wish to send the applicant to the ZBA for variances prior to considering the wetlands permit. This matter should be discussed with the Village Attorney. 10/2025 Application as revised now requires four variances – Lot Area, Front Yard, Building Coverage and Lot Coverage. **2/2026: Applicant indicated desire to also seek a variance for Lot Width, which is an existing non-compliance.**

General Planning Comments -

9. The proposed project for this lot has significant problems, and we would recommend that the project be scaled back and adjusted accordingly.
- a. Wetlands. We would suggest that the proposed home be reduced in size, the basement eliminated, and the filled yard be reduced or eliminated to lessen the impact on the wetlands. The wetland edge needs to be validated by the NYSDEC if it has not done so already. 10/2025 Comment addressed, but verification should be provided. **2/2026 We defer to the Village Engineer's review of DEC Permitting**
 - b. Floodplain. The elevation of the floodplain for this A zone should be established by the engineer with the contour shown on the plan. Building design should be adjusted to meet the floodplain requirements. 10/2025 Not Addressed; **2/2026 Comment Addressed**
 - c. Zoning. The application should be modified to be a single-family residence. The building should be reduced in size so that seven dimensional variances are not required. **10/2025 Comment Addressed**

- d. Given that these three areas of the code are problematic, the project should be redesigned so it improves on all three fronts. 10/2025 Comment partially addressed
2/2026: Comment Addressed

Previously reviewed materials

11/30/23

- 85 Camp Hill Road Project Description, unsigned, by Fast Forward Permits, dated October 30, 2023.
- SEAF Part 1 Form, with EAF Mapper Summary Report, signed by Behrooz Zivari, dated 11/02/2023.
- Plot Plan, 1 sheet, for 85 Camp Hill Road, stamped by Paul Gdanski, P.E., dated October 23, 2023.

3/12/25

- Special Permit Application Forms package, signed by Behrooz Zivari, dated February 24, 2025.
- Project Narrative prepared by Fast Forward Permits, dated January 21, 2025.
- Short Environmental Impact Assessment Form, Part 1, with EAF Mapper Summary, prepared and signed by Behrooz Zivari, dated February 26, 2025.
- Response to Consultant Comment Letters, prepared by Paul Gdanski, PE, PLLC, dated March 4, 2024.
- Architectural Plans, 5 sheets, entitled “Proposed New Custom Single-Family Dwelling at: 85 Camp Hill Rd.,” dated December 18, 2023, as follows:
 - A-1: 1 of 5 / Sheet Title: Elevations Draft – Front & Rear
 - A-2: 2 of 5 / Sheet Title: Elevations Draft- Right & Left Sides
 - A-3: 3 of 5 / Sheet Title: Floor Plan Draft - Basement
 - A-4: 4 of 5 / Sheet Title: Floor Plan Draft – First Floor
 - A-5: 5 of 5 / Sheet Title: Floor Plan Draft – Second Floor
- Site Plan Set, 4 sheets, for 85 Camp Hill Road, prepared, signed, and stamped by Paul Gdanski, P.E., PLLC, dated October 23, 2023, last revised August 7, 2024, as follows:
 - Plot Plan
 - Landscaping & Tree Plan
 - Existing Plan
 - Detail Tree

10/9/2025

- Site Plan Application Forms package, signed by Behrooz Zivari, dated October 23, 2023.
- Project Narrative prepared by Fast Forward Permits, dated September 8, 2025.
- Short Environmental Impact Assessment Form, Part 1, with EAF Mapper Summary, prepared and signed by Behrooz Zivari, dated November 2, 2023.
- Response to Consultant Comment Letters, prepared by Paul Gdanski, PE, PLLC, dated August 12, 2025.
- Architectural Plans, 5 sheets, entitled “Proposed New Single-Family Custom Dwelling at: 85 Camp Hill Rd.,” by the Blue View, dated August 20, 2025, as follows:
 - A-1: 1 of 5 / Sheet Title: Basement Floor Plan
 - A-2: 2 of 5 / Sheet Title: First Floor Plan
 - A-3: 3 of 5 / Sheet Title: Second Floor Plan

- A-4: 4 of 5 / Sheet Title: Front and Rear Elevation
 - A-5: 5 of 5 / Sheet Title: Side Elevations
- Site Plan Set, 4 sheets, for 85 Camp Hill Road, prepared, signed, and stamped by Paul Gdanski, P.E., PLLC, dated October 23, 2023, last revised August 27, 2025, as follows:
 - Plot Plan
 - Landscaping & Tree Plan
 - Existing Plan
 - Detail Tree

TO: Village of Pomona Planning Board
FROM: Martin K. Spence, PE Village Engineer
DATE: March 11, 2026
RE: **85 Camp Hill Road Tax Map Reference 32.08-1-51**

Martin K. Spence

We have received the following:

- Plot Plan, prepared by Paul Gdanski, PE, PLLC, last revised 2/4/2026
- Landscaping and Tree Plan, prepared by Paul Gdanski, PE, PLLC, last revised 2/4/2026
- Existing Plan, prepared by Paul Gdanski, PE, PLLC, last revised 2/4/2026
- Detail "Tree", prepared by Paul Gdanski, PE, PLLC, last revised 2/4/2026
- Response Letter dated 11/12/2025
- Application Review Form, dated 9/3/2025
- Short EAF Part I, dated 11/2/2023
- Project description prepared by Fast Forward Permits, dated 9/8/2025
- Set of Architectural Plans, 10 sheets and cover prepared by Eric Knute Osborn, Architect dated 12/09/2025

The submission proposes a 3-level dwelling on a 5.48 acre lot within the R-40 Zone which is significantly impacted by environmental restraints. The net lot area after deductions is 18,434 SF or 0.423 acres. The parcel contains both NYS and Federal wetlands, as well as a stream and associated flood plain. Potential development of the site is limited due to the wetlands. The proposed dwelling is located within the 100 foot regulated area adjacent to the wetlands. The first floor elevation is elevated approximately 10' above the road grade along the frontage. The front site is being filled with a perimeter retaining wall at the limits of disturbance.

The application proposes disturbing 1,200 SF of wetlands and 12,000 SF of wetlands buffer area.

The application is being submitted/reviewed by the Planning Board under the requirements of Chapter 126, Wetlands Protection and more specifically §126-5, Permit Procedure

The proposed dwelling footprint was reduced in size from previous submittals; 2,495 SF to 1,761 SF.

Camp Hill Road is along the Village and unincorporated Town of Ramapo boundary.

Plot Plan

- ~~S-1. Review fire and school district information and revise accordingly.~~
- ~~S-2. Drainage design will require soil testing for permeability. Note was added to drawing.~~
- ~~S-3. A method of calculating the 100 year flood plain elevation should be provided for the project (Flood Elevation Certificate).~~
- ~~S-4. Clear up all text conflicts.~~
- ~~S-5. Include a radii where the driveway meets the roadway.~~
- S-6. The sanitary sewer main is being extended with a new sewer manhole located in the road at the south limits. Provide sections, trench details and appropriate details. Submit RC DOH approvals. This should be shown as part of these plans including overall length and where existing line is located. (The applicant has agreed to provide this at the time of a building permit application).
- ~~S-7. Provide DEC permits/approvals and any relative correspondence.~~

- S-8. ~~Show site distances from driveway and provide clarification if the provided sight distances meet AASHTO or local standards for the vehicular speed on Camp Hill Road. No calculations are submitted at this time. The plans to the South show a 105' sight distance, which is minimal. Applicant's engineer shall discuss.~~
- S-9. Submit Application for Wetland Permit in accordance with §126-5 (A) including and specifically (5) and (9). As per the Village Code mitigation of disturbed wetlands shall be provided.
- S-10. ~~Provide the total area of wetlands on the property.~~
- S-11. ~~A roof drain line and foundation drain line are not connected to the building; revise accordingly.~~
- S-12. ~~Contour lines should be trimmed and not shown inside the dwelling footprint.~~
- S-13. ~~Clarify the location of wetland markers. The note and leader does not call out a specific item.~~

Landscape and Tree Plan

- S-14. ~~Provide a Planting Schedule with list of specific type of arborvitae (deer resistance), spacing and root ball treatment. There are conflicting notes (6' 8' arborvitae and 5' 6' Green Giants) for tree types.~~
- S-15. ~~Provide a standard landscaping notes.~~
- S-16. ~~Include foundation plantings (small shrubs). We recommend any final landscaping to be kept low near the driveway so as not to prohibit views of vehicles on road or exiting driveways. We suggest the plantings near the driveway along the frontage be boxwoods (instead of the proposed arborvitae) that tend to grow larger.~~

Detail (Tree)

- S-17. ~~Remove "Tree" drawing title.~~
- S-18. Provide retaining wall structural calculations as part of any building permit submittal. (The applicant has agreed to provide this at the time of a building permit application).
- S-19. ~~Seepage pit at driveway shall be traffic rated; add a note to the detail.~~
- S-20. ~~2 1/2" crushed stone shall be noted as "clean" on the drywell detail.~~

Miscellaneous and Architectural

- S-21. ~~Identify construction parking, dumpsters and storage areas on the plan. Camp Hill Road is narrow and does not provide for shoulder parking.~~
- S-22. ~~Provide sequence of construction and soil erosion notes.~~
- S-23. The construction of any structure on this site will be challenging to limit the collateral encroachment into wetlands and buffer areas including when the retaining wall is constructed. Any building permit will require additional methods and means of construction to minimize the potential for encroachments including but not limited to adding an orange "construction fence" along with the silt fencing for additional support. In addition, a bond/escrow may be required to minimize the impacts as well as insure any required mitigation.

End of Report

Village of Pomona

100 Ladentown Road, Pomona, NY 10970
Telephone: 845-354-0545
Website: www.pomonavillage.com

APPLICATION CHECKLIST FOR:

**TECHNICAL ADVISORY COMMITTEE
PLANNING BOARD
VILLAGE BOARD OF TRUSTEES
ZONING BOARD OF APPEALS**

****All Application Requests require a digital submission emailed to:
jenna.antoine@pomonavillage.com**

APPLICATION FOR ZONING BOARD OF APPEALS

Submit: 15 copies of application

Submit: 15 copies of EAF (*short form*)

Submit: 15 copies of Plot Plan drawn to scale

Submit: 15 copies of architectural drawings and elevations

Submit: 15 copies of narrative summary

Submit: 15 copies of decision or order upon which appeal is based and Notice of Appeals to Building Inspector

Submit: 15 copies of any details that will help the Board judge the application

Submit: Filing Fee: \$200 for existing residence and \$375 for new construction

Submit: Escrow of \$1,500 per lot – Escrows to be replenished as necessary

APPLICATION TO APPEAR BEFORE TECHNICAL ADVISORY COMMITTEE (TAC) (Informal)

Submit: 5 copies of application

Submit: 5 copies of plan & EAF (*short form*)

Submit: 5 copies of narrative summary

Submit: Filing Fee: \$250 per appearance

Submit: Escrow: \$1,500 per lot

APPLICATION TO APPEAR BEFORE PLANNING BOARD

Submit: 14 copies of application

Submit: 14 copies of plan & EAF (*short form*)

Submit: 14 copies of narrative summary

Submit: Application Fee: \$600 per lot + \$250 per appearance after first meeting

Submit: Escrow of \$1,500 per lot – Escrows to be replenished as necessary

APPLICATION TO APPEAR BEFORE BOARD OF TRUSTEES

Submit: 7 copies of application

Submit: 7 copies of plan

Submit: 7 copies of EAF (*short form*).

Submit: 7 copies of narrative summary

APPLICATION REVIEW FORM

PART I

Name of Municipality Pomona Date 07/17/2025

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input 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 type="checkbox"/> Variance	

Project Name: Chabad of the Heights

Tax Map Designation:

Section 25.05 Block 2 Lot(s) 13
Section _____ Block _____ Lot(s) _____

Location: On the West side of Cheesecote Lane,
223 feet South West of Cheesecote Lane in the
town/village of Pomona.

Street Address: 34 North Ridge Road

Acreage of Parcel 1.04 Zoning District Pomona

School District East Ramapo CSD 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.)*

We request the special permit for a Neighborhood House of Worship that will replace the current, temporary religious facility at 34 North Ridge Road. The board previously issued a special permit to the Congregation for a House of Worship on the site on or about January 29th, 2023. The building was unfortunately destroyed last year as the result of a fire. The proposed Neighborhood House of Worship will serve the same community members and be in approximately the same area as the religious facility that was destroyed in the fire.

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.

We propose construction of a Neighborhood House of Worship and accessory parking lots at 34 North Ridge Road, Pomona.

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? Yes

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.

ZBA on July 16h 2025 regarding a violation for the temporary tent at 34 North Ridge

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: Congregation Chabad of the Heights Phone # _____

Address 34 North Ridge Road Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Property Owner: Eliezer Steinmentz Phone # _____

Address 103 Overlook Road Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Todd Rosenblum Phone # (845) 364-0337

Address 221 Quaker Road Pomona NY 10970
Street Name & Number (Post Office) State Zip code

Attorney: Daniel M Richmond Phone # _____

Address 81 Main Street Suite 415 White Plains NY 10601
Street Name & Number (Post Office) State Zip code

Contact Person: Mark Moseson Phone # (845) 494-9996

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

General Municipal Law Review:

This property is within 500 feet of:
(Check all that apply) Not applicable

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 type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. _____

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 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 N/a
- c. If stockholder, number of shares N/a
- d. If officer or partner, nature of office and name of partnership N/a
- 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, Congregation Chabad of the Heights, 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

Congregation Chabad of the Heights

SWORN to before me this

24 day of July, 2025

Notary Public

Courtney K Sparks
Notary Public, State of New York
Reg. No. 01SP0022004
Qualified in Orange County
Commission Expires March 12, 2028

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, Eliezer Steinmentz being duly sworn, hereby
depose and say that I reside at: 103 Overlook Road, Pomona NY 10970

in the county of Rockland in the state of New York

I am the (*) owner in fee simple of premises located at:
34 North Ridge, Pomona NY 10970

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 2021 of conveyances, page 26897 or as Instrument ID # _____

Said premises have been in my/its possession since 06/2021 Said premises are also
known and designated on the Town of Pomona Tax Map as:
section 25.05 block 2 lot(s) 13

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 Eliezer Steinmentz
Mailing Address 103 Overlook Road
Pomona NY 10970

SWORN to before this
24 day of July, 2025

[Signature]
Notary Public

Courtney K Sparks
Notary Public, State of New York
Reg. No. 01SP0022004
Qualified in Orange County
Commission Expires March 12, 2028

* *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.*

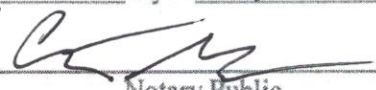
APPLICATION REVIEW FORM

Owners of Nearby Properties:

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

SECTION/BLOCK/LOT	NAME	ADDRESS
19.17-1-60	Rahman Mohamad	1 Cheesecote Lane
25-05-2-16	Eckhaus Mordechai	4 Cheesecote Lane
19.17-1-61	Tarsinov Taliat	30 N. Ridge Road
25.05-2-7	Edmonds Fred	4 N. Ridge Road
25.05-2-6	Watford Wendell	6 N. Ridge Road
19.17-1-72	Sorotzkin Naama	8 N. Ridge Road
25.05-2-14	Jacob Stanley	32 N. Ridge Road
19.17-1-59	Kugel Shlomo	41 N. Ridge Road
25.05-2-12	Arnovich Fred	81 Overlook Road
25.06-1-1	Tsour Rafael	82 Overlook Road
25.06-1-2	Seewald Nechoma	84 Overlook Road
25.05-2-15	Richardson Rigobert	85 Overlook Road
25.06-1-3	Pomona Properties 101 LLC	86 Overlook Road

(use additional paper if needed) 

SWORN to before this
24 day of July, 2025

 Notary Public

Courtney K Sparks
 Notary Public, State of New York
 Reg. No. 01SP0022004
 Qualified in Orange County
 Commission Expires March 12, 2028

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 _____;
- 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 synagogue

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 See attached resolutions for extension and final site plan approval.
- c. The previous appeal described above was appeal number ZBA _____,
dated July 16, 2025 and was In Progress (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.)* Not applicable

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

Dimension*	Column	Required	Provided

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

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

Describe: _____

2. Is the variance substantial in relation to the zoning code? _____

Explain: _____

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? _____

Explain: _____

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? _____

Explain: _____

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? _____

Explain: _____

6. Will there be any affect on governmental facilities or services if this variance is granted? _____

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.)* Not applicable

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.)* Not applicable

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]

NARRATIVE SUMMARY
CONGREGATION CHABAD OF THE HEIGHTS
FOR A SPECIAL PERMIT

34 North Ridge Road
Tax Lot 25.05-2-13

Chabad of the Heights is seeking approval to rebuild its Neighborhood House of Worship at 34 North Ridge Road after its original facility was destroyed by fire. The proposed structure will serve the same community and is in the same area as the temporary structure. The property is located in an R-40 Zoning District

Previously, The Village Board granted a Special Permit in January 2023, recognizing the essential role of religious institutions in residential areas. The Planning Board followed with unanimous Final Site Plan Approval in February 2023, after thorough environmental, engineering, and planning reviews.

The site is located on the west side of North Ridge Road , at the corner of Overlook Road It has a lot area of 45,477 SF. The Congregation proposes a new structure. The top floor of the building will be used for the main sanctuary. The 1st floor will be used for a gathering room, play room and subbasement will be used for a mikvah.

A parking area with 28 spaces is provided.

The main sanctuary floor area will hold apporx 225+/- seats.

The Neighborhood House of Worship is a permitted use in the R-40 Zoning District subject to the issuance of a special permit by the Village Board. The proposal meets the standards for the issuance of a special permit pursuant to Section 130-10(H) of the Zoning Code as follows:

(1) The minimum lot area for a neighborhood house of worship shall be a net lot area of 32,670 square feet or 0.75 acres.

The subject lot area is 45,477 SF

(2) The use shall have a minimum of 100 feet of frontage on and access to a public road.

The property has 401.4 feet of street frontage on Overlook Road and North Ridge Road. Both are public roads.

3) The proposed structure meets all state requirements for a place of public assembly, including the New York State Uniform Fire Prevention and Building Code. The maximum

occupancy of a neighborhood house of worship shall be determined by the maximum allowable occupancy of the main sanctuary or assembly space, pursuant to said Code.

The building, construction, use, and occupancy shall comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

(4) Adequate off-street parking on the same lot as the house of worship shall be provided. A minimum of ten parking spaces, or one parking space for every 200 square feet of floor area of the main sanctuary or hall where services are conducted, shall be required, whichever is greater. Concurrent with its issuance of a special permit, the Village Board of Trustees may prohibit on-street parking on one side of the frontage street of the neighborhood house of worship within 750 feet of its main entrance, to ensure adequate room for passage of emergency vehicles, during times when on-street parking may occur.

The main sanctuary floor area is 2,989 SF. At one space for every 200 square feet in the main sanctuary, 15 parking spaces are required. The applicant proposes 28 paved parking spaces including 2 handicapped parking spaces.

(5) All buildings and structures shall be set back a minimum of 25 feet from all property lines. Other uses outside of buildings, including driveways and parking areas shall be set back a minimum of 5 feet from all property lines, except as necessary to access the street. Such setback area shall include a landscaped buffer screening area of at least 5 feet in width and 6 feet in height which, in the judgment of the Planning Board, will be adequate to screen the use from adjoining properties. The buffer area may include trees, bushes, fences, walls, berms or any combination of the aforesaid, to be determined by the Planning Board.

The proposed structure complies with all setback requirements. No variances are required. All driveways and parking areas are at least 5 feet from the nearest lot line.

(6) The total building coverage shall not exceed 15% of the net lot area. The total coverage of impervious surfaces (which includes all buildings, structures, parking areas, driveways, sidewalks and other areas covered in concrete, asphalt or packed stone) shall not exceed 50% of the net lot area. The maximum floor area ratio shall be 0.25.

The proposed site plan meets the requirement. The building coverage is 11.4%. The total coverage of impervious surfaces is 46.5%. The FAR is 0.195.

(7) The sources of exterior lighting shall be so shielded so that luminaires are not visible beyond the boundaries of the lot on which they are located. The maximum illumination level at property lines shall be 0.1 footcandles. No outdoor public address systems shall be permitted.

The lighting plan has been prepared that meets the criteria. No outdoor public address systems are proposed or contemplated.

(8) No cooking facilities will be permitted, other than warming kitchen equipment for use by the clergy and/ or congregants of the neighborhood house of worship and any kitchen

equipment for exclusive use of residents of a residential dwelling unit. No kitchen equipment designed for large scale food preparation shall be permitted.

No cooking facilities are proposed, except for a warming kitchen adjacent to the gathering area. The warming kitchen will be used exclusively by or in support of congregational activities.

*(9) For neighborhood houses of worship, the principal use shall be the holding of regularly scheduled religious services. Accessory uses such as classrooms, social halls, administrative offices, baths, gymnasiums and/or indoor recreation facilities may be provided, so long as such accessory uses in their aggregate shall be subordinate to the size and use of the neighborhood house of worship. No building permit or certificate of occupancy shall be granted to such accessory use, building or structure until the building permit and certificate of occupancy for the principal use or building, respectively, have been granted. A dwelling unit, as defined in this chapter, established at the site of a neighborhood house of worship shall not be considered as accessory to the neighborhood house of worship, but rather as an additional principal use which shall independently meet all bulk and area requirements, pursuant to **§130-16.A**.*

The principal use of the premises will be the conduct of religious services. The gathering room, play room and mikvah are subordinate to the use of the premises as a synagogue and are smaller in size than the sanctuary.

(10) One monument sign, limited to eight square feet in area and set back a minimum of 10 feet from the lot line, may be permitted at the front entrance to the house of worship. Illumination, if provided, shall be indirect, and the source of such light shall not be visible from adjoining properties or roads.

Details of the proposed signage to be provided.

(11) The maximum height of buildings and structures shall be 35 feet measured from ground level in front of the building or structure. The height limitation shall not apply to church spires, belfries, cupolas, domes, monuments and similar appurtenances that are not used for human occupancy and do not extend more than 15 feet above the roof of the building or structure.

The proposed building height is 35' feet.

CONCLUSION

Based on the foregoing, the applicant complies with all the conditions of a special permit for a neighborhood house of worship and request that the Village Board issue the permit.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

N/A

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: N/A</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: N/A</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.2		
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

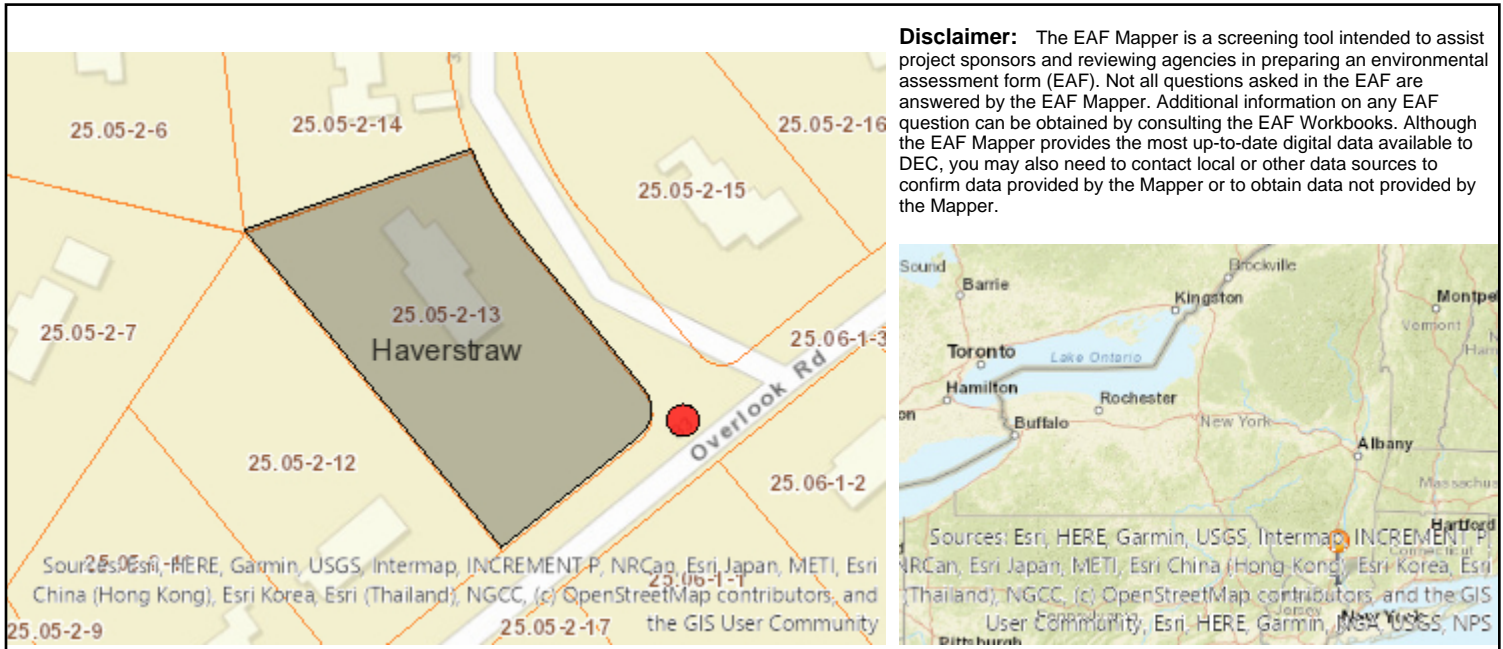
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

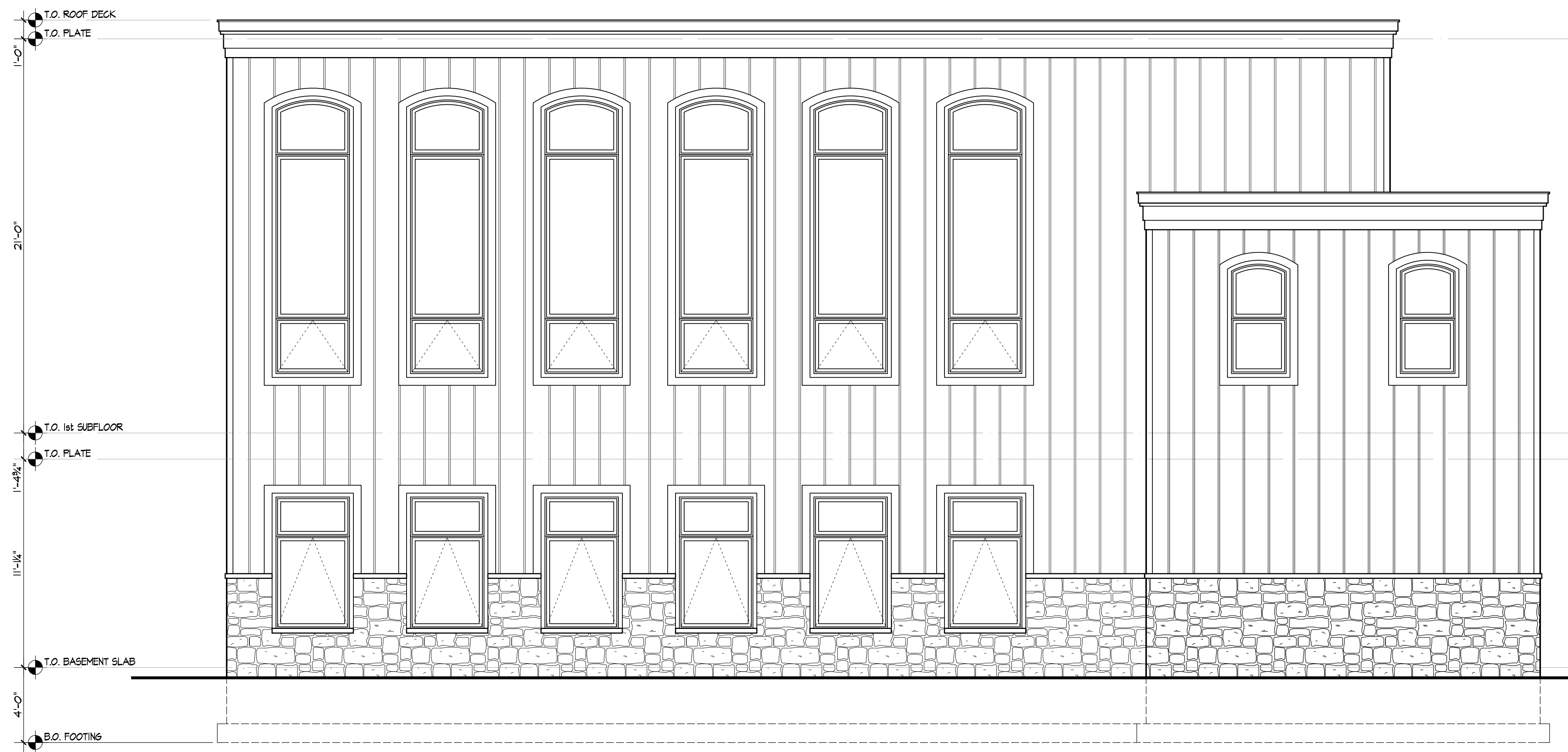
Applicant/Sponsor Name _____ Date _____

Signature Stuart Strow Title _____



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Ramapo SSA
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



NORTH ELEVATION
SCALE: 1/4"=1'-0"



OVERLOOK ROAD (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

CHABAD OF THE HEIGHTS
34 NORTH RIDGE ROAD, POMONA, NEW YORK

PROPOSED ELEVATIONS

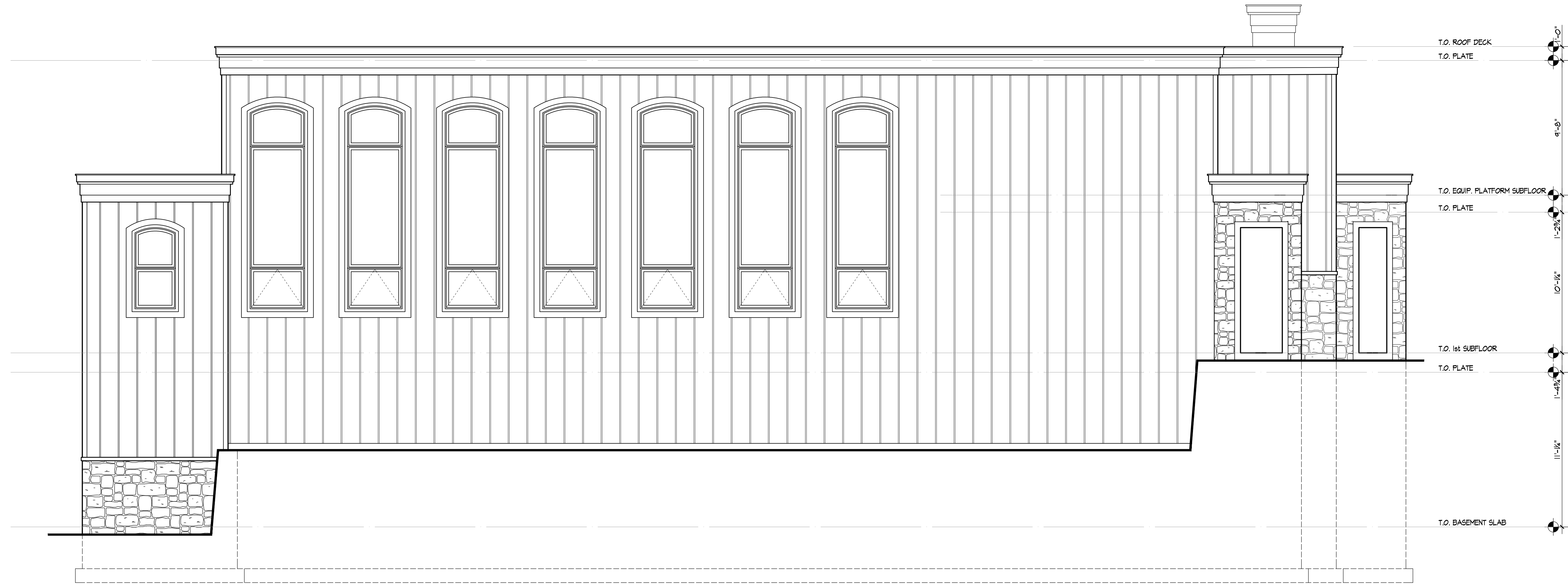
PROJECT	PROJECT NUMBER	DATE	SCALE	AS NOTED	DATE OF	SHEET TITLE
	2505-00	3/22/26	AS NOTED		TR	

REVISIONS		NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10970
(845) 364-0337
info@rsapartch.com

SHEET NUMBER

A5



WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH RIDGE ROAD (EAST) ELEVATION
SCALE: 1/4"=1'-0"

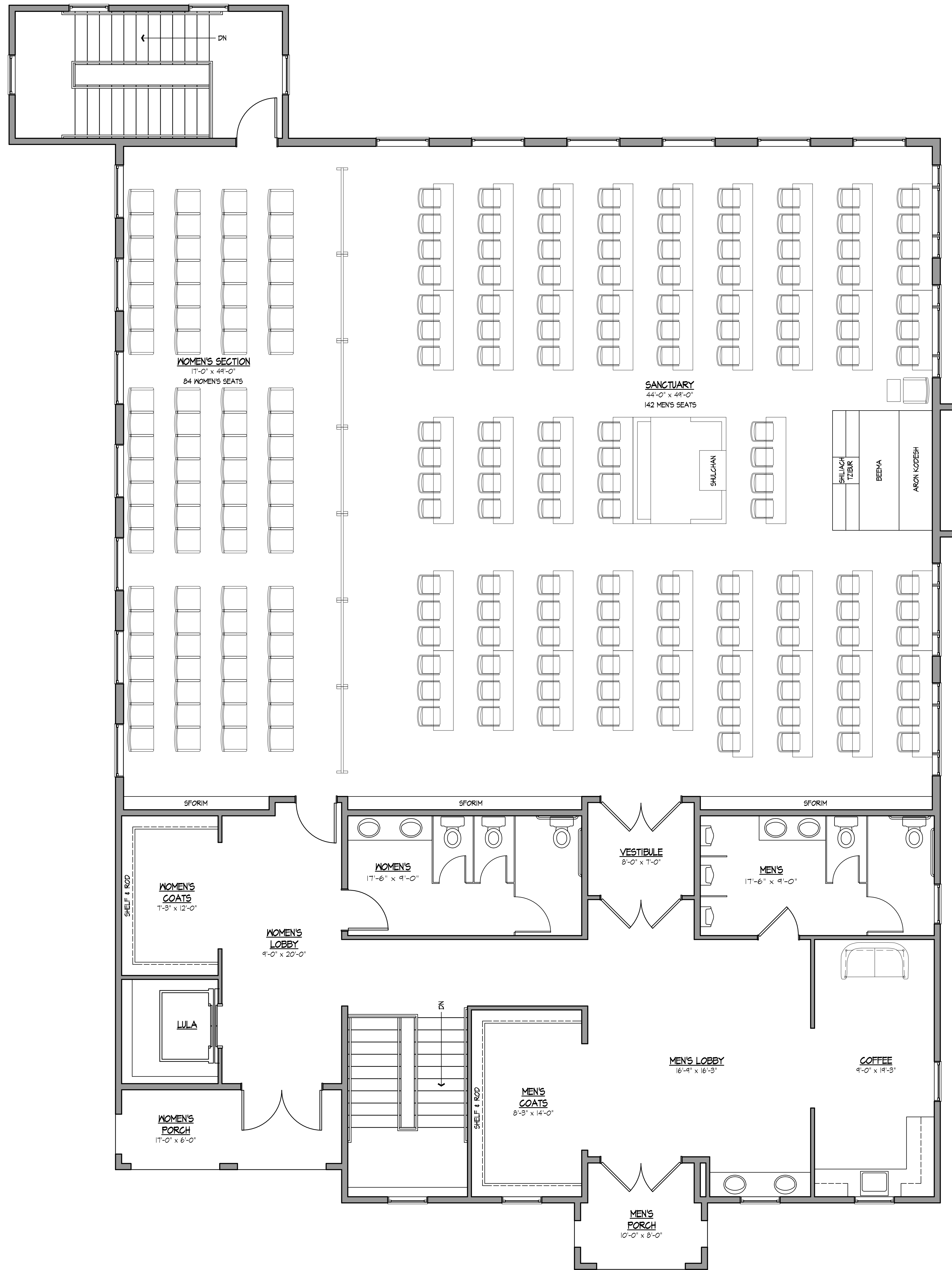
CHABAD OF THE HEIGHTS
34 NORTH RIDGE ROAD, POMONA, NEW YORK
PROPOSED ELEVATIONS

PROJECT	PROJECT NUMBER	DATE	SCALE	AS NOTED	DATE/REV
	2505-00	3/22/26			

NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
221 QUAKER ROAD
POMONA, NEW YORK 10770
(845) 364-0337
info@rsapartch.com

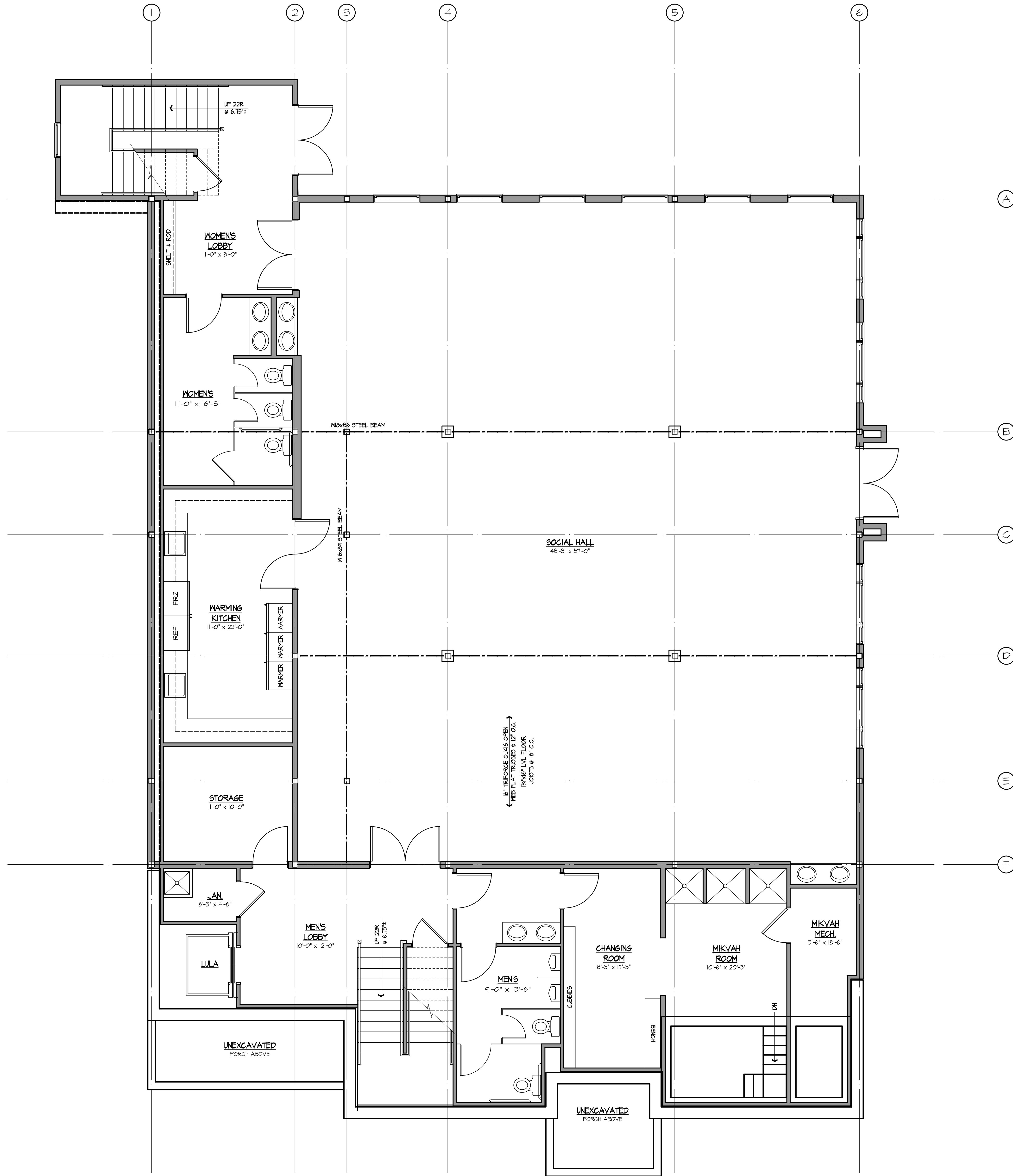
SHEET NUMBER
A6



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" FLOOR AREA = 4,456 SQUARE FEET

	PROJECT CHABAD OF THE HEIGHTS 34 NORTH RIDGE ROAD, POMONA, NEW YORK	DRAWN BY TR	REVISIONS NO. DATE DESCRIPTION	 POMONA, NEW YORK 10970 info@adaparch.com 221 QUAKER ROAD (845) 364-0337	SHEET NUMBER A2
	SHEET TITLE PRELIMINARY FLOOR PLANS	SCALE AS NOTED	DATE 11/18/25		

This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of Todd Rosenblum, and may not be used in whole or in part for any other project or repeated without written authorization from Todd Rosenblum © 2025.



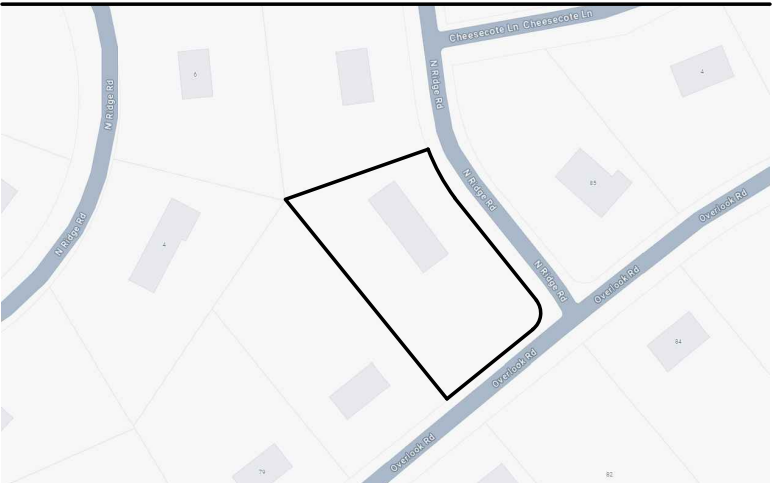
PROPOSED BASEMENT PLAN
 SCALE: 1/4"=1'-0"
 FLOOR AREA = 4382 SQUARE FEET

CHABAD OF THE HEIGHTS
 34 NORTH RIDGE ROAD, POMONA, NEW YORK

PROJECT	CHABAD OF THE HEIGHTS
PROJECT NUMBER	2505-00
DATE	3/22/26
SCALE	AS NOTED
DESIGNED BY	TR

NO.	DATE	DESCRIPTION

ROSENBLUM ARCHITECTURE
 221 QUAKER ROAD
 POMONA, NEW YORK 10970
 (845) 364-0337
 info@rosenblumarch.com



PROJECT LOCATION

GENERAL NOTES

- THIS IS LOT 25.05 IN BLOCK 2 OF SECTION 13 AS SHOWN ON THE TOWN OF HAVERSTRAW TAX MAP.
- AREA OF PARCEL..... 1.04 ACRES (45,477 SF)
- ZONE R-40
- USE NEIGHBORHOOD HOUSE OF WORSHIP
- RECORD OWNER ELIEZER STEINMETZ
34 N. RIDGE ROAD
POMONA, NY 10970
- APPLICANT SAME
- FIRE DISTRICT MOLESTON FIRE DISTRICT
- SCHOOL DISTRICT EAST RAMAPO SCHOOL DISTRICT
- WATER DISTRICT VEOLIA
- WATER SUPPLY VEOLIA
- SEWER DISTRICT HAVERSTRAW JOINT REGIONAL

BULK TABLE

ZONE: R-40 USE: NEIGHBORHOOD HOUSE OF WORSHIP

	MINIMUM LOT AREA SF	LOT WIDTH FT	LOT FRONTAGE FT	LOT DEPTH FT	FRONT YARD FT	TOTAL SIDE YARD FT	REAR YARD FT	BUFFER FT	BLDG. COV. %	FLOOR AREA RATIO (FAR)	MAXIMUM HEIGHT FT	LOT COVERAGE %	PARKING
REQUIRED	32,670	150	100	140	25	50	25	5	15	0.25	35	50	11
PROVIDED	45,477	259.2	401.4	183.3	27	N/A	66	63	11.4	0.195	35	46.5	28

LOT COVERAGE CALCULATIONS:
IMPERVIOUS SURFACE / LOT AREA = LOT COVERAGE

PROPOSED BUILDING = 5,161 S.F.
PARKING LOTS = 14,950 S.F.
SIDEWALKS = 1,019 S.F.

TOTAL IMPERVIOUS SURFACE = 21,130 S.F.
LOT COVERAGE = (21,130 S.F. / 45,477 S.F.) X 100 = **46.5%**

FLOOR AREA RATIO CALCULATIONS:
GROSS FLOOR AREA / LOT AREA = F.A.R.

GROSS FLOOR AREA = 8,836 S.F.

F.A.R. = (8,836 S.F.) / (45,477 S.F.) = 0.195

NOTE: GROSS FLOOR AREA PROVIDED BY ARCHITECT

BUILDING COVERAGE CALCULATIONS:
BUILDING FOOTPRINT / LOT AREA = LOT COVERAGE

PROPOSED BUILDING = 5,161 S.F.

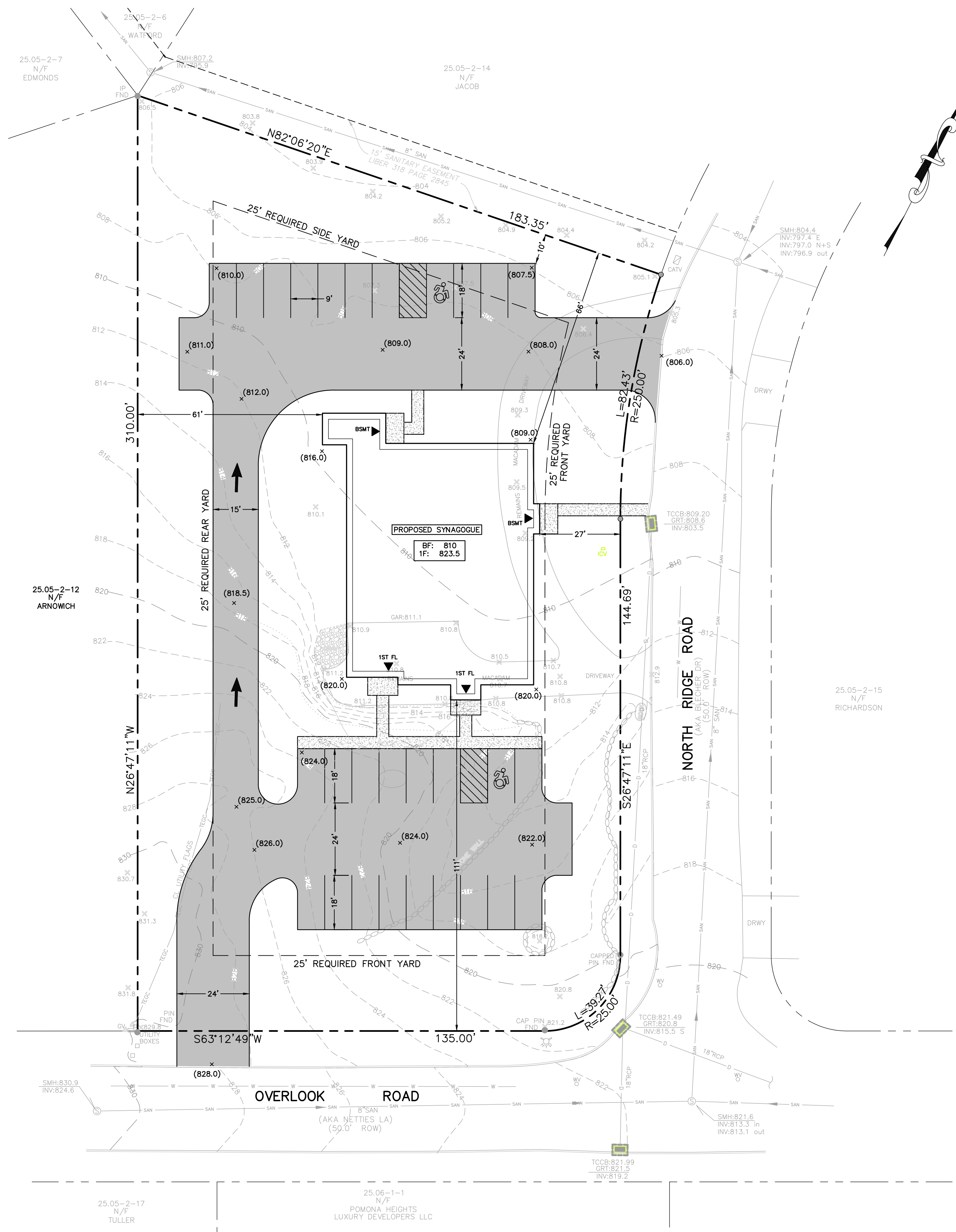
BUILDING COVERAGE = (5,161 S.F. / 45,477 S.F.) X 100 = **11.4%**

BUILDING HEIGHT CALCULATIONS:
AVERAGE ELEVATION OF FINISHED GRADE = 811.0
ROOF ELEVATION = 846.0
BUILDING HEIGHT = (846.0 - 811.0) = 35 FEET

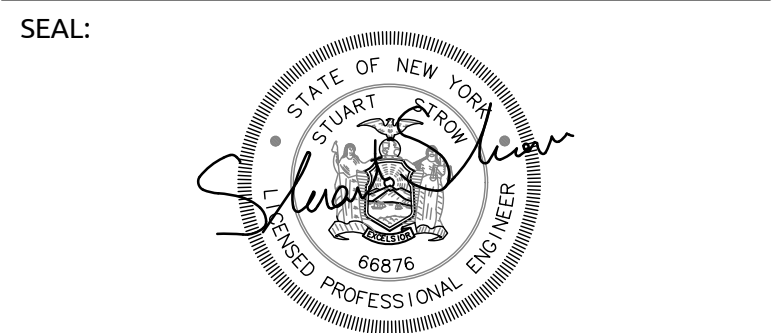
NOTE: BUILDING HEIGHT MEASURED ALONG FRONTAGE ON NORTH RIDGE ROAD AND OVERLOOK ROAD

PARKING CALCULATION

USE	REQUIRED	PROVIDED
NEIGHBORHOOD HOUSE OF WORSHIP	MINIMUM OF TEN SPACES, OR ONE SPACE FOR EVERY 200 SQUARE FEET OF FLOOR AREA OF THE MAIN SANCTUARY OR HALL WHERE SERVICES ARE CONDUCTED, WHICHEVER IS GREATER	28 SPACES
	MAIN SANCTUARY FLOOR AREA = 2,156 SF (2,156 SF)/200 = 11 SPACES	
	PARKING SPACES REQUIRED = 11	



REV	DESCRIPTION	BY	DATE
4	ADDED WEST D'WAY; REMOVE SUB-BSMT	SS	4.1.26
3	FLOOR AREA REVISION	SS	12.30.25
2	ADDED LANDSCAPING PLAN	SS	12.01.25
1	AS PER TAC REVIEW COMMENTS	SS	10.13.25
	ORIGINAL SUBMITTAL	SS	8.14.24



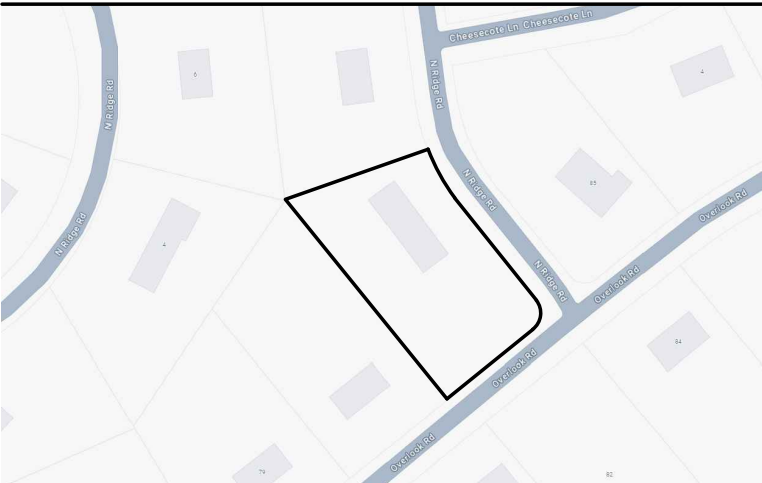
DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

PROJECT:
CHABAD OF THE HEIGHTS
34 NORTH RIDGE ROAD

SCALE: 1"=20'

SHEET TITLE:
LAYOUT PLAN

DRAWN BY: AG CHECKED BY: SS
DATE: 08.18.25 PROJECT NO: 2414
SHEET NUMBER:

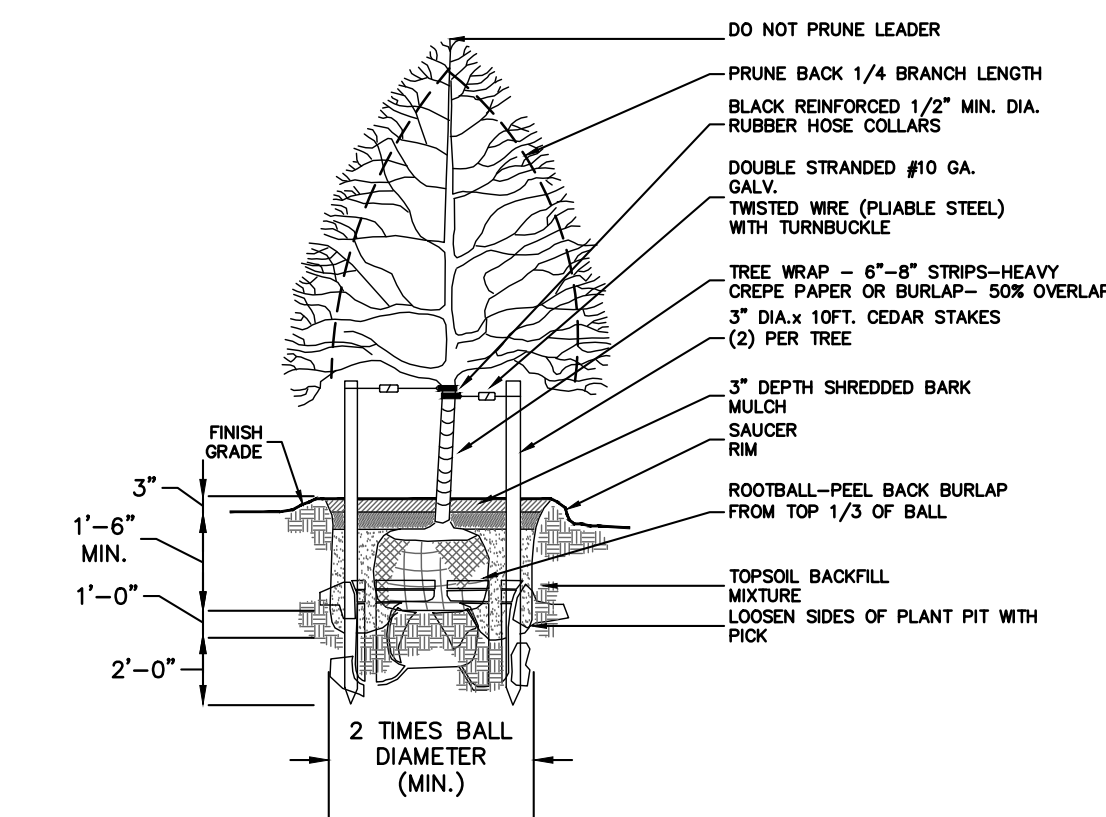


STANDARD LANDSCAPE NOTES:

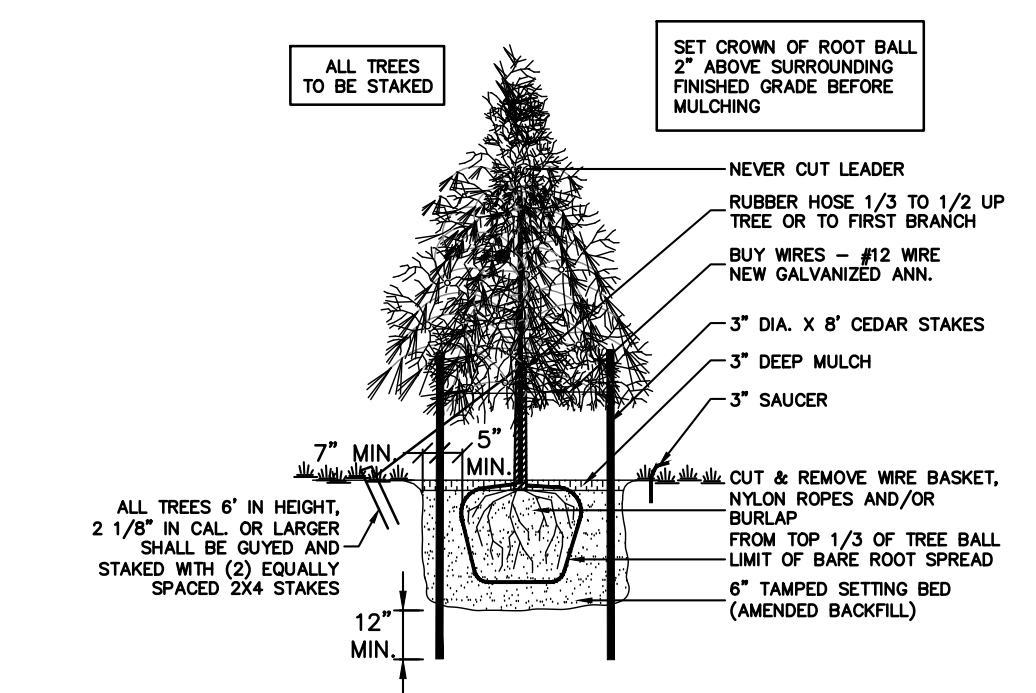
- MULCH ALL PLANT BED AND TREES WITH 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH.
- STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6"-0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
- PLANT PIT SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOPSOIL. ADD 3 YEAR "EESEY" GROW FERTILIZER PACKETS (OR EQUAL) - 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHRUB.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
- ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
- PROVIDE THE VILLAGE OF CHESTNUT RIDGE BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.
- PROVIDE 4" MINIMUM TOPSOIL ON ALL DISTURBED AREAS OF SITE TO BE GRASSED OR LANDSCAPE.
- PERENNIAL PLANTING BEDS TO BE INSTALLED WITH PLANT SELECTION AT THE OWNERS DISCRETION AND MAINTAINED ANNUALLY.
- PROPOSED PERMANENT SEED SHALL BE THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS, AND 20 % YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT AT 5 LBS. PER 1000 SF.
- ALL DISTURBED AREAS SHALL BE SEEDED AS INDICATED IN NOTE 10 ABOVE, AND MAINTAINED AS GRASS UNLESS OTHERWISE INDICATED.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN LANDSCAPING.

PLANTING SCHEDULE

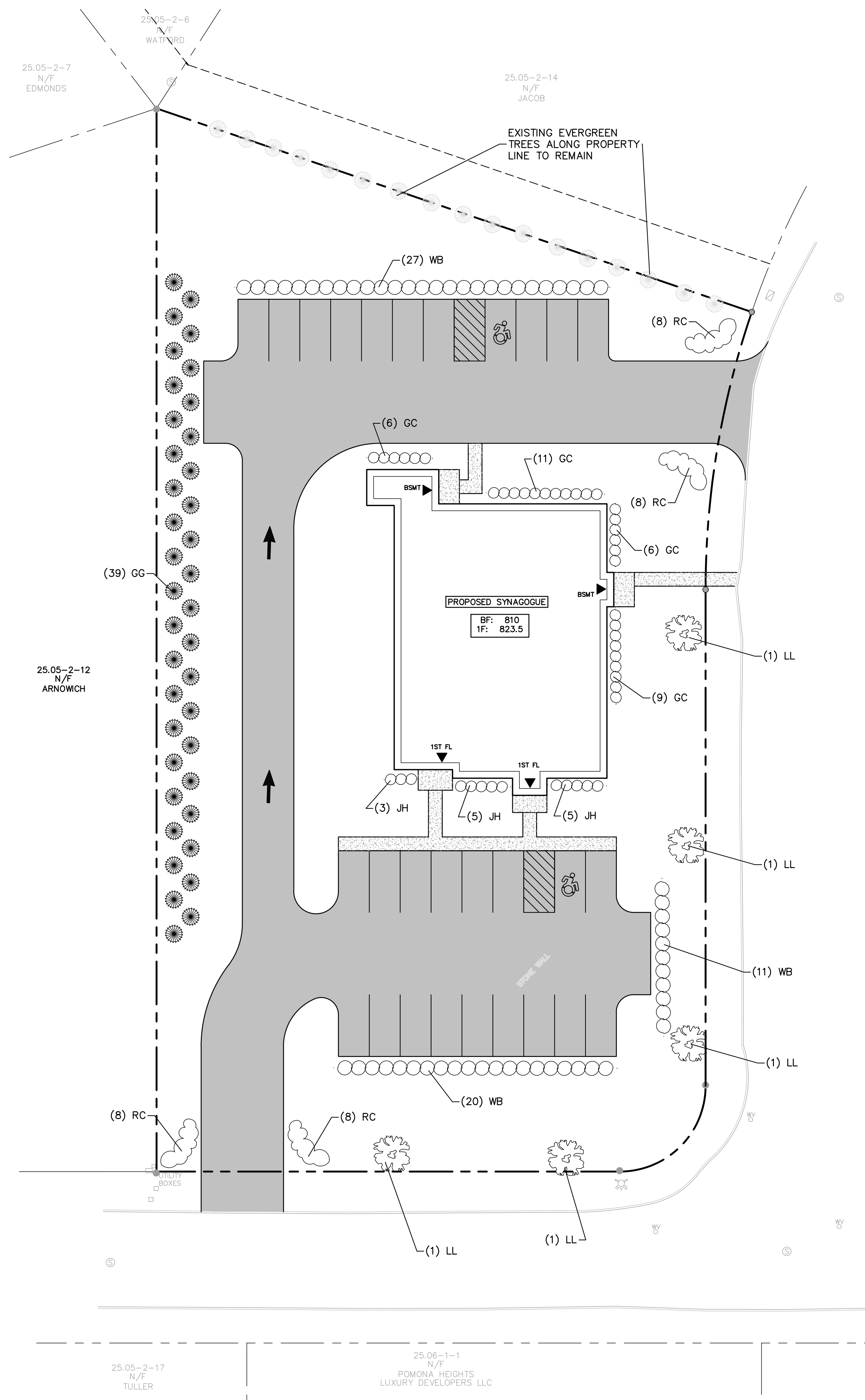
SYMBOL	PLANT NAME	QUANTITY	SIZE & REMARKS
GG	THUJA STANDISHII XPLICATA "GREEN GIANT"	39	4'-5" HT. 3' O.C.
GC	ILEX CLABRA "COMPACTA" COMPACT INKBERRY	32	24"-36" HT. CONTAINER
JH	ILEX CRENATA "BEEHIVE" BEEHIVE JAPANESE HOLLY	13	15"-18" HT. B&B
WB	BUXUS MICROPHYLLA "WINTERGREEN" BOXWOOD	47	15"-18" HT. B&B
LL	TILIA CORDATA GREENSPIRE GREENSPIRE LINDEN	5	2-1/2"-3" CALIPER B&B
RC	COTONEASTER DAMMERI ROYAL BEAUTY ROYAL BEAUTY COTONEASTER	32	15"-18" SPR. B&B



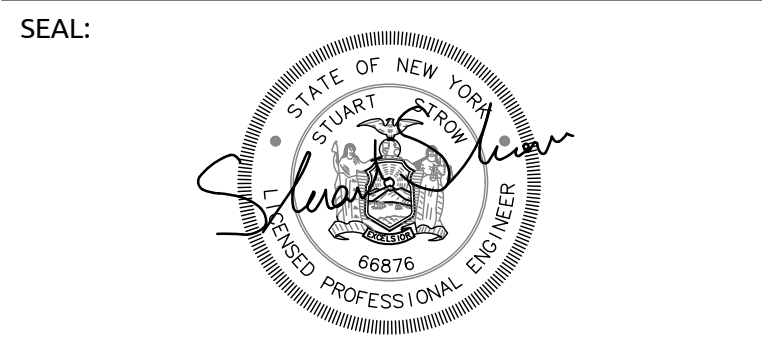
DECIDUOUS TREE PLANTING
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



REV	DESCRIPTION	BY	DATE
4	ADDED WEST D'WAY; REMOVE SUB-BSMT	SS	4.1.26
3	FLOOR AREA REVISION	SS	12.30.25
2	ADDED LANDSCAPING PLAN	SS	12.01.25
1	AS PER TAC REVIEW COMMENTS	SS	10.13.25
	ORIGINAL SUBMITTAL	SS	8.14.24



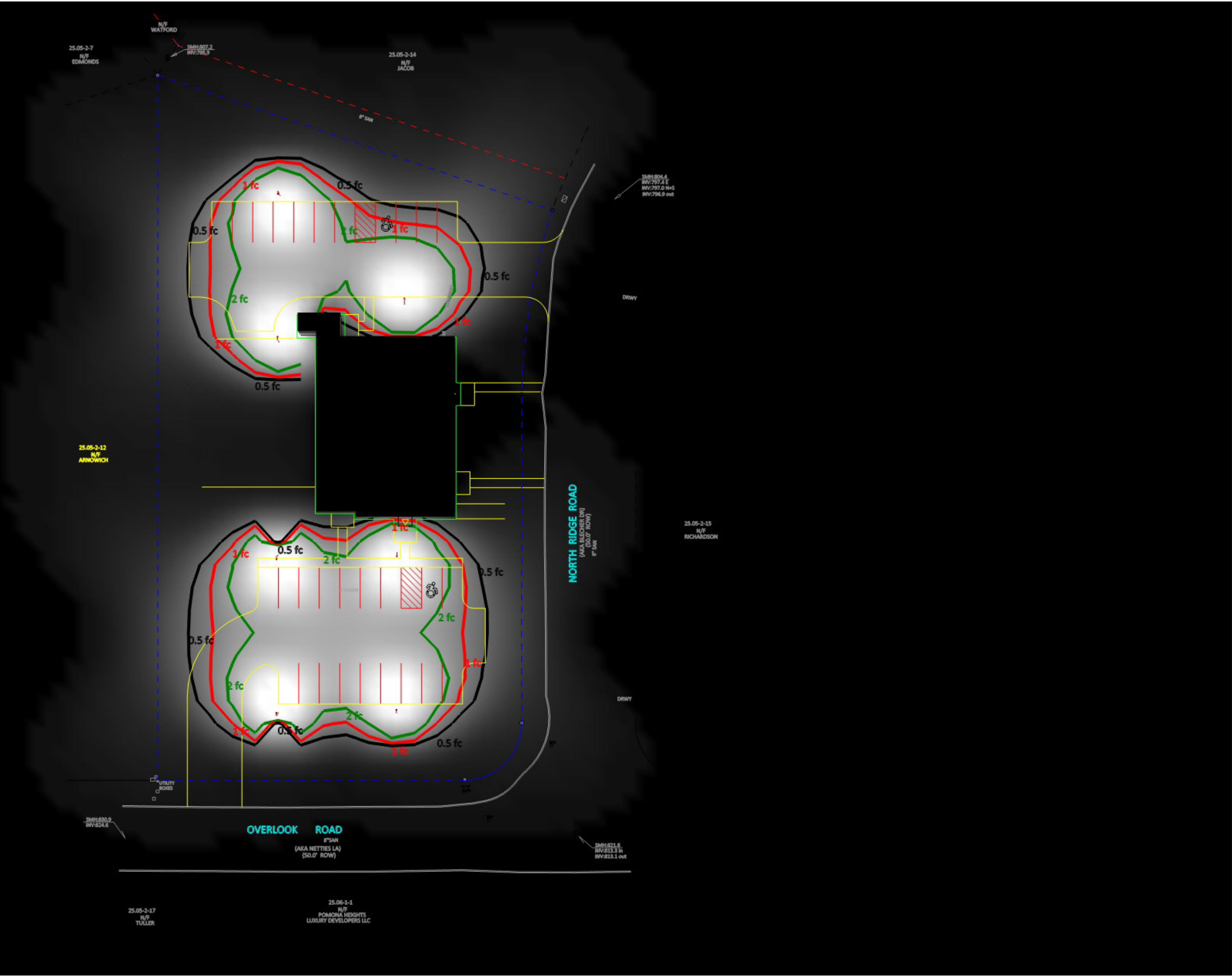
DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.



CHURCH
OF THE
HEIGHTS



CHABAD
OF THE
HEIGHTS

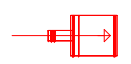







#	Date	Comments
1	11/25/2025	

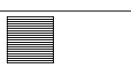
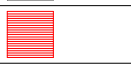

Revisions

Drawn By: Patrick Carbone
 Checked By:
 Date: 1/25/2025
 Scale: As Noted

Chabad of the Heights Pomona, NY

Luminaire Schedule						
Type	Symbol	Qty	Part #	Lum. Lumens	Lum. Watts	Total Watts
A		7	A22 4T100 @100W with with A22 70-100HS shield	10140	100.8	705.6

Fixture Color Legend	
	Standard
	Emergency
	LightCloud Controls
	LightCloud Emergency
	Non-LightCloud Controls

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.5
	1
	2

Luminaire Tag Summary	
Tag	Qty
A	7

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts_1	Illuminance	Fc	0.47	14.1	0.0	N.A.	N.A.	10	10
Property Line (purple)	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.	10	N.A.



#	Date	Comments
1	11/25/2025	

Drawn By: Patrick Carbone
Checked By:
Date: 11/25/2025
Scale: As Noted

Chabad of the Heights
Pomona, NY

Luminaire Location Summary			
Lum No	Label	Mt Ht	Tilt
1	A22 4T100 @100W with shield	15	0
2	A22 4T100 @100W with shield	15	0
3	A22 4T100 @100W with shield	15	0
4	A22 4T100 @100W with shield	15	0
5	A22 4T100 @100W with shield	15	0
6	A22 4T100 @100W with shield	15	0
7	A22 4T100 @100W with shield	15	0



Comments

Date 11/25/2025

1

Revisions

Drawn By: Patrick Carbone

Checked By:

Date: 11/25/2025

Scale: As Noted

Chabad of the Heights

Pomona, NY

LIGHTING STANDARDS

The Illuminating Engineering Society (IES) provides guidelines for parking lot lighting in the document

"IES RP-20-14: Lighting for Parking Facilities."

These standards cover light level requirements, uniformity requirements, controls, and emergency

iii) High Activity Areas (e.g., shopping centers, large entertainment venues, urban areas):

- Average illuminance: 3.0 foot-candles (32.29 lux) lighting to ensure safety, security, and energy efficiency in parking lots.

Light Level Requirements:

IES RP-20-14 recommends different light levels based on the type of parking facility and the level of activity.

Horizontal illuminance at pavement level is as follows:

a) Open Parking Facilities:

i) Low Activity Areas (e.g., small retail, employee parking, rural areas):

- Average illuminance: 1.0 foot-candles (10.76 lux)
- Minimum illuminance: 0.25 foot-candles (2.69 lux)
- Uniformity ratio (average to minimum): 4:1

ii) Medium Activity Areas (e.g., commercial, industrial, suburban areas):

- Average illuminance: 2.0 foot-candles (21.53 lux)
- Minimum illuminance: 0.5 foot-candles (5.38 lux)
- Uniformity ratio (average to minimum): 4:1
- Minimum illuminance: 0.75 foot-candles (8.07 lux)
- Uniformity ratio (average to minimum): 4:1

Lighting controls in parking lots should be designed to optimize energy efficiency, adapt to changing conditions, and provide user customization. Options include:

a) Timers: To automatically turn lights on and off based on pre-set schedules.

b) Occupancy sensors: To detect motion and adjust lighting levels accordingly.

c) Dimming controls: To adjust light levels depending on the level of activity or time of day.

d) Daylight harvesting: To reduce electric lighting output when sufficient natural light is available.

NOTES

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Damin Sales.

LIGHTING DESIGN DISCLAIMER



#	Date	Comments
1	11/25/2025	

Revisions

Drawn By: Patrick Carbone
Checked By:
Date: 1/25/2025
Scale: As Noted

Chabad of the Heights
Pomona, NY



Color: Bronze

Weight: 11.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant	Watts	100/80/60W
120V	0.83A/0.67A/0.50A	Color Temp	3000/4000/5000K
208V	0.48A/0.38A/0.25A	Color Accuracy	80-84 CRI
240V	0.42A/0.33A/0.25A	L70 Lifespan	100,000 Hours
277V	0.72A/0.29A/0.22A	Lumens	8,938-14,368 lm
Input Watts	59.9-101W	Efficacy	128.9-160 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
100W/80W/60W (factory default: 100W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-N4M58S

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
80W: Replaces up to 350W Metal Halide (MH) or 250W High Pressure Sodium (HPS)
60W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz:
100W: 120V: 0.83A, 208V: 0.48A, 240V: 0.42A, 277V: 0.36A
80W: 120V: 0.67A, 208V: 0.38A, 240V:0.33A, 277V: 0.29A
60W: 120V: 0.5A, 208V: 0.29A, 240V:0.25A, 277V: 0.22A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.25% at 120V, 5.82% at 277V

Power Factor:

99.7% at 120V, 94.5% at 277V

7-Pin Receptacle with Shorting Cap:

ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:

6 kV

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Lens:

Polycarbonate lens

Technical Specifications (continued)

Housing:

Die-cast aluminum

Effective Projected Area:

1 Fixture: 0.3

2 Fixtures: 0.7

3 Fixtures: 1.2

4 Fixtures: 1.2

Finish:

Formulated for high durability and long-lasting color

Gaskets:

High-temperature silicone gaskets

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:

Type 4

100W: B2 U0 G2

80W: B2 U0 G2

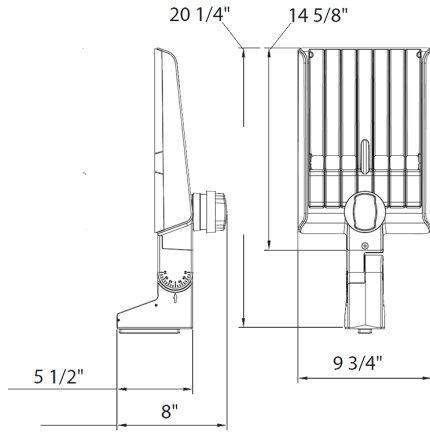
60W: B2 U0 G2

Other

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver	Options
A22	-	4T	100				
	2T = Type II 4T = Type IV 5T = Type V Blank = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 320 = 320/280/250W	Blank = Universal Adjustable Pole Mount Blank = Universal Non-Adjustable Pole Mount	Blank = 3000/4000/5000K CCT Adjustable Y = 3000K	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = 7-Pin Receptacle with Shorting Cap /MVS = 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor /LCBS = Lightcloud Blue w/PIR Sensor /LCBS/MVS = Lightcloud Blue w/MVS Sensor