

**VILLAGE OF AIRMONT
PLANNING BOARD
THURSDAY
SEPTEMBER 24, 2020
7:30 PM
VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/95671924545?pwd=Qzg1Q1d6Y0F3Wm4wcmptUUFxQXRHQ09>

Meeting ID: 956 7192 4545

Passcode: 964215

One tap mobile

+16465588656,,95671924545#,,,,,0#,,964215# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 956 7192 4545

Passcode: 964215

Find your local number: <https://zoom.us/u/adKKqi5orQ>

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING – 14 Woodland Place**
14 Woodland Place
Proposed Residential Place of Assembly
Site Plan
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Airmont on **Thursday September 24, 2020 at 7:30 P.M.** via **ZOOM** which will be posted on Airmont's Village website at www.airmont.org to consider the following matter:

Join Zoom Meeting

<https://zoom.us/j/95671924545?pwd=Qzg1Q1d6Y0F3Wm4wcmptUUFxQXRHQT09>

Meeting ID: 956 7192 4545

Passcode: 964215

One tap mobile

+16465588656,,95671924545#,,,,,0#,,964215# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 956 7192 4545

Passcode: 964215

Find your local number: <https://zoom.us/u/adKKqi5orQ>

Application of 14 Woodland Place for Site Plan & Special Permit approval pursuant to the Site Plan Development Rules and Regulations of the Village of Airmont for a 1,330 square feet residential place of assembly in the basement. The property is located on the north side of Woodland Place approximately +/- 225 feet east of Laura Place. The lot is designated as Section 56.13, Block 2 and Lot 23 on the Town of Ramapo Tax Map. The property is located in the R-25 zoning district and is comprised of .69 acres. The street address is 14 Woodland Place, Airmont, N.Y. 10952.

Copies of the application are on file at the Village Hall and maybe reviewed by interested parties during normal office hours.

**BY ORDER OF THE PLANNING BOARD
VILLAGE OF AIRMONT**

Dated: September 9, 2020

Law Office of
TERRY RICE
ATTORNEYS AT LAW
FOUR EXECUTIVE BOULEVARD
SUITE 100
SUFFERN, NEW YORK 10901
(845) 357-4000

RECEIVED
AUG 24 2020

August 6, 2020

**Narrative-14 Woodland Place
Residence and Place of Assembly**

The proposed dwelling for 14 Woodland Place is a one family residence, with a residential place of assembly in the basement. The assembly area will serve as a small locale for Orthodox neighbors to attend services on the Sabbath and holidays, when driving is prohibited according to Jewish law.

The place of assembly covers 1,330 square feet and is comprised of a service hall, a children's play area, and a foyer which doubles as a kiddush (brunch) area. The service hall holds 19 seats. During High Holidays a special women's section will be designated along the western wall of the service hall, where an anticipated 4 seats will be added.

There will be a total of 11 parking spaces, 2 in the garage for the residence, and 9 for the place of assembly, to accommodate a potential attendance of up to 27 participants.

Services will be held regularly on the following schedules:

- Friday evening, starting from sundown and ending after approximately 1.5 hours.
- Saturday morning, starting at 9:30 AM and ending at 12 PM.
- Saturday evening, starting from sundown and ending after approximately 1.5 hours.

Services will follow the same schedule on the Jewish holidays, with services starting in the evening, followed by morning services and the next evening services.

The Applicant has followed CDRC's advice at four meetings on all safety, privacy, environment and other zoning issues.

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

APPLICATION REVIEW FORM

PART I

Date 6/30/2020

Please check all that apply:

- | | | | |
|--|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Architectural Board | <input type="checkbox"/> Zoning Board of Appeals | |
| <input type="checkbox"/> C.D.R.C. (Informal) | <input type="checkbox"/> Village Board of Trustees | | |
| <input type="checkbox"/> Subdivision (indicate Sketch, Preliminary or Final) | | | |
| Number of Lots | <input type="checkbox"/> Sketch | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Development Plan | | | |
| <input type="checkbox"/> Plan Sign Plan Review | | | |
| <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Zoning Code Amendment | |
| <input type="checkbox"/> Zone Code Change | <input type="checkbox"/> Appeals to Zoning Board* | <input type="checkbox"/> Other (specify) _____ | |

* Fill out Part I and Part II of this form

PROJECT NAME 14 Woodland

Solomon Roth

APPLICANT			
STREET	CITY	STATE	ZIP
25 Morris Rd	Spring Valley	NY	10977
845-517-9559	editor@rothpublishers.com	845-770-3382	
PHONE	EMAIL	FAX	

Solomon Roth

PROPERTY OWNER			
STREET	CITY	STATE	ZIP
25 Morris Rd	Spring Valley	NY	10977
845-517-9559		845-770-3382	
PHONE		FAX	

RECEIVED
AUG 29 2020

Anthony R. Celentano

ENGINEER / ARCHITECT / SURVEYOR

31 Rosman Rd

Thiells

NY

10984

STREET

CITY

STATE

ZIP

845-429-5290

jkcelentano@gmail.com

845-429-5974

PHONE

EMAIL

FAX

Terry Rice

ATTORNEY

STREET

CITY

STATE

ZIP

845-590-8430

tr0823@msn.com

PHONE

EMAIL

FAX

Solomon and Baila Roth

CONTACT PERSON

25 Morris Rd

Spring Valley

NY

10977

STREET

CITY

STATE

ZIP

845-352-8284

sales@lionrg.com

845-770-3382

PHONE

EMAIL

FAX

TAX MAP DESIGNATION

56.13

2

23

SECTION

BLOCK

LOT(S)

SECTION

BLOCK

LOT(S)

LOCATION

On the North side of Woodland Place approximately 225 feet East of Laura Place

Acreege of Parcel .69 Zoning District R-25

School District Suffern Postal District 10952

PROJECT DESCRIPTION

One family detached residence, with residential area of assembly.
More detailed description in enclosed narrative.

IF SUBDIVISION

1. Is any variance from the Subdivision Regulations being requested? Yes
 No

If yes, list variances on separate sheet and attach to application.

2. Is any open space being offered?
 Yes No *If yes, what amount?*

IF SITE DEVELOPMENT PLAN

Are any waivers from the Site Development Plan Rules and Regulations being requested?
 Yes No

If yes, list waiver(s) on separate sheet and attach to application.

PROJECT HISTORY

Has this project ever been reviewed before?
 Yes No

If yes, list case number, name, date and the Board you appeared before:

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

This property IS within 500 feet of:
(Check all that apply)

- | | | |
|---|---|---|
| <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 or State Facility |

List name(s) of facility checked above:

None

No GM2

This property IS directly adjacent to:
(Check all that apply)

- | | | |
|---|---|---|
| <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 or State Facility |

List name(s) of facility checked above:

No

IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N UNLESS WAIVED FROM REVIEW.

REFERRAL AGENCIES

- | | |
|---|--|
| <input type="checkbox"/> R.C. Highway Department | <input type="checkbox"/> NYS Dept. of Transportation |
| <input type="checkbox"/> R.C. Drainage Agency | <input type="checkbox"/> NYS Thruway Authority |
| <input type="checkbox"/> R.C. Dept. of Environmental Health | <input type="checkbox"/> Adjacent Municipality |
| <input type="checkbox"/> R.C. Sewer District #1 | <input type="checkbox"/> Town of Ramapo Sewer Dept. |

TO ALL APPLICANTS
YOU *MUST* SEND A COPY OF APPLICATION & PLANS TO:

Regional Manager
Orange and Rockland Utilities, Inc.
75 West Route 59
Spring Valley, New York 10977

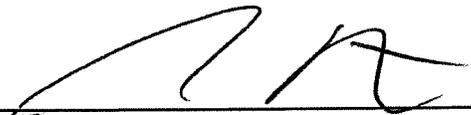
I have sent copies of the plans and application to Orange and Rockland Utilities, Inc. on _____
DATE

DATE SIGNATURE

APPLICANT'S SIGNATURE & CERTIFICATION

State of New York
County of Rockland
SS: Village of Airmont

I, Solomon Roth hereby depose and say that all the above statements
contained in the papers submitted herewith are true.

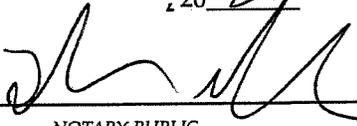


SIGNATURE

25 Morris Road Spring Valley NY 10977

STREET CITY STATE ZIP

Sworn to before me this 18 day of August

2020


NOTARY PUBLIC

FREIDA SCHMELCZER
Notary Public, State of New York
01SC6385492
Qualified in Rockland County
Commission Expires January 7, 2023

AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT

State of New York
County of Rockland
SS: Village of Airmont

I, Solomon Roth being duly sworn, hereby depose and say that I reside

at
the County of Rockland in the State of NY.

I am the * _____ owner in fee simple of premises located at

14 Woodland Place
Airmont, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber
2018 of conveyances, page 23117.

Said premises have been in my/its possession since 8/3/2018. Said premises are also
known and designated on the Town of Ramapo Tax Map as:

Section: 56.13 Block: 2 Lot(s) 23

SIGNATURE
25 Morris Road Spring Valley NY 10977
STREET CITY STATE ZIP

Sworn to before me this 18 day of August, 2020

FREIDA SCHMELCZER
Notary Public, State of New York
01SC6385492
Qualified in Rockland County
Commission Expires January 7, 2023

[Signature]
NOTARY PUBLIC

*If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.

OWNERS CONSENT FORM TO VISIT PROPERTY

I, Solomon Roth, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.

[Signature]
SIGNATURE

Sworn to before me this 18 day of Aug August, 2020

FREIDA SCHMELCZER
Notary Public, State of New York
01SC6385492
Qualified in Rockland County
Commission Expires January 7, 2023

[Signature]
NOTARY PUBLIC

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, Solomon Roth, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

- 1. Print or Type full Name and Address

Solomon Roth
25 Morris Road
Spring Valley, NY 10977

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

- 2. To the Planning Board in the Village of Airmont,
PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK

Application, petition or request is hereby submitted for:

- Variance or modification from the requirements of Article _____ Section _____
- Special permit per the requirements of Article 210 Section 12.1

- Exemption from a Plat or official map
- Review and approval of proposed Subdivision Plat
- An order to issue a certificate, permit or license
- An amendment to the Zoning Ordinance or Official Map or change thereof
- Other (*explain*) _____

To permit construction, maintenance and use of One family dwelling and Residential

Place of Assembly

3. Premises affected are in a **R-25** zone and from the Town of Ramapo Tax Map, the property is known as Section 56.13 Block 2 Lot(s) 23

3. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

4. That 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 the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: (*if none, so state*) None.

a. Name and Address of officer or employee:

b. Nature of interest: _____

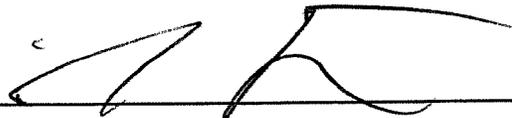
c. If stockholder, number of shares: _____

b. If officer or partner, nature of office and name of partnership:

- e. If a spouse of brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

- e. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, 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 Village of Airmont.

I, Solomon Roth 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.



 SIGNATURE

25 Morris Road

Spring Valley

NY

10977

STREET

CITY

STATE

ZIP

Sworn to before me this 18 day of August, 2020



 NOTARY PUBLIC

FREIDA SCHMELCZER
 Notary Public, State of New York
 01SC6385492
 Qualified in Rockland County
 Commission Expires January 7, 2023

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Website: www.airmont.org Fax: 845-357-8307

AGREEMENT TO PAY PROFESSIONAL CONSULTING FEES

MEMORANDUM

Pursuant to the Village of Airmont Code Section §106-22, it is the applicant's responsibility to pay all professional consulting fees, public hearing notice fees and any other fees incurred as a result of site plan review and your meeting with the Community Design Review Committee, Planning Board, Architectural Review Committee, Board of Trustees and/or Zoning Board of Appeals.

You will be receiving bills periodically from the *Village of Airmont Professionals* which must be paid in full in order for the application to continue to be processed. Failure to pay outstanding fees may result in the denial of your application and/or the Village placing a lien on the property. Below find the hourly rates per professional. **Please note: Not all professionals attend every meeting.**

<i>Eve Mancuso; Asst Village Engineer</i>	<i>\$ 165.00</i>	<i>hourly</i>
<i>Dennis Letson; Alt. Asst. Village Engineer</i>	<i>\$ 160.00</i>	<i>hourly</i>
<i>Stu Turner, Village Planner</i>	<i>\$160.00</i>	<i>hourly</i>
<i>Adriana Beltrani, Asst. Village Planner</i>	<i>\$100.00</i>	<i>hourly</i>
<i>Dan Kraushaar, Asst. Village Attorney</i>	<i>\$175.00</i>	<i>hourly</i>

The Village will provide a stenographer to any applicant at any Planning Board or Zoning Board of Appeals meeting. By checking the box to the left, the applicant agrees to pay any fees incurred by the Village for a stenographer. If this box is not checked, a stenographer will NOT be provided.

These fees are subject to change without written notice. Thank you for your anticipated cooperation.

In the event the applicant and/or property owner fails to reimburse the village for the fees incurred by the review of its professionals, the Village may re-levy the delinquent payments as an additional tax on the property which is the subject of the application.

The undersigned is aware of the above regulations of the Village of Airmont Code §106-22, Local Law No. 14-93 and has reviewed said law and code and agrees to be bound by same.

8/7/20

DATE



SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF APPLICANT/REPRESENTATIVE

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: 14 Woodland			
Project Location (describe, and attach a location map): 14 Woodland Place, Airmont, NY 10952			
Brief Description of Proposed Action: One Family detached residence, with residential area of assembly.			
Name of Applicant or Sponsor: Solomon Roth		Telephone: 845-352-8284 E-Mail: sales@lionrg.com	
Address: 25 Morris Road			
City/PO: Spring Valley		State: NY	Zip Code: 10977
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: Village of Airmont			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.69 acres	
b. Total acreage to be physically disturbed?		0.54 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Place of Assembly			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
R-49 Blown in insulation. Entire ckg. 1/2" S.R. TYP Double Top Plate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

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

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

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

If Yes,

a. Will storm water discharges flow to adjacent properties?

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

If Yes, briefly describe:

3 370 Gallon Drywells Calculation provided

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

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

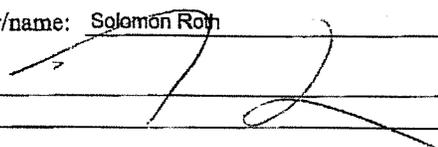
If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

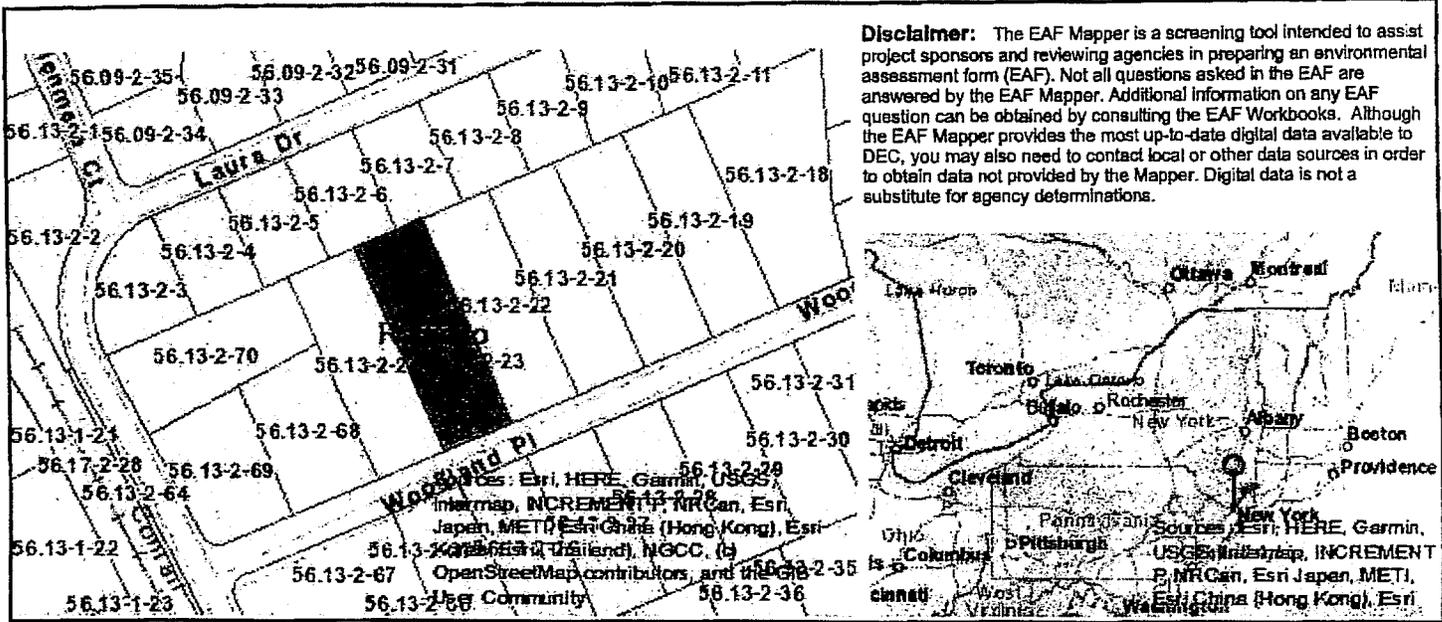
Applicant/sponsor/name: Solomon Roth

Date: 12/19/19

Signature: 

Title: Owner

PRINT FORM



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]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

CELENTANO ENGINEERING PLLC

31 ROSMAN ROAD THIELLS, NY 10984 PHONE: (845)429-5290 FAX: (845)429-5974

July 24, 2019

Village of Airmont

Re: Drainage Calculations

14 Woodland

Airmont NY

Subject: Zero Net Calculations

1. Select Design Storm

Here assume: 100-year, 24-hour, zero increase in runoff.

2. Select type of subsurface disposal system

Precast Drywell use Woodward's concrete products inc. DW-3, capacity 370 gallons, absorption area 44 square feet, 2 foot deep, 6' diameter, surrounded by 2 foot of crushed 1 1/2" stone with filter fabric.

3. Determine soil percolation rate

a. Area of percolation (A_p):

1) Surface area of cylinder (A_c)

$$A_c = \pi d h_{avg} \\ = 3.14 \times 1 \text{ft} \times 8.5 \text{in} / 12 \text{in/ft} = 2.23 \text{ft}^2$$

2) Bottom area

$$A_b = \pi r^2 = \pi (0.5)^2 = 0.785 \text{ft}^2$$

Therefore

$$A_p = A_c + A_b = 2.23 + 0.785 = \underline{3.01 \text{ft}^2}$$

b. Volume of percolation (V_p):

$$V_p = A_b \times h \\ = 0.785 \text{ft}^2 \times 1 / 12 \text{in/ft} = \underline{0.0654 \text{ft}^3}$$

c. Soil percolation rate (S_r):

FIELD PERCOLATION OF 1" PER 5 MIN

$$S_r = \text{volume/area/time} \\ = 0.0654 \text{ft}^3 / 3.01 \text{ft}^2 / 5 \text{min} \\ S_r = 0.00434 \text{ft}^3/\text{ft}^2/\text{min} \\ \text{Or } 0.00434 \times 60 \text{min} \times 24 \text{hr} = 6.25$$

$$S_r = 6.25 - 25\% (\text{clogging factor})$$

$$S_r = 6.25 - 1.56 = 4.68 \text{ft}^3/\text{ft}^2/\text{day}$$



4. Calculate required storage volume (V_s)

100-year, 24 -hour rainfall=9.0 in

Existing CN=77.12 therefore runoff depth(V_r)=6.21 in

Proposed CN=81.92 therefore runoff depth (V_r)=6.8 in

Therefore $\Delta V_r = 6.8 \text{ in} - 6.21 \text{ in} = 0.59 \text{ in}$

$V_s = \Delta V_r \times \text{Area}$

$$0.59 \text{ in} / 12 \text{ in/ft} \times 30,400 \text{ ft}^2 = 1494 \text{ ft}^3$$

5. Volume of drywell (V_w)

As per manufacture 370 gallon $\times 0.1337 \text{ ft}^3/\text{gal} = 49.467 \text{ ft}^3$

6. Volume of Stone Around Drywell (V_s)

$$Pr^2 xh - \pi r^2 xh = (3.14 \times 5^2 \times 4) - (3.14 \times 3^2 \times 2) = 257.48 \text{ ft}^3$$

$$V_{st} = \text{Use } 40\% \text{ void Volume } (257.48) \times 0.40 = 103 \text{ ft}^3$$

7. Calculate 24-hour percolation volume per drywell (V_p)

$V_p = \text{Absorption area} \times \text{soil percolation rate } (S_r)$

Bottom of Drywell area = $3.14 \times 5 \times 5 = 78.5$

$$= 78.5 \text{ ft}^2 \times 4.68 \text{ ft}^3/\text{ft}^2/\text{day}$$

$$V_p = 367 \text{ ft}^3/\text{day}/\text{drywell} = 367 \text{ ft}^3$$

8. Calculate the total 24-hour volume per drywell (V_t)

$V_t = \text{volume of drywell } (V_w) + \text{percolation volume } (V_p) + \text{volume of stone } (V_{st})$

$$V_t = 49.467 \text{ ft}^3 + 367 \text{ ft}^3 + 103 \text{ ft}^3 = 519 \text{ ft}^3$$

9. Number of drywells used (DW_u)

$DW_R = \text{required volume of storage } (V_s) / \text{total volume per drywell } (V_t)$

$$DW_R = 1494 \text{ ft}^3 / 519 \text{ ft}^3 = 2.87$$

Use 3 drywells

TR 55 Worksheet 2: Runoff Curve Number and Runoff

Project: _____ Designed By: AL Date: 7/29

Location: _____ Checked: AL Date: 7/29

Check one: Present Developed

1. Runoff curve number (CN)

30, 40

Soil name and hydrologic group (Appendix A)	Cover description (Cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN ^{1/}			Area <input type="checkbox"/> acres <input type="checkbox"/> mi ² <input type="checkbox"/> %	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
<u>WUB</u>	<u>ERTH ROY HSEY DRIVE</u>	<u>98</u>			<u>3953</u>	
<u>WUB</u>	<u>OPEN SPACE</u>	<u>74</u>			<u>2697</u>	
Totals =						

^{1/} Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = _____ = _____ Use CN = 77.12

2. Runoff

Frequency years
 Rainfall, P (24 hour) in.
 Runoff, Q in.
 (Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3
<u>100</u>		
<u>9.0</u>		
<u>6.21</u>		

TR 55 Worksheet 2: Runoff Curve Number and Runoff

Project: _____ Designed By: AC Date: 7/29
 Location: _____ Checked: AVC Date: 7/29

Check one: Present Developed

1. Runoff curve number (CN)

30400

Soil name and hydrologic group (Appendix A)	Cover description (Cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN ^{1/}			Area <input type="checkbox"/> acres <input type="checkbox"/> mi ² <input type="checkbox"/> %	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
<u>WUB</u>	<u>NEUTSE DRIVE</u>	<u>99</u>			<u>10032</u>	
<u>WUB</u>	<u>OPFN SPACE</u>	<u>74</u>			<u>20368</u>	
Totals =						

^{1/} Use only one CN source per line.

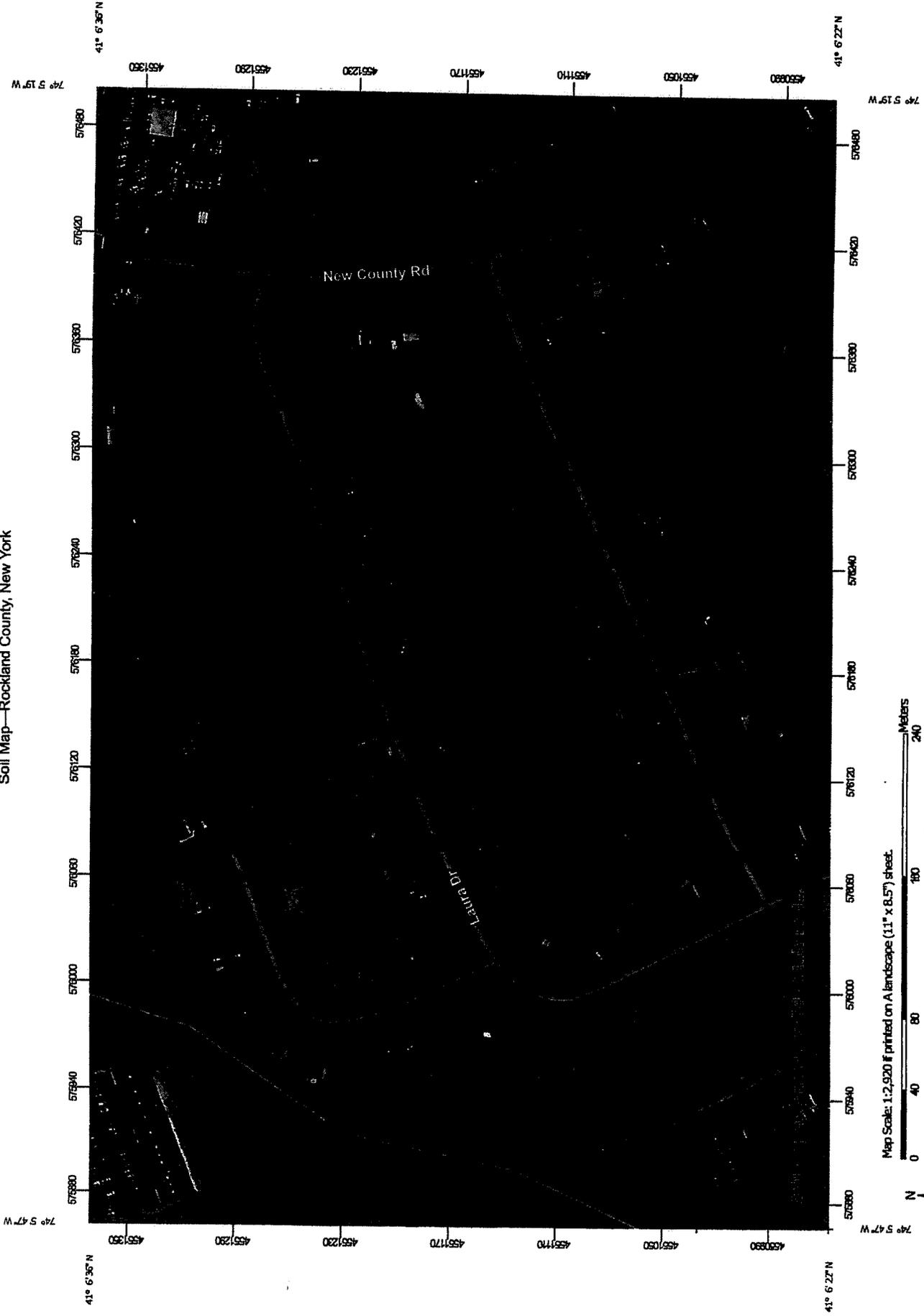
CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = _____ = _____ Use CN = 81.92

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency years	<u>100</u>		
Rainfall, P (24 hour) in.	<u>9.0</u>		
Runoff, Q in.	<u>6.8</u>		

(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4.)

Soil Map—Rockland County, New York



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Rockland County, New York
 Survey Area Data: Version 16, Sep 3, 2018

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

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Alden silt loam	0.5	1.0%
Wc	Watchaug fine sandy loam	0.0	0.1%
WeC	Wethersfield gravelly silt loam, 8 to 15 percent slopes	4.8	11.0%
WuB	Wethersfield-Urban land complex, 2 to 8 percent slopes	25.6	58.4%
WuC	Wethersfield-Urban land complex, 8 to 15 percent slopes	6.0	13.6%
WuD	Wethersfield-Urban land complex, 15 to 25 percent slopes	6.9	15.8%
Totals for Area of Interest		43.8	100.0%

COST ESTIMATE IMPROVEMENT FORM

Name of Project: 14 Woodland Place On-Site: Off-Site:

DESCRIPTION	QUANTITY	UNIT PRICE	COST	AMOUNT COMPLETED
Parking Lot	762	S.Y. \$10.00	\$7,620.00	
Concrete Curb		L.F.		
Concrete Sidewalk	160	L.F. \$14.00	\$2,240.00	
STORM DRAIN				
12" HDPE Pipe	15	L.F. \$12.00	\$180.00	
Pipe		L.F.		
Pipe		L.F.		
Catch Basins	1	each \$1,500	\$1,500	
Drywell	3	each \$1000	\$3000	
wall	680	SF \$20	\$13,600	
Signs	1HC	each \$100	\$100	
Miscellaneous	Lighting	each \$3000	\$3000	
Planting	Plants	\$1700	\$1700	\$32,940

TOTAL 6% Inspection Fee **\$1,976.40**
(Make check payable to Village of Airmont)

SEWERS

6" Pipe	58	L.F. \$20	\$1160	
Pipe		L.F.		
Manholes		each		

TOTAL \$1160

6% Inspection Fee **\$69.60**
(Make check payable to Village of Airmont)

Street Frontage (in feet) _____ (Shade Tree) _____

8/25/20
DATE

Anthony R. Celentano

PROJECT ENGINEER

GML Report

Property Information:

Parcel ID: 05601300020230000000	Date Parcel: Feb 2019
Old ID: 18-183A22	
Owner 1: SOLOMON ROTH	
Owner 2:	
Additional Owner:	
Address: 14 WOODLAND PL	Address 2:
Alternative:	City: MONSEY
State: NY	Zip: 10952
Municipality: Airmont	Book Page: -
Deed Date: 8/8/2018 12:00:00 AM	Instrument: 2018-00023117
GIS Acres: 0.693	Deed Acres: 0

GML Criteria:

GML Review: No	Palisades Parkway: No
Thruway: No	County Road: No
State Road: No	County Regulated Streams: No
Long Path: No	County Park: No
State Park: No	State Property: No
County Property: No	Village Boundary: No
Town Boundary: No	Orange County Boundary: No
Zones: 1	Split Zone: No
Zone 1: R-25	Zone 1 Description: Low-Density Residential District
Zone 2:	Zone 2 Description:
Zone 3:	Zone 3 Description:
Zone Overlay:	Revival Historic: No
Dutch Historic: No	Historic District: No
Land Use: One Family Residential	National Historic: No
X Coordinate: 604248	Y Coordinate: 828663



MEMORANDUM

To: John Cornelius, Chairman
Village of Airmont Planning Board

From: Valerie Monastra, AICP

Date: September 23, 2020

Project: 14 Woodland Place

Subject: Planning Board Review

CC: Suzanne Carley, Planning Board Clerk
Eve Mancuso, P.E, Planning Board Engineer
Dan Kraushaar Esq., Planning Board Attorney
Lou Zummo, Building Inspector
Shlomo Pomeranz, Fire Inspector

Solomon Roth (the "Applicant" and "Owner") is seeking Site Plan and Special Permit approval to construct a new 1,330 sq. ft. residential place of assembly in the basement which will include a service hall, children's play area, and foyer that will double as a kiddush (brunch) area. The service hall holds 19 seats (additional four seats can be added during High Holidays) with a total of 11 parking spaces would be provided, two (2) in the garage and nine (9) for the place of assembly to accommodate a potential attendance of up to 27 participants. The property is located at 14 Woodland Place, Section Block and Lot 56.13-2-23 ("Project Site"). The property is located in the R-25 zoning district.

Submission Materials

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Application dated June 30, 2020;
- Short Environmental Assessment Form dated December 19, 2019;
- Site Plans by Anthony R. Celentano, PE last revised April 2, 2020;
- Architectural drawings by Hy Garfinkel last revised August 21, 2020;
- Prior CDRC minutes dated September 10, 2019, December 10, 2019, January 14, 2020, and March 11, 2020; and
- Fire Department comments dated December 19, 2019; December 30, 2019; January 13, 2020; and January 23, 2020.

SEQR and Procedural Comments

- 1) Site Plan and Special Permit Approval: A public hearing is required for both approvals.
- 2) Architectural Review Board Approval: This application will require Architectural Review Board review and recommendation.

-
- 1) SEQR: This project is categorized as a Type II action under SEQR as it is a “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot”.
 - 3) County Referral: This project does not fall within the parameters of a Rockland County Planning Board referral per Section 239 L, M and N of the New York State General Municipal Law.
 - 4) County of Rockland Sewer District No. 1 permits will be required for this application.
 - 5) Rockland County Health Department: permits will be required for this application.

Planning Comments

Section 210-12.1 of the Zoning code requires the following parameters for a Residential Place of Assembly special permit:

- 1) Applications for a residential place of assembly shall apply to the establishment of an accessory use to a single-family detached residence that shall not exceed the 40% of the gross floor area of a residence.
 - The proposed square footage for the place of assembly is 1,330 sq. ft. and the total square footage of the residence is 7,566 sq. ft. The proposed place of assembly will not exceed 40% of the gross floor area of the residence.
- 2) Use. A residential place of assembly is an accessory use where organizations or loose affiliations of likeminded people conduct civic, social or religious activities more than three times per month.
 - The proposed use will meet the definition of a place of assembly.
- 3) Parking. In addition to off-street parking required for the residence, additional off-street parking for any residential place of assembly shall be provided at the rate of one parking space for every 200 square feet of gross floor area for the residential place of assembly, or one space per three seats, whichever is greater.
 - Based on the calculations required seven (7) parking spaces are required for the place of assembly and two (2) spaces are required for the residence. The Applicant is proposing to provide a total of 11 spaces, nine (9) parking spaces and two (2) in the garage. The applicant will meet the parking requirements, as well as locational requirements pursuant to §210-48 and will be screened from neighboring lots (§210-55).
- 4) Any signage or lighting shall be consistent with the requirements set forth for the zoning district in which the residential place of assembly is located as per Article VIII, Signs, and in accordance with § 210-87, Exterior lighting. This shall be reviewed by the Architectural Review Committee in order to ensure that all structures shall be compatible with the character of the surrounding neighborhood.
 - The Applicant should confirm that they are meeting the requirements of § 210-87. The height and lumens proposed may be conflicting with the requirements in the code. The Architectural Review Committee should review this application for the proposed lighting.
- 5) Facilities such as public baths, schools, and classrooms shall be deemed separate uses and are not permitted in an accessory residential place of assembly.

-
- The Applicant is not proposing public baths, schools, or classrooms as part of the application. The Mikvah is for personal use only, as noted on the plan.
- 6) No space within the residential place of assembly may be rented out, utilized by non-members or used for meetings or functions not directly associated with the approved accessory use.
 - A note should be added to the Site Plan that no space within the residential place of assembly may be rented out, utilized by non-members or used for meetings or functions not directly associated with the approved accessory use.
 - 7) Use of any outdoor areas of the property shall be strictly limited to parking and passive recreation use, a small jungle gym for children, benches and picnic tables.
 - The Site Plan does not have any designated use of outdoor space.
 - 8) No accessory cooking facilities or catering facilities are permitted, other than residential cooking facilities.
 - The second-floor plan has two kitchen areas. The Applicant should provide additional information as to the use of these kitchen areas and how they are associated with the residential use.
 - 9) Buffers. A landscaped buffer with a minimum dimension of the respective required setback for the district shall be required as condition of approval for any special permit principal or accessory use in or directly adjacent to a residential zoning district where such uses may adversely affect the residential character of the neighborhood.
 - This is at the discretion of the Planning Board. The Applicant is proposing to install fencing as a buffer. The Planning Board should consider if the fence will provide adequate buffering for the proposed use of the property.
 - 10) The plan shall also demonstrate compliance with all applicable laws, statutes, rules and/or regulations, including, but not limited to, the New York State Building and Fire Codes.
 - All outstanding Building Department and Fire Department comments should be addressed.
 - 11) A narrative summary shall be submitted, providing the anticipated number of members, square footage of the residential and worship spaces, days and hours of services, and number of parking spaces provided.
 - A narrative summary was provided as part of the application and includes all of the required information.
 - 12) Except as set forth in this section, all applications for residential places of assembly shall comply with any and all applicable procedures and requirements, including, but not necessarily limited to, Article IX of this chapter (Site Plan Review Procedure), and Chapter 164 of the Village Code (Site Development Plan Regulations).
 - The Applicant has provided the necessary application materials.
 - The landscaping plan includes a variety of plantings. The Planning Board should review the landscaping plan to determine if they deem the quantity of the proposed landscaping

as adequate for the site. The Applicant needs to update the landscaping plan with the required notes as per §164-7(B)(3)(e).

- Lighting. Please confirm that the proposed lighting will meet the requirements of §164-9(B)(11) and mark the plans with the proposed foot-candles.



NY OFFICE
74 Lafayette Avenue
Suite 501
Suffern, NY 10901

845.357.4411 Tel.
845.357.1896 Fax

NJ OFFICE
22 Paris Avenue
Suite 105
Rockleigh, NJ 07647

201.750.3527 Tel.

September 23, 2020

Village of Airmont
Planning Board
251 Cherry Lane
Tallman, N.Y. 10952
Attn: Suzanne Carley

Re: Site Plan for 14 Woodland Place
Residential Place of Assembly
AMT-0226

Dear Members of the Board,

We are in receipt of a re-submission of the following documents in support of the above captioned project:

- Engineering Plans entitled "14 Woodland Place", 4/2/20, sheets 1 through 6 of 6., prepared by Anthony Celentano, P.L.S.
- Architectural Plans entitled "Proposed Residence for Mr. and Mrs. Roth, 14 Woodland Place", prepared by Hy Garfinkel, Architect, last 8/21/20, sheets A-1 through A-9.

The scope of the work for the proposed project includes the construction of a new single-family dwelling including a Residential Place of Assembly and associated site improvements. The property is located in an R25 Zone. The code defines a Residential Place of Assembly as a permitted Special Use in any residential zone. The square footage associated with all components of the Residential Place of Assembly shall not be greater than 40 % of the gross floor area of the structure.

Our comments are as follows:

1. The planimetric plan is not consistent with the architectural plans. Window well shall be added in the front and the utility services adjusted as needed.
2. The front walk shall be widened to accommodate ADA access and ADA code compliance.
3. The limits of on-site curb shall be clearly shown.
4. The distance from the driveway to the property line shall be dimensioned. A detail shall be provided to demonstrate sufficient width to construct a modular block wall with the geo grid and the fence.
5. The limits on proposed 6 feet high fence shall be shown. Will it continue to the rear property line?
6. The grading plan shall be re-evaluated by the garage door entry area. There is a proposed 546 contour by the door opening whereas the slab elevation is noted as 544.4. It appears a retaining wall may be needed.
7. The grade from the ADA stall to the House of Assembly front door entry is too steep and does not meet code. A compliant ADA ramp shall be constructed to accommodate ADA access.

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E.	Eve Mancuso, P.E., C.M.E.	Ken DeGennaro, P.E., C.F.M.	Stuart Strow, P.E., C.F.M.	
Anthony Riggi, P.E.	Dennis Rocks, P.E., C.F.M.	John Bezuyen, P.L.S.	Hillary Chadwick, P.E.	Joseph J. Moran, P.E.
Vincent Kane, P.E.	Nestor Celiz, P.E.	Benjamin Levitz, P.E.	Joseph Nyitray, P.E.	

8. Stormwater management is being addressed by means of an underground seepage pit system. A Stormwater Maintenance Agreement will be required to be executed with the Village.
9. The Lighting Plan shall be coordinated with the Architectural Plan. The building mounted fixtures are not consistent.
10. The Hot Box shall be screened.
11. The ADA parking stall shall be screened.
12. We defer to the Village Planner for an in depth review of the Landscape Plan and its ability to provide screening as required under the Special Use requirements.
13. The limit of disturbance shall be clearly shown.
14. Trees to remain shall be protected with construction fence, installed at the drip line prior to any disturbance taking place.
15. Prior to any tree removal taking place ownership of the trees along the side property lines shall be established.
16. The impact of the construction of the retaining wall adjacent to the trees along the side property line shall be evaluated.
17. All erosion control practices shall be installed prior to any site disturbance occurring. They shall be maintained throughout the period of construction and fully removed when all disturbed areas are stabilized.
18. The limits of topsoil and seed restoration should be noted on the plan.
19. The square footage associated with the Residential Place of Assembly shall be confirmed. The architectural plans state 442 SF and the engineering plans state 1330 SF. It appears the 1330 SF is a closer estimation of the actual square footage in use by the Residential Place of Assembly.
20. The parking calculation is calculated by utilizing both the square footage of the total use and the number of seats in the prayer area. Thus, $1330 \text{ SF} / 200 = 6.64$ vs $25 \text{ seats} / 3 = 8.33$. The total parking requirement is $2 \text{ (residential use)} + 9 \text{ (assembly use)} = 11$. Eleven spaces are proposed. This is to be confirmed based on item 14 above.

Very truly yours,



Eve M. Mancuso, P.E., Partner
BROOKER ENGINEERING, PLLC

Tallman Fire Department

289 Route 59 PO Box 37

Tallman, NY 10982

Office of the Chief

September 22, 2020

Planning Board
Village of Airmont
251 Cherry Lane
Tallman, NY 10982

Attn: Suzanne Carley

Re: 14 Woodland Place – Proposed Residential Place of Assembly

The Tallman Fire Department has reviewed the revised plans dated 8-21-20 by Hy Garfinkel, Architect and by Anthony R. Celentano, P.E. dated 4-2-20. We have also reviewed the Narrative by Terry Rice dated August 6, 2020. These documents were all received by the Village of Airmont on August 24, 2020.

In our letter of December 30, 2019 we stated:

“Because of the size of the building, 3 stories in height, and the nature of the proposed occupancy, with particular concern for life safety, we urge that the building be equipped with a fire sprinkler system as set forth as Item Number 6 in the Inspector’s letter.” The reference was to the Inspector’s letter of December 9, 2019.

The revised submission doesn’t make any reference to the sprinkler system. Our review of the Minutes of the CDRC meeting of January 14, 2020 noted the following:

“A letter from the Tallman Fire Department dated December 30, 2019 was reviewed which discussed a sprinkler system. Applicant noted that the Sprinkler system (*sic*) being worked on as per their request.”

That the system is being designed should be established and the plans of such system should be submitted to the Village for review and approval. This project should not move forward until this most important safety feature for this building is confirmed.

Thank you for your attention to this matter of concern.

Very truly yours,

(Original Signed)

Dennis Murphy Jr, Chief

Cc: Fire Inspector Shlomo Pomeranz



CENTER FOR ENVIRONMENTAL HEALTH

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



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

September 22, 2020

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Re: 14 Woodland Place
Single Family Dwelling with Residential Place of Assembly
Tax lot 56.13-2-23

Dear Ms. Carley:

We have received an application and plans as prepared by Anthony R. Celentano, P.E. revised through April 2, 2020 for the above referenced project. Comments are as follows:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Elizabeth Mello".

Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning
Anthony R. Celentano, P.E.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

September 18, 2020

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

Re: Residence and Place of Assembly
14 Woodland Place
Tax Lot 21/56.13-2-23 (formerly 18./183/A22)

Dear Ms. Carley:

Our office has received and reviewed a planimetric plan that was last revised on April 2, 2020, which Anthony R. Celentano, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The sanitary sewer from this project would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the Rockland County *Sewer Use Law* as last amended in 2010.
 - b. Approval of this special permit application for a 1,330 square foot residential place of assembly with twenty (20) seats in the basement of a proposed one-family residence on a 30,400 square foot lot in the R-25 District will result in one (1) additional sewer unit. **Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1,850.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of Planning Board approval.**
 - c. If the use or occupancy of the property exceeds two (2) units (e.g., with an apartment, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.
 - d. We request that payment of the impact fee be made to the District before the basement is connected to the sewerage system.

Rocklandgov.com

Ms. Suzanne Carley
Page 2
September 18, 2020

- e. We request that the Planning Board notify the District upon approval of the project.
2. Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office for the place of assembly. **The property owner must sign the wastewater questionnaire.**
3. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
4. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: M. Saber M. Castro D, Gregory J. Roth
Helen Kenny-Burrows – Rockland County Department of Planning
Elizabeth Mello, P.E. – Rockland County Department of Health
Christopher Kear – Rockland County Department of Fire & Emergency Services
Michael Sadowski, P.E. – Town of Ramapo DPW
Anthony R. Celentano, P.E.
Solomon Roth – 25 Morris Road, Spring Valley, NY 10977

File: TOR 56.13-2-23 – 14 Woodland Place
Impact Fees
Reader

ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWO1) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1
(845) 365-6111
FAX (845) 365-6686

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: An Addition New Existing Change of Ownership

1. Will food be prepared at this location? Yes No

2. Will food be served at this location? Yes No On reusable plates Yes No

3. Is this a restaurant/cafeteria? Yes No

4. Is this a place of worship? Yes No If Yes, number of families _____

5. Does or will the facility have a fryer? Yes No

6. Does or will the facility have a grill? Yes No

7. Is there an existing grease trap at this location? Yes No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? Yes No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? Yes No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? Yes No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? Yes No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? Yes No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name: _____ Signature: _____ Date: _____

Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought]_____

Property Address_____

Tax Map/Block/Lot_____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
 - a. a copy of the Commissioner of Planning's report is attached to this Certification
 - b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
 - a. a copy of the Commissioner of Planning's report is attached to this Certification
 - b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
 - c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. I request that the requirement of this Certification be waived because:
 - a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
 - b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
 - c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process

CDRC Meeting Date: March 11, 2020

Project Name: **14 Woodland Place**

Attendance:

Bayla Roth, Applicant
Solomon Roth, Applicant
Eve Mancuso, Village Engineer
Lou Zummo, Building Inspector
Adriana Beltrani, Village Planner
Dan Kraushaar, Deputy Village Attorney
Suzanne Carley, P&Z Clerk

Map Date: Site plan dated 9/13/18 revised 01/23/20; Architecturals dated 1/29/20

Remarks:

1. Dan Kraushaar asked if the applicants engineer was present and the applicant advised he would not be in attendance.
2. Applicant noted that they reduced the service area for less occupants and less parking spaces. Area was re-arranged.
3. Per the narrative they are using the same area butd divided it into 3 areas for same amount of people during services – children’s area, hallway, adults during services. Applicant wants to hear what consultants had to say about the parking.
4. Village Planner asked what the entertainment space is as narrative discusses the kiddish area (not sure where that is). Applicant advised that is the entertainment space.
5. Village Engineer asked who would be using the space. Applicant noted that the entertainment space is to be used outside the religious assembly area but acknowledged it states on the architecturals owner/private which is incorrect and will have it updated. They plan for it to be used after services.
6. Sq. footage (SF) part of the worship area but in determining the seating the occupancy of seating is in the assembly area.
7. Building Inspector noted that in determining the seating it’s the occupancy of the assembly room. There is typically a male and a female section. Female room is now not in the drawing it only shows the children’s area.
8. Applicnat explained that the women’s assembly area is no longer in the drawing only shows children area because the women will only come a few times a year. A separate entrance and 3-4 chairs with a temporary partition wall for the women will be used when necessary.
9. Everyone referred to Sheet A9 – which noted another entrance from outside. The few times a year with the 3-4 chairs in area with a partition wall (Kiddish area) is now labeled on A9.

10. Village Engineer noted that in determining the parking spaces the assembly area is used for the parking calculation.
11. Building Inspector advised the parking calculation is the total square footage or total number in assembly area whichever is greater.
12. Building Inspector noted there is residential space discounted and then 477 sf for assembly area so the total sf hasn't changed from last presentation of (31.8) 32 seats.
13. Reviewed Celentano 's Plan – to determine the parking:
Worship area 1330 sf divided 200 + 7 spaces; 32 divided by 3 =11
Applicant noted that the fixed furniture i.e. arch ,bookcases (15 sf) should not be included but the Building Inspector noted it's based on the sf of the room. 477 sf of assembly area divided by 15 = 32 seats.
14. Village Planner – 11-12 parking spaces; 10.6 parking guests rounded to 11 and 2 for owner/residential. Calculated 32 seats (477 divided by 15 = 31.8). Noted that they aren't that far off provided for 11 seats.
15. Plans & narrative show they are short 2 parking spaces as 11 parking spaces are provided but 2 in garage for residential = 13 spaces in total.
16. Village Planner noted that there is option for PB to grant a parking waiver up to 25%. Ultimately the parking will be resolved in PB.
17. Building Inspector noted that Celentano's drawing show 14 trees being removed. Village code allows for 3 trees per year to be cut down unless its site plan related and its noted and reviewed on the site plan.(definition of tree is 8 inches or more and a significant tree is over 24inches.)
18. Village Engineer noted that some of the trees are outside the footprint. The trees within the footprint of the parking area - four in the back and three on the side are outside the limit of disturbance why are they proposed to come down? Are they dead or unhealthy? Applicant noted it was due to the seepage pits. Village Engineer advised that they can be moved and have flexibility to do so to protect and save some of the trees. By relocating the seepage pits the grading around it can be minimized.
19. Deputy Village Attorney noted that he asked if their engineer is here as the purpose of the committee is to advise on technical aspects. The applicant hired an architect and an engineer. The absence of their engineer makes the need for them to comeback more often. Applicants engineer needs to understand how the calculations are done. Applicant noted that when the engineer had been present for the one meeting they didn't see a difference as new things were brought up each meeting.
20. Village Engineer – Look at grading as the wall is 7 ft. tall for a retaining wall. The grading plan is updated but the retaining wall is anywhere from 2-8 ft and varies. Since

its 8 ft. and the property is higher need to protect from fall off for both the pedestrians & vehicles to have the edge protected.

21. Applicant recommended a vinyl fence. Village Engineer explained that a vinyl fence ok only for pedestrians but not sufficient for a vehicle too so will need a guard rail for the cars. Bollards were suggested too but are not good for children they get in between. The wall itself could be designed for impact so you don't need a guardrail. However according to Village code if a wall or fence is set back 2/3 of height you'll need to offset it or list it as a variance which is not shown.
22. Grading – some is too excessive i.e. walk area is 30% too high so you may need steps. Need to review the grading plans.
23. The area coming off Woodland Place needs to have the driveway regraded for stormwater purposes.
24. Handicap stalls – elevation 544.4 garage floor looks like door to children's place into assembly room. Grading by handicap stall 540.8 so you can't get physically get into that door if handicapped. New door shown sheet 2 of 4 not there only wall. Didn't shift retaining wall needs to be updated.
25. All around make sure all doors work. Front of dwelling staircase going downstairs shows differently 9 ft. to outside. Need 18 steps needs to be schematically shown comes forward another 10-15 ft. out need to show properly. These are all engineer issues for Anthony Celentano.
26. Need to show the full design due to height of wall, the fence, etc.
27. Need signed, sealed plans for structural engineer and architect.
28. Snow removal due to wall all around parking area think about the logistics if snow will need to be removed. Need to note how this will be accomplished on the plan.
29. Snow storage, parking stall #11 turnaround area needs to be modified. ADA path, doors into assembly & offset all on sheet 2. Sheet 3-5 ok.
30. Sheet 6 of 6 details are not current. Typical specific section of retaining wall need to be on the site, fence and rail all site specific. ADA Ramp has to be the current code what's shown is an outdated code need to have updated code on the plans.
31. Catch basin detail updated with environmental head on it.
32. Concrete sidewalk detail is site specific what's shown is for a different project needs to be site specific

33. Dan asked the Building Inspector about lot width and provision in the code. Village Planner noted that it is not applicable.
34. Village Engineer & the Building Inspector noted that the architectural plans don't give an average elevation. The architectural show $\frac{1}{4}$ grade in some areas and different grades in others it's not consistent and needs to be corrected.
35. Calculation for side entry side needs to be shown, on A2 the door disappeared. The side entry should be shown to be consistent with the site plan.
36. Everything should be double checked for consistency between the site plan and the architectural so that they match appropriately. There are areas left blank on the elevations that need to be updated.
37. The average grade to the average mean of the roof – what is the average grade of the roof as it is not shown. The allowable height is 35 ft still have room. Needs updating.
38. Stormwater management and fire lane agreement will be required prior to Chairman's endorsement
39. Letters from Tallman Fire Department dated 1-23-20 and Fire Inspector dated 1-13-20 need to be addressed.
40. Village Planner pointed out that to Shlomo's point – add a map note that the entertainment area will not be used for worship or rented out space. Advise the engineer to add this in.
41. If comments can be addressed and plans updated with revisions and corrections on the site plan, architectural plans and elevations they can submit for Planning Board (PB).

CDRC Meeting Date: **January 14, 2020**

Project Name: **14 Woodland Place**

Attendance:

Bayla Roth, Applicant
Solomon Roth, Applicant
Eve Mancuso, Village Engineer
Lou Zummo, Building Inspector
Adriana Beltrani, Village Planner
Dan Kraushaar, Deputy Village Attorney
Suzanne Carley, P&Z Clerk

Map Date: Site plan dated 9/13/18 revised 11/11/19; Architecturals dated 1-23-19; EAF dated 12/12/19

Remarks:

- Applicant made updates as reflected in their narrative:
 - 20 member seats and one for the Rabbi.
 - Space left in women's section which will double as a play area for children and strollers.
 - Parking now reflects 5 spaces in reserve to accommodate growth of up to an additional 15 persons.
 - Dimensions added to sheet one of the shrubbery, changed type of plantings, buffer along driveway changed to a vinyl fence.
 - Lighting changed and marked, hot box has shrubbery shown.
 - Sprinkler room has been designated.
 - No parking signs marked.
 - Coffee area marked in the assembly entrance way.
 - Walkway added to entrance on east side, additional exit added to place of assembly and directional arrows added.
- A letter from Tallman Fire Department dated December 30, 2019 was reviewed which discussed a sprinkler system. Applicant noted that the Sprinkler system being worked on as per their request.
- Fire Inspector submitted a letter dated January 13, 2020 with a number of items to be reviewed. The breakdown of space and occupants of the congregation was a question the Fire Inspector, the Building Inspector, Village Planner and Village Engineer had.
- Village Engineer noted that the room appears to be for 35 members for parking but couldn't follow the breakdown of square footage of space for the assembly but it doesn't correlate to the size of the room.
- Village Planner noted that the issue is the size of the room which is a large expansion to the residence. Capacity for the amount of space shown is 67 and need to understand impact for resources for Village. A lot of space is unaccounted for. Plans show 6236 sf residential space and 1330 sf for place of assembly.
- It appears there are two home offices on the plans, Building Inspector inquired what the home offices are used for. Unsure if its legal to have two accessory uses off a residence – requesting a Place of Assembly & Home Office. Code only refers to one accessory use to a single-family

residence. If it's a home occupation and money is being made it's considered a business. Applicant asked inquired where in the code it says you can't have both. Village Planner noted the Code states one accessory use to a residence not two and applicant is asking for a place of assembly as well as a home office both of which are accessory uses.

- Permitted to have a home office as an accessory use to a residence. Do we know if the file legalized what's there. Deputy Village Attorney noted they will need a CO and a commercial operating permit Village Engineer explained that this is what is being proposed it's not existing yet as there is no building built yet, it's being proposed. Its not a pre-existing building with a pre-existing office.
- Deputy Village Attorney stated that a determination by the Building Inspector as to whether or not you can have a business type use along with residence and a residential place of assembly in the same building would be required.
- Deputy Village Attorney asked if the calculation for parking had been done for a place of assembly and for a commercial use. Village Planner stated no parking requirement for home occupation which is determined by the Planning Board but the larger discussion is the parking for the place of assembly. Code notes the parking calculation is for the either the square footage or the number occupants whichever is greater for place of assembly. Parking calculation needs to include the space. Type of home office would depend on what type of parking is required.
- Village Engineer noted that the type of home business depends on the number of parking spaces. If people don't visit then you don't need to include it. Applicant stated no employees no parking required and they do not receive visitors.
- Applicant stated home office is for selling school textbooks. Office work coordination nothing stored on premises. Planning on one office but need and proposing two offices in the residence portion. There are no employees just the husband & wife, no one comes to office, no external signs, no storage. There are two rooms in home calling them offices but it is just a room with a phone and a computer. Village Planner reviewed Home Occupation Code §210-174 and the calculations.
- Village Planner asked about the office is it for rabbinical purposes which applicant explained it is not. Also inquired about study on the second floor which they confirmed is different as the study is for religious use purposes.
- Total sf is just over 1300 square feet – two rooms allow 67 people and requires 22 parking spaces (24 w 2 garaged) with occupants. 67 people could fit in the room with tables and chairs. One room alone could fit 85 people alone. Calculation is factored is by square footage which is calculation of capacity. Amount of seats or square footage whichever is greater. Capacity of seats of what it can actually hold (15 sq. ft. with table and 800 sq. ft. room).
- One parking space for the total square footage 200 gross floor area or once space per three seats whichever is greater. Problem is the room is too big compared to your parking calculation. Its based on the number of people rather than the number of seats the State Fire Code maximum capacity that the room could hold. It's not based on actual number seats you put in its what you can hold. Each seat is worth 15 sf it can hold and needs to be shown on the plan.

- Dep. Village Attorney pointed out that using this room could potentially have 85 people in it and you can only put in 10 chairs at any time and add chairs but 85 people could show and stand legally use parking spaces and comply with code but it could change. The number of chairs change but sf is fixed. Number of chairs impact number people there and utilizing the parking. If never intend to have the number of people then you wouldn't build such a big space. Applicant stated have the room and planned to use it or could cut it from place of assembly. Village Engineer explained it shouldn't be empty space should fit to your needs. Number of seats based on state building and fire code based on the size of the room. Village Planner explained that they are entitled to ask for a 25% waiver from PB for parking requirement. PB may grant depending on circumstances a waiver of 25 % of parking calculation or ask you to landbank. But you need more spaces than that. To get the waiver need to reduce the size of the space. Right now waiver wouldn't give enough space so then you would need to make a legal argument and go to ZBA and request a variance for the reduced parking to present case and then return to PB.
- Applicant noted that he returned with the proposed future capacity parking as requested and added land banked parking. Applicant indicated there still seems to be confusion on the calculation.
- Village Engineer - number of seats is determined by the building code which is the part of the puzzle that needs to be looked at.
- Building Inspector – Number of seats is based on the occupancy of the room and the occupancy of the room is based on the square footage. That is the problem the concern is the size of the room it is not following the calculation properly.
- Applicant inquired as to why there are two different ways to determine the parking calculation. Village Engineer explained that the gross square footage is one calculation. This calculation is based on gross square footage of all parts of the structure supportive of the place of assembly. The second is the number of seats which is the assembly area, which is determined by the building code. Either gross square footage or just the assembly room where you would calculate the number of seats. The sf is much less potential because you excluding the gross area only going for the room size. The architect should know the fire load for the room. Occupancy done on a fixed calculation based on fire code.
- Village Planner noted it might help to look at parking space available and work backwards. Always have an option to seek relief from ZBA. It's all based on the code.
- Number of seats based on the occupancy code one or gross square footage whichever is greater. Fire load for the room is based on state fire code. Professionals know this. Must do it by the calculation. This is done for all capacities of building not just this application. Needs to be done and if not need to seek relief from the ZBA. Look at a capacity. Based on what is 24 parking required 22 for place of assembly and 2 for residential. Reserve parking can only be 25% of 22 required for a waiver if you demonstrate parking in reserve. If need a variance for parking in reserve don't think property could even hold and develop that many.
- Need 22 for the shul 2 private use; If need 25% of waiver of 2 may have to be demonstrated in reserve.
- Village Planner noted the property may not even be able to hold the number of required spaces and then the parking in reserve in rear yard will need a variance anyway. It will also trigger lot

coverage, rear yard – 10 ft from parking line. Applicant noted this is the first time hearing this. The Deputy Village Attorney noted that this is the first time they are showing the rear parking on the plans. It resolves one problem but creates another. They have to make a decision.

- Calculated 5.5 spaces for PB waiver. Need to show 17 paved parking and 5 not paved (land banked) assuming get the 25% PB waiver. They require 22 spaces and with the 25% waiver of not paving 5 down to 17 paved spaces with a waiver but need to show the 5 spaces in reserve. 22 – 5 (reserve) leaves 17 spaces and show the seating arrangements.
- Technical issues need to be resolved before going to PB and then PB makes the decision not the CDRC. CDRC is technical advisory only advises makes no decisions. If need to go to ZBA then PB refers you to ZBA and then you go back to PB. Only need to go to ZBA if variances are being requested.
- No approval based on these plans to go to PB at this point. Need to make some decisions. What was submitted doesn't provide everything. Doesn't show what variances would be going for, the bulk table is not listed, there is nothing on the plan at all.
- Need to demonstrate that the parking in reserve can be built so that if needed in the in the future it can be built for parking. It all needs to add up to the required parking. Required 22 spaces (plus 2 in garage); 5 in reserve on PB waiver 17 actual paved parking spaces. Reserve needs to be able to be built in future. Reserve plus constructed equates to the required number. Variance to ZBA if don't build the parking.
- Applicant brought up what the Airmont Shul had done for parking as they don't need more than what they have. It was suggested that they look at their file via FOIL and see how it was done. It was encouraged that they FOIL any file to see how similar applications to this have done this process. Any of the applicant's professionals are welcome to discuss with any of the internal professionals any questions they may have so that it clear.
- Most applicants come with a professional and it was suggested to consider having a professional at the next meeting. They noted they had their engineer at last meeting. Village Planner asked if he looked at the floor plans to ensure it all correlated. It starts with the calculation on what's required not what can fit.
- Calculate on what's required 24 (2 in garage). The parking lot has to accommodate 22 spaces but PB can waiver 25% (5.5). If you can demonstrate you can build in future on site for PB waiver. Note this may trigger other aspects to look at potential variances. The engineer may need to consider if it can accommodate.
- Seating plan is important for other aspects it wasn't a waste of time as the applicant felt. It's important for the number required, ingress & egress, bathrooms. It was also to interpret the parking and for safety & fire code reasons. Fire Inspection systems should be reviewed by the Architect & Engineer.
- Check that all comments are addressed before returning. This meeting mainly only focused on the parking spaces which is the biggest issue right now. Need to pay attention to the bulk requirements, the outstanding items with the fire inspector such as the fire sprinkler system. Make sure that the bulk table is in line with what proposing. Run them by both the architect and the engineer. Make updates and changes and return to CDRC.

CDRC Meeting Date: **December 10, 2019**

Project Name: **14 Woodland**

Attendance:

Bayla Roth, Applicant

Solomon Roth, Applicant

Tony Celentano, Applicant's Engineer (arrived 35 min late)

Eve Mancuso, Village Engineer

Lou Zummo, Building Inspector

Adriana Beltrani, Village Planner

Dan Kraushaar, Deputy Village Attorney

Suzanne Carley, P&Z Clerk

Map Date: Site plan dated 9/13/18 revised 11/11/19; Architecturals dated 11-14-19; Drainage Calculations dated 7/24/19

Remarks:

- Survey divided to show layers and labeled. Lighting and landscaping added.
- Changes plan to demolish dwelling as per discussions at the September CDRC Meeting.
- Reduced the worship area to 1,330 sf and the total gross sf of the proposed structure is 7,566 sf. Proposed structure has a FAR of .248 and .25 is maximum; developmental coverage is 33% where 35% is maximum permitted.
- Entrance ways marked. Grading & utilities submitted. Erosion controls added.
- Square footage adjusted so no variances are required. Converted zoning code calculations. Put a wall in place separating a mikvah from place of assembly for privacy.
- Second coffee area added to architecturals as per last meeting.
- Height of the roof was adjusted to code. Building Inspector said its close and will depend on the grading.
- Drainage and back yard terraced as requested.
- Village Planner memo dated 12/9/19 which indicated in summary that an updated EAF needed to be provided, the previous concerns with two-way traffic appear to have a 20' pullout, and handicap access on west elevation. Don't see location of pivot hedge on the site plan. Need to update the symbols.
- Village Planner suggested that they review the landscaping code and plant at 4 ft. space intervals to accommodate the growth and update landscaping plan. Refer to Village Code Section 165-8 for a recommended list of landscape plantings.

- Village Engineer -parking headlights will need to be screened along with the hot box in the front yard. Additional landscaping is required with sprinkler system need flow testing done by Suez to confirm need of a hot box.
- Village Engineer noted the following:
 - Sheet 1 plan – show and label all dimensions and walkways and isled widths, shielding areas all the way throughout. Designate spot elevations.
 - Grading a& Utilities page – grading can not come out in the right of way of Woodland Place need to be within the confines of your property.
 - Work & utilities page inquired if there are two gas lines or one? Applicants engineer confirmed 1 gas and one electric.
 - Planometrics all access doors on east side of building appears to be a side entrance but not accessible to a sidewalk. Applicant confirmed it is an emergency egress only. Advised that the door needs to open out and be shown for egress. Everyone will come in on the west side. If intention is for westside to be main entrance needs to be clearer. Hard to see grades, doors, lines, and handicap access areas.
 - Engineer noted the plans are not legible needs to be cleaned up and re-submitted including the back.
 - Ladies area was noted.
 - Snow storage area to be shown and labeled.
 - Spot elevations need to be shown and appropriate grading shown
 - Shielding of the headlights
- Village Planner noted that the PB has to approve all trees to be removed only 2 significant
- Village Engineer additional comments:
 - Light poles added no lighting levels. Need to follow village code lighting policy.
 - Lighting and lumens levels need to be shown. Small circles are the bollards, the contour is the dashed line.
 - Take contours off lighting page add back to shield lighting pole. Is bollard lighting sufficient? Does this include all the facade lighting?
 - Needs a cut off in the back.
 - Architecturals from Garfinkel need to add the lighting to be clarified and matched. Current architecturals only show the front sconce lighting. Need to have the architect show the additional lighting. Need the total lighting plan. All lighting needs to be clarified.
- Building Inspector inquired about the garbage – applicant noted that only one can is sufficient typical residential garbage.
- Fire Inspector letter dated 12/9/19 read into the record by the Building Inspector which noted 10 comments.
- Building Inspector noted he had the same question about the occupancy as the Fire Inspector. He noted the proposal is for 20 persons yet the building proposed to be built could hold 60 people. The parking is planned out for the occupancy. Code indicates that it is based on the number of seats or the square footage whichever is higher. Square footage says you need 11 spaces but number of seats indicates 60 people. The 60 people is higher. Both parking calculations need to be done and then follow the code requirements.

- Village Planner noted that the section of the code for parking indicates 1 parking space for every 200 sf or 1 space for 3 seats whichever is greater. Review section 210 12.1. Confusion is that it's the square footage or the number of seats whichever is higher.
- Reporting contains 30 congregants but building itself accommodates 60 which is the state limit. Confusion is the two interpretations of the number. Applicant noted 15 top 20 families with women only coming high holidays. Building Inspector explained that you are only showing 7 spaces but need more for the number of families.
- Village Engineer commented that no seating layout is shown to show the number of seats. The building calculations on the size of the building could accommodate more rather than what's being reported. Need to provide a seating plan and the square footage to demonstrate. Need to show the logical correlation of seating plan and the square footage of what is being built.
- Show the floor plan and it needs to be consistent with the code section 210 12.1. Occupancy allowance is based on the tables and chairs and based on the square of the room.
- Committee needs to understand the number of adults that will be sitting in the building and then consider what the occupancy is and show it and submit the floor plan with the tables and chairs. Show where the children will go during services, where they will be sitting. If can't provide the required parking may need to seek relief and explain it. Need to show where they will be seated and need to meet the building and zoning code. If not may need to seek a parking variance. Applicant asked what other code beside the Village Code is needed to be reviewed– it's the 2015 NY International Fire & Building Code.
- Asking to also look at what they may need to accommodate as potential growth as the congregation grows. The parking could be reserved. Tony Celentano noted that they could show an area for what could be parking for future use, it would be land banked, parking in reserve.
- Sprinkler system is not shown and needs to be on the plans to be compliant. Tony Celentano said it is being worked on. It needs to match the architectural.
- Architecturals need to show a compliant sprinkler room
- It was noted that they will need to go to Architectural Review Committee as well.
- Return to CDRC with the referenced changes.

CDRC Meeting Date: **September 10, 2019**

Project Name: **14 Woodland**

Attendance:

Sabmen Roth, Applicant
Baylor Roth, Applicant
Eve Mancuso, Village Engineer
Lou Zummo, Building Inspector
Adriana Beltrani, Village Planner
Dan Kraushaar, Deputy Village Attorney
Suzanne Carley, P&Z Clerk

Map Date: Preliminary site plan dated 8/6/19

- Applying for a Residential Place of Assembly as there is a need to have a local synagogue. It will be closed during the week. It will have 8 parking spaces, 20 seats, 2 residential parking spaces. The building was demolished last year.
- Need a better site layout plan as what was submitted is insufficient. Need to see grading, soil & utility pages. Plan as presented is not readable. Hard to figure out the house on the site plan. Heights of walls need to be labeled. Please reference the letter from the Village Planner.
- Look at the site plan requirements in the code. Boundry and topography survey – base map with existing conditions with the grades of what is there today. The proposed items need to be on its own separate sheet. Need site layout plan properly labeled. Layers of the plan need to be separated for review. A legend with symbols of what is proposed.
- Per Village engineer need erosion control plan; lighting & landscaping pages current vs. proposed which are standard components of a site plan. Drainage report & calculations.
- Need a key menu with dash vs. bold to understand the site plan. All items need to be labeled very difficult to read what is going on.
- Village Engineer noted that the footprint of the dwelling does not match the architectural plans. Bump outs are missing and door openings are missing. Building Inspector recalculated the FAR & Development Coverage which is incorrect on the plans. It should be 37% for Development and 30.26 for FAR where the maximum FAR is 25%.
- Applicant noted that it was not their intent to seek any variances. The consultants advised that the building is too tall and too big unless they plan to seek a variance. The height exceeds by 4-5 ft which can be changed to abide by the Code.
- CDRC asked if there were plans for installing a sprinkler system as its required for three floors. Need to advise how to sprinkler the sukkah ceiling. The plan mentions sprinklers but a sprinkler utility room or a sprinkler plan is not shown.

- Square footage – the assembly area numbers on the plans do not match that of the narrative. Need to show and label the ladies area vs. the men's area.
- Applicant's wife confirmed that the utility closet listed is actually a kitchenette. The mikvah/spa; utility room/kitchenette need to be added into the total square footage of the Place of Assembly. If it is for private use need to block it off with a wall for personal use or possibly seek a variance to add space. Same for the bathrooms. Home office is downstairs and study is downstairs. Also need to look at the number of bathrooms and decide if need to make any adjustments.
- Speak to architect about the height and decide if they will be seeking variances and also speak with engineer.
- It was noted that this application will require a Special Use Permit for Residential Places of Assembly.
- Site plan needs to show door opening; Access to doors shown clearly; Handicap persons and main doors. There is a concern traffic conflicts with driveway. Needs to be clearer to show how it would be safe for 2 cars ie pull up area. Site plan needs to match the architectural.
- There are 8 big trees affected by the proposal. Need to show how to protect the trees wherever grade is changing more than 2 ft or the tree will die. Village Engineer strongly suggests terracing the yard rather than fill it with a 10 ft. wall. The simple design changes will save the trees and eliminate a 10 ft. wall.
- Layers should be submitted separately with the submission. Drafting, organizing and clarity. Foot print and site plan. Need to match burnouts, walk out and door openings. Need driveway measurements.
- Make changes and come back to CDRC.

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: PO. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

OFFICE of THE FIRE INSPECTOR

March 11, 2020

Suzanne Carley, Secretary
Planning & Zoning Board
Village of Airmont
251 Cherry La,
Tallman NY 10982

Re: 14 Woodland, Proposed Residential Place of Assembly
Project Review – update

I have reviewed the plans and information received February 19th, 2020, for the above project. I would first like to say that I appreciate the efforts made by the applicant to address any issues previously raised. Second I would like to advise the applicant, that prior to making a plan and submitting same, all the appropriate codes (NYS, NFPA, Local Code, etc.) should be reviewed by the applicant and their professional(s), as this would avoid any conflicts with codes and likely result in an easier approval.(that is part of why applicants pay to have professionals help them with their plans).

Below are my additional comments on the most recent plans submitted:

1. I have read the narrative submitted with these latest plans. The narrative only states “February Narrative” – no person’s name or organization/profession or actual date is provided, nor is the note signed. Who wrote this? It is important that such notes properly identify who wrote them and they be signed (for the record).
 2. Referring to the comments in the February Narrative:
 - a. Where will the temporary partition for the women’s section be setup?
 - b. The “kiddush area” – although it states “the foyer” does this refer to the entry way (which would be less than ideal to have people congregate there)?
 - c. Will the newly designated play area be used for any other occupancy/use now and in the future?
 - d. The space on the plans labeled as “Entertainment Space/Owner Private” – will this space be rented/loaned/allowed to be used by persons other than the owner? The concern being that if this space is allowed to be used for gathering, other than the owner and/or on days when driving is not forbidden for religious reasons, this could create a parking issue.
- A. Although the applicant has stated that parts of the worship area may be used as a play area, etc., based on the plans, there is usable area to accommodate way more persons than the 20-35 persons the applicant states in their narrative. As such, from a planning perspective, we must look at the potential number of persons the space would hold. The additional persons may only come for special

occasions, etc. or if the property is sold and the new owners/occupants decide to have additional members, etc. The code officials and thereby the municipality should base their approvals and requirements based on the number of persons the space(s) can legally accommodate, using the information provided by the applicant. This should include, and not be limited to, requirements for egress, fire protection, parking, etc. Based on the plans provided:

- i. The Prayer area is approximately 459sq ft, which based on Table 1004.1.2 of the IFC means an occupancy max of 30 persons.
 - ii. The Entertainment Space is approximately 338sq ft, which based on Table 1004.1.2 of the IFC, using tables and chairs, max occupancy is 22 persons however if tables are not used, occupancy could be as much as 68 persons. This could add to the parking needs.
 - iii. It should be noted that the play area is approximately 187sq ft. If this area is used for any purposes other than a play area for children, this could add to the occupancy and resulting parking need.
4. Each of my comments from previous letters shall still stand unless each comment is properly addressed.
 5. The comments of the Tallman Fire Department most recent and previous letters shall be properly answered and addressed in detail.

As updated plans and information are provided, I reserve the right to provide additional comments, etc.

Respectfully,

Shlomo M. Pomeranz
Airmont Fire Inspector

Tallman Fire Department

289 Route 59 PO Box 37

Tallman, NY 10982

Office of the Chief

January 23, 2020

Planning Board
Village of Airmont
251 Cherry Lane
Tallman, NY 10982

Attn: Suzanne Carley

Re: 14 Woodland Place – Proposed Residential Place of Assembly

This is to advise that The Tallman Fire Department concurs with the comments and recommendations made by Fire Inspector Shlomo Pomeranz in his January 13, 2020 Project Review Update.

We have the following additional concern to those set forth in our letter of December 30, 2019.

In reviewing the Architect Garfinkel's plans and comparing them to Engineer Celentano's plans, we have some questions as to the proposed grade elevations towards the rear of the building. Since the driveway cannot accommodate our Tower Ladder truck, ground ladders would be required for rescue purposes for the third floor bedrooms located in the rear of the building. The elevation at the corners of the building and up to 10 feet from the building where the ladders would have to be placed would need to be clearly shown and be consistent on both sets of drawings. We would appreciate it if such information could be made available.

Thank you for your attention to this matter.

Very truly yours,


Chief Dennis Murphy Jr.

Dennis Murphy Jr, Chief

Cc: Fire Inspector Shlomo Pomeranz

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: PO. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

OFFICE of THE FIRE INSPECTOR

January 13, 2020

Suzanne Carley, Secretary
Planning & Zoning Board
Village of Airmont
251 Cherry La,
Tallman NY 10982

Re: 14 Woodland, Proposed Residential Place of Assembly
Project Review – update

I have reviewed the plans and information received December 20, 2019 for the above project. I would first like to say that I appreciate the efforts made by the applicant to address any issues previously raised. Second I would like to advise the applicant, that prior to making a plan and submitting same, all the appropriate codes (NYS, NFPA, Local Code, etc.) should be reviewed by the applicant and their professional(s), as this would avoid any conflicts with codes and likely result in an easier approval.(that is part of why applicants pay to have professionals help them with their plans).

Below are my additional comments on the most recent plans submitted:

1. Previously I commented regarding the amount of space being proposed for the assembly area. Calculations for occupancy load are determined by the IFC table 1004.1.2 using the square footage of the room(s) being used. The applicant on the cover page of the plans, states 1330 sq. ft for worship area. Based on the IFC, this calculates to an occupancy of up to 88.66 persons. Although the applicant has stated that parts of the worship area may be used as a play area, etc., based on the plans, there is usable area to accommodate way more persons than the 20-35 persons the applicant states in their narrative. As such, from a planning perspective, we must look at the potential number of persons the space would hold. The additional persons may only come for special occasions, etc. or if the property is sold and the new owners/occupants decide to have additional members, etc. The code officials and thereby the municipality should base their approvals and requirements based on the number of persons the space(s) can legally accommodate, using the information provided by the applicant. This should include, and not be limited to, requirements for egress, fire protection, parking, etc. If the applicant intends to only have a small gathering, they should reduce the size of the rooms/spaces.
2. Fire Alarms/Carbon Monoxide detectors –
 - A. A commercial fire alarm system shall be provided for the assembly portions of the building (and related rooms), which shall communicate directly to Rockland County Fire Dispatch (44-control) and shall be also be connected to the fire sprinkler system for the building.

- B. Plans for same shall be submitted to the fire inspector for review and approval prior to installation. This plan shall include all alarm devices, including but not limited to alarm panels, horn-strobes, etc.
- C. In the residential area:
- i. On the 1st floor, (plan page A-4) no fire or carbon monoxide detectors are shown.
 - ii. On the 2nd floor (plan page A-5) there does not appear to be any detectors in/near the large kitchen, the Passover kitchen or the large dining room.
 - iii. On the 3rd floor (plan page A-6) there should be detectors placed within the large laundry room.
 - iv. All detectors shall be placed within rooms where they will be most effective, etc. (like the center of the room vs the edge by the entry doorway).
3. Given the structure is 3 stories tall, and has a place of assembly, a proper NFPA fire Sprinkler system plan for the entire building shall be installed, plans for which, including location of the main sprinkler control valves and fire department connection, shall be provided to the fire inspector for approval prior to installation.
 4. Sprinkler room – rules/codes are in the NFPA and NYS code. As such, the amount of space required is not based on room for a firefighter in full gear. The requirements for the sprinkler room size are stated in the IFC (International Fire Code) section 901.4.6. Please ensure your sprinkler room conforms to this and show on the plans.
 5. Hot-Box & shrubbery/plantings around same:
 - A. Access to the Hot-Box as well as any related signage and FDC connection may not be obstructed. As such, planting of shrubbery shall be not be done without approval of the fire inspector.
 - B. Location of the hotbox shall be shown on the plans and approved by the Fire Inspector.
 - C. Specifications, etc. of the hot box shall be approved by Suez and the fire inspector prior to installation.
 6. A Knox box shall be installed on the building for access to the assembly and related areas of the building. Location of which shall be determined by the Fire Inspector.
 7. Required exit and emergency exit signage shall be provided and shown on the plans prior to approvals.
 8. No Parking / Fire Zone shall be established by the village board and signage shall be placed on the street in front of the building. Approvals from appropriate village boards shall be obtained and be contingent on approval of the project.

As updated plans and information are provided, I reserve the right to provide additional comments, etc.

Respectfully,

Shlomo M. Pomeranz
Airmont Fire Inspector

Tallman Fire Department

289 Route 59 PO Box 37

Tallman, NY 10982

Office of the Chief

December 30, 2019

Planning Board
Village of Airmont
251 Cherry Lane
Tallman, NY 10982

JAN 5 2020 10:10

Attn: Suzanne Carley

Re: 14 Woodland Place – Proposed Residential Place of Assembly

Dear Chairman and Members:

The Tallman Fire Department has reviewed the revised plans dated 12-16-19 prepared by Hy Garfinkel, Architect and plans revised on 11/11/19 by Anthony R. Celentano, P.E.

We concur with the comments and recommendations made by Fire Inspector Shlomo Pomeranz dated December 9, 2019. Because of the size of the building, 3 stories in height, and the nature of the proposed occupancy, with particular concern for life safety, we urge that the building be equipped with a fire sprinkler system as set forth as Item Number 6 in the Inspector's letter.

Note 7 on Engineer Celentano's Drawing 1 of 6 should be corrected to read "Tallman Fire District" (not Monsey Fire Dept.).

We thank you for the opportunity to comment on this project.

Very truly yours,


Chief Dennis Murphy Jr.

Dennis Murphy Jr., Chief

Cc: Fire Inspector Shlomo Pomeranz

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: PO. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

OFFICE of THE FIRE INSPECTOR

December 9, 2019

Suzanne Carley, Secretary
Planning & Zoning Board
Village of Airmont
251 Cherry La,
Tallman NY 10982

Re: 14 Woodland, Proposed Residential Place of Assembly
Project Review

I have reviewed the plans and information received Nov 20, 2019 for the above project and here are my comments:

1. The proposal states the assembly area is for 20 persons, yet the 2 assembly rooms (Ladies area and main assembly area) total to over 994 sq feet, which using the table for allowable occupancy in the 2015 IFC, would translate into space for approximately 65 persons (combining the two rooms). Please explain why they are building such large rooms for only 20 persons.
2. Given the information in comment number 1 above, please explain how having only 10 spaces will suffice? Even if the area is not used during the week, experience has shown that many will bring their vehicles before the weekend and/or special occasions.
3. Given the size of the main assembly area, a second means of exit directly from that room to outside the structure shall be provided.
4. A commercial fire alarm system shall be provided for the assembly portions of the building, which shall communicate directly to Rockland County Fire Dispatch (44-control) and shall be also be connected to the fire sprinkler system for the building.
5. A fire alarm system plan for the assembly and related portions of the building shall be provided prior to project approval.
6. Given the structure is 3 stories tall, a proper NFPA fire Sprinkler system plan for the building shall be installed, plans for which, including location of the main sprinkler control valves and fire department connection, shall be provided prior to approval.
7. A Knox box shall be installed on the building for access to the assembly and related areas of the building.
8. Required exit and emergency exit signage shall be provided and shown on the plans prior to approvals.
9. No Parking / Fire Zone signage shall be placed on the street in front of the building. Approvals from appropriate village boards may need to be obtained.
10. Please explain and show on the plans, comment # 8 from the updated description notes dated 12/10/2019 concerning the placement of a coffee station above the sinks in the entry area.

As updated plans and information is provided, I reserve the right to provide additional comments, etc.

Respectfully,

Shlomo M. Pomeranz
Airmont Fire Inspector