



The Village Green

Newsletter of the Village of Pomona

January 2002 - Happy New Year

Village Boards Consider Schools Project

Recently, the Village Board of Trustees and the Village Planning Board were given an informational "walk-through" site visit by the Yeshiva of Spring Valley representatives at their property formerly known as Camp Dora Golding. Located on the east side of Route 306 in the village, it is the proposed site for the development of two schools and 25 new single family homes.

Walking around the beautiful 100 acre lot, it was immediately evident that there will be significant challenges for the developer and Planning Board. There are both wetlands and steep slopes that will need to be carefully considered in the design and approval process. The plan submitted to the Planning Board for the sub-division currently shows the property being divided into 26 separate lots, 25 of which will have single family homes on approximately one acre lots, and the remaining large lot having two schools, one an elementary school, the other a high school, for a total of 650 students.

The approval process for this project is more complicated than most, given that village rules require the Village Board of Trustees to issue a special permit for any schools built in the village. Thus, in this case, the developer will need to first get approval on the sub-division, and then, if this is granted, apply to the Board of Trustees for a permit for the schools. The developer will have to comply with the continued on page 2 ...

Message from the Mayor ...

What's the big stink on Quaker Road these days? URBAN FOREST PRODUCTS that's what. They're the folks polluting our air with fumes from their mulch facility, blocking our roads with trucks bringing logs to be ground up and sold to landscapers, and generally disrupting our community with the noise created by their operations. Although this arguably illegal and clearly irresponsible blight on the quality of life in our area certainly affects village residents, since it is not located within boundaries of our village, we have no official role in allowing it to continue. That is the Town of Haverstraw's business. Nevertheless, it has occupied more of my time over the past six months than any single issue facing our village. During that period I have made our voices count with Town Officials, the County Executive, Department of Health, and the DEC. Working closely with recently elected Supervisor Howard Phillips of Haverstraw, we have done everything possible to shut them down. We addressed the excess weight of trucks on our roads and bridges with the State Police; pressed Department of Health on odor and noise violations; pushed the DEC and County Drainage Authority to investigate the encroachment, misuse, and possible pollution of the Minisceongo Creek, its bordering wetlands, and the aquifer; and, last, but certainly not least, played a major role in Town Zoning Board hearings on the Town Building Inspector's decision which declared Urban Forest Products' use of the property to be illegal.

Since they're still operating, what happened and where do we stand?

They can ride over the Quaker Road Bridge from the Palisades Access Rd, but cannot legally enter Quaker Road from Camp Hill Road because of our village ordinances. The problem is that we can't establish an adequate police presence to stop them.

During the summer they were cited by the Department of Health on seven odor and noise violations, pleaded guilty, paid a fine, and promised to behave. They didn't, and were recently cited again for new violations in both areas. Hearings on both are imminent. The DEC conducted an in-depth study, but refused to take a definitive position, and the County Drainage Authority was so uncooperative, that it became necessary to call on the County Executive to intervene, which he recently did.

Finally, on September 12th the Haverstraw Zoning Board ruled that their Building Inspector was correct, that the property's use by Urban Forest Products was not legal, and that the mulching operation should cease. Urban Forest Products then immediately filed suit to overturn the Zoning Board ruling, and asked the court for an injunction, which it was granted, to stay any town enforcement until the matter was resolved. The current timetable for a final court decision is January 2002. Until that time all we can do is keep the pressure on, which both Howard Phillips and I are committed to do, and rely on our justice system to do what is right.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <h1>January 2002</h1>						
		1 New Years Day Village Hall is closed No Garbage pickup	2 Recycling - paper 	3 2.00 pm Cultural Center Stained Glass Class Bulk trash/Garbage - Ramapo	4 No Yoga Bulk trash/Garbage - Haverstraw	5
6	7  7.30pm Village Hall Village Board Workshop Garbage - Ramapo	8 Garbage - Haverstraw	9 Recycling - Commingled containers 	10 2.00 pm Cultural Center Stained Glass Class Bulk trash/Garbage - Ramapo	11 9.30am Yoga class at the Cultural Center Bulk trash/Garbage - Haverstraw	12
13 2.00 pm Village Hall Clean-up Squad	14 Garbage - Ramapo	15 Garbage - Haverstraw	16  7.30 pm Village Hall Planning Board Regular Meeting Recycling - paper 	17 Bulk trash/Garbage - Ramapo	18 9.30am Yoga class at the Cultural Center Bulk trash/Garbage - Haverstraw	19
20	21  7.30pm Village Hall Village Board Regular Meeting Garbage - Ramapo	22 Garbage - Haverstraw	23  8.00 pm Village Hall ZBA meeting (scheduled) Recycling - Commingled containers 	24 Bulk trash/Garbage - Ramapo	25 9.30am Yoga class at the Cultural Center Bulk trash/Garbage - Haverstraw	26
27	28 Garbage - Ramapo	29 Garbage - Haverstraw	30 No recycling (5 th Wednesday)	31 Bulk trash/Garbage - Ramapo		

continued from page 1
Yeshiva of Spring Valley project

local laws of the village as they apply to schools.

For any readers that are interested, the code can be found on the village website (www.pomonavillage.com). The relevant section for schools is Chapter 130-10, section F (pages 252-254 in the electronic version on the web). As part of the process of the

Village Board review of the special permit application, it will refer the matter back to the Planning Board for consideration of environmental and other factors and to ensure compliance with all of the village zoning laws. The process is ongoing, and its progress will be reported in this newsletter. Public hearings will be held, and these will be advertised as usual. When the formal applications have been filed, we will put up a page on the website devoted to this major

development, to keep village residents well informed.

In other Board news, resolutions were passed at the November board meeting supporting efforts for an immediate government review of safety and operations at the Indian Point nuclear plant; joining other municipalities in our attempt to require the county to share sales tax revenues with villages; and appointing a new village tax assessor.

Cultural Center Agenda



The Pomona Cultural Center Winter Exhibition
Celebrating America
has been extended until January 12th. PLEASE VISIT
Friday, Saturday and Sunday afternoons 2-6 pm

It is a wonderful exhibition of Painting, Engraved
Glass and Sculptures by local artists.
This exhibition is presented in honor of each life lost,
and in tribute to the living spirit of community

(sculptures shown on this page are by local artist Martin Glick)



Pomona takes the lead on Indian Point

On November 26th the Village of Pomona became one of the first Rockland municipalities to recognize that it is time to plan a non-nuclear future for the Indian Point generating facility. Expressing its concern over the location of a nuclear power plant in the middle of the densely populated New York metropolitan area, the Village Board unanimously passed an important resolution strongly supporting the Westchester County Legislature's position calling on Indian Point's new owner, Entergy, and the New York Public Service Commission, to begin an immediate study on the conversion of Indian Point to natural gas or other non-nuclear fuel.

This first step represents an important beginning in forcing those responsible to pro-actively address this complex issue and see to its resolution. We will also continue to monitor progress on the various legislative reviews of the Indian Point safety systems, operator training and evaluation, the storage method of radioactive spent fuel rods at the Buchanan facility, and the evacuation plans that directly affect our residents.

The Village of Pomona is sad to have to say au revoir to a long-time resident and friend, **Norman Becker**, our Building Inspector.

Mr. Becker, wife Renée, and children, Jeffrey and Piper, moved to Boar Court in the village way back in July 1966. The children attended East Ramapo schools and both attended Johns Hopkins University upon graduation. When the village incorporated in 1967, Mr. Becker got involved by serving on the Planning Board, and even as its chairman for a few years. In 1997, having retired from the Planning Board after 20 years of service, Norman became our part time village Building Inspector, a position he held until December 31st when he retired. Future retirement plans for the Beckers include dividing their time between homes in Hamburg, New Jersey and Key Largo, Florida.

Norm writes a monthly column for *Popular Mechanics*, and has just completed the 3rd edition of his book, *The Complete Book of Home Inspection* for McGraw Hill. Norm, Renée and their two children are also all black belts in karate!

Norm says that the village was a lovely phase of their lives, and now it's time to move on.



Good luck, Norm and Renée ...

Interested in our Yoga class? We meet Fridays 9.30-11 am in the Cultural Center. Bring a floor mat and wear comfortable clothes. If this day and time is inconvenient for you, please let us know when might be a good time (call the center at 362-8062). We welcome comments and suggestions.

Development on Route 202

Many village residents have been asking about the land that has been cleared on the north side of Route 202 opposite Pantry Deli and the Ivy Cart. Although this land is not in the village, we have been monitoring the developments closely because it will affect us as neighbors. We have been told that the land has been cleared by the owners in preparation for future development, but the exact nature of the development has yet to be decided.

We do, however, know that Westchester County developer Martin Ginsberg, whose most recent major project locally is the Crystal Hill Club further down Rt 202 in Garnerville, is beginning the process of filing applications for project approvals in the towns of Ramapo and Haverstraw (the property in question is located in both towns). His proposed project as currently envisioned includes about 350 town houses, a

small retail center serving the new community, a community recreation facility and a commercial section which will either be a hotel, conference center or office space. The town houses will be a mix of rental and ownership, and the entire project will be laid out in the form of an enclosed community where residents can actually walk to the general store to pick up groceries!

The plans and municipal approval processes are very much in the preliminary stages, and since this major development will be in our backyard, we will continue to have great interest in the project, and will avail ourselves of the Ginsberg organization's gracious offer of village input into the project. We will, of course, keep Pomona residents informed, and as the project progresses, we will hold a public meeting on the project to get your input.

Please feel free to drop by and pick up your new recycling bins at Village Hall

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