



The Village Green

Newsletter of the Village of Pomona

March 2002

Public Hearings dominate January Board Meeting

Public hearings on Community Development Block Grants cooperation and a local law allowing a property tax exemption for active members of volunteer fire departments were on the agenda for the regular Village Board meeting on January 28th. Even though no-one from the public attended this meeting, both resolutions were discussed by board members and approved. The Community Development resolution pledged village cooperation in the county's federal grant applications for community development. The Board has identified handicapped access to the village parks as one area that will qualify for this funding.

The local law for volunteer exemption of certain property taxes is related to a new section of New York State property tax law that recently went into effect. It permits villages in counties with specific population sizes to allow a village property tax exemption not exceed ten percent of the assessed value of the property. Passing this law will not change the village tax rate, but will provide a small incentive to active fire department volunteers.



In other business, the Village Board voted unanimously to change the name of Old Route 202B in the village to Ladentown Road. The Mayor is also in contact with the Town of Ramapo Supervisor, Chris St. Lawrence, to extend the new name into the two sections of Old Rt 202B that are in the town.

Message from the Mayor

OK, I admit it. I hug trees; care about the deer; and I love to watch the wild turkeys parade across my yard. I would also really like to see all construction in our village stopped as of today, but, unfortunately, I realize that it simply can't be done. If you own property, you have a right to develop that property. That's what the courts direct and that's what we have to live with. We can protect the nature and substance of our community, but we cannot be unreasonable. We in government consider it our primary responsibility to protect what we have in every way possible, and each of us takes that responsibility very seriously. But our hands are sometimes tied by decisions outside of our control. The worst for us has been a 35 year old Haverstraw Planning Board decision approving a 265 lot subdivision on Cheesecote Mountain in what was to become the Village of Pomona. Timed to avoid the more severe local scrutiny that would result from the incorporation of the village, the developer was successful in gaining the town's approval and we were stuck with the decision. This situation didn't really become a problem until about 10 years ago. Up to that point the developers did a pretty good job of utilizing the natural topography and characteristics of the area, and positively contributed to the community. Then the economic climate began to change. Real estate failures increased dramatically, and suddenly it was economy rather than substance that began driving construction. Abuses occurred, and we responded. After much reactive patchwork, in January 1998 we took our most decisive remedial action when we passed Local Law 1-1998 which provided for sweeping changes in village procedures and standards relating to site plan approval. This important new legislation included the first major steep slope regulations in Rockland County, and placed major emphasis on adapting the style of development to fit the land rather than changing the land to fit the style of development.

Today, when you choose to build in Pomona you must be prepared to follow some of the most stringent guidelines available under the law. You can't remove a tree unless it is directly related to construction, clearly marked prior to removal, and approved by our building inspector. You can't start excavating your site, bringing in fill, or begin any type of construction until a valid building permit is issued. To get that building permit, the road on which your site is located must have been completed, the utilities put in place, and your individual building plans approved. Once all that is done and you actually start building, you will be under the constant scrutiny of our Village Engineer, a long time village resident who served as both Director of the Joint Regional Sewer Board, and Assistant Commissioner for the Department of Health; our Building Inspector, who is a licensed architectural engineer; and our Code Enforcement Officer, a 16 year member of our own Board of Trustees. There's more. While your project is going on you must maintain silt fencing to keep your construction debris on your site, and sweep up at the end of each work day to make sure our roads don't become part of your building site.

All developers working in the village understand our position, what we expect, and why we expect it. They have a right to develop their properties, but we insist that they follow our rules, and work as responsible members of our community.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <h1>March 2002</h1>						
					1 9.30am Yoga class at the Cultural Center	2
					Bulk trash/Garbage Haverstraw	
3	4	5  NEW GARBAGE SCHEDULE STARTS	6	7	8 9.30am Yoga class at the Cultural Center	9
		Garbage - All Village	Recycling - paper 		Bulk trash/Garbage All Village	
10 2.00 pm Village Hall Clean-up Squad	11 7.30 Village Hall Village Board Workshop Meeting 	12	13	14	15 9.30am Yoga class at the Cultural Center	16
		Garbage - All Village	Recycling - commingled 		Bulk trash/Garbage All Village	
17	18	19	20 7.30 pm Village Hall Planning Board Regular Meeting 	21	22 9.30am Yoga class at the Cultural Center	23 Pysansky Egg Workshop Cultural Center 3.00pm - 5.00pm
		Garbage - All Village	Recycling - paper 		Bulk trash/Garbage All Village	
24	25 7.30pm Village Hall Village Board Regular Meeting 	26	27 8.00 pm Village Hall ZBA meeting (scheduled) 	28	29	30
		Garbage - All Village	Recycling - commingled 		Bulk trash/Garbage All Village	
31						

Historian's Corner - A Little Piece of History in the Village...

On a country road known as Old Haverstraw Road, then Old Route 202, and recently renamed Ladentown Rd, is a charming pre-Revolutionary farmhouse called "Windyfields." Behind the house is a stone path through the woods which was used during the

Revolution by American troops as they made their way to fight the Battle of Stony Point.

The farmhouse is listed on the 1857 county map as the A.J. Knapp house. Several markers in graveyards on either side of a stone wall identify the resting places of families such as Young, Allison, Seaman, Secor and Sealey. The property is believed to have been

originally owned by the Secor family. (Have you noticed Secor Ct off Call Hollow Road?) During the 1920's a family grew grapes and stored them in a commercial garage that has since burned down.

Noel Smith Fernandez, the present owner, graciously invited me to tour the interior of the restored farmhouse. Noel lovingly pointed out the original

What's building in Pomona?

As you drive through the village, you see signs of construction in many locations. Even though the winter is not the prime season for construction of new homes, there is still a great deal of planning and preparation going on, and this article is an informational overview of the main projects under way.

Most of the present construction is taking place on the "Mountain" clearly visible to northbound travelers on the Palisades. There are three distinct projects on the mountain, which was subdivided into about 265 lots in 1967, just prior to the formation of the village.

Most of the visible construction is related to the Highgate Estates project being developed by John Lynn and Hans Bazlen. There will be 89 new single family homes built in this highly elevated section along with new roads and related infrastructure. The project has been going on for about 9 months, and about eighty percent of the roads are finished, with two model homes complete and ten more homes just beginning to be constructed. The views from these home sites is simply magnificent. This project is slated to be complete in about five years, largely depending on the housing market.

A smaller project called the Summit at Pomona consists of 31 new homes to be built at the north end of Halley Drive and on its extension down to Wolff Rd and Call Hollow Rd. The roads are under construction, and the homes are in the planning stage. No building permits will be issued prior to the roads being completed, and it is expected that this project will also take about 5 years to complete.



The Park at Pomona is also under construction on the east side of North Ridge Rd and Cheesecote Lane, which is now an access point for the village into Cheesecote Park. These five new homes will probably be complete by the end of this summer.

Also in the Haverstraw section of the village, the development known as Halley II is in the planning stages. This will be 40 new homes on about 65 acres at the end of Klingher Ct, parallel to Call Hollow Rd. Construction is not anticipated to start on this project until next year, providing all necessary approvals are received.

On the Ramapo side of the Village, the seven home subdivision on Litman Lane off Pomona Rd is winding down with two homes occupied, one virtually complete and the rest in various stages of permitting and construction. This development is also slated to be finished by the end of the summer.

A much larger development in the Ramapo section is the property on the east side of 306 south of Rt 202. This property, previously known as Camp Dora Golding is now owned by the Yeshiva of Spring Valley. Their plan is to subdivide the nearly 100 acre property into twenty-five lots for single family homes, and a single large lot for two schools (as reported in detail in the January 2002 issue of Village Green). This project is in front of the village Planning Board, and the developers are preparing a Draft Environmental Impact Statement (DEIS). When this is complete, there will be public hearings to review the document and solicit public comment. It is not expected that the DEIS will be complete for public review until late fall 2002.

Historian's Corner continued from page 2 ...

supporting chestnut beams. An original wall was constructed of clay, horsehair, straw, and strips of wood. A small section can be viewed as it was left exposed behind plastic in a frame. Noel calls it Northeast Adobe. An old wood panel has remnants of a type of beading used in 1750-1800, and the wide plank wood floors were beautifully restored. The huge fireplace mantle came from Williamsburg, Virginia. A 1918 Campbell soup can and a lovely small antique bottle were found during the renovation. Beautifully restored,

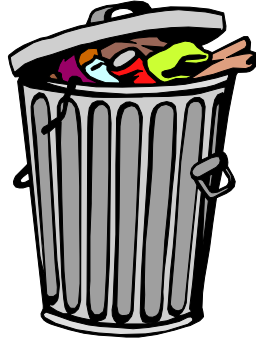
Windyfields echoes with footprints from the past.

Reminiscing about the old days in Pomona with Noel, she recalls walking through the woods from Old Route 202 (New Route 202 did not exist at the time) across the woods through Camp Williams to visit a friend on Pomona Road. She talked about biking to visit friends in the art and theater community on South Mountain Road. Noel loves living at Windyfields among all her memories. A plan to apply to place the house on the National Historical Register is on her agenda.

Contributed by Ellie Litman.

Important Notice Concerning Changes in Garbage Pick-up schedule in the Village

Effective March 4th, **ALL** Village garbage will be picked up on Tuesdays and Fridays, and ALL Village bulk trash will be picked up on Fridays (recycling will remain unchanged and be picked up on Wednesdays).



This means a change for the Ramapo section of the Village who will no longer be picked up Mondays and Thursdays.

(The Haverstraw section is not affected by these changes)

Also, ALL garbage and recycling **MUST** be put out by 6.00am.
If you have any questions, please call Village Hall at 354-0545

The Cultural Center has a new exhibition "REFLECTIONS THROUGH TIME"

Please come and see it (you can see a preview on the website at www.pomonavillage.com)
Are you a musician, artist or dancer living in the village?
Please call Director Gde 362-0682

Attention: All Residents age 18 or under!

Would you like to have your poem published in The Village Green? If so, please send it to: The Editor, Village of Pomona, 309 Old Route 202B, Pomona, NY 10970 or by e-mail to: pomona@pomonavillage.com

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