

Pamela VandenHeuvel-Ripple
Robert D. Ripple
1 Martino Way
Pomona, NY 10970
C: 914-804-7321

Re: Project Description Narrative

**1 Martino Way
Pomona, NY 10970
Legal Description: Section: 25.20 Block: 2 Lot: 3**

To Whom It May Concern,

This narrative summary will serve to explain our desire to obtain a special permit from the Zoning Board of Appeals (ZBA) for a real estate home office. We are both NYS licensed real estate brokers and have been so for more than thirty-five years. We have resided at 1 Martino Way, Pomona since 1988, and it is our desire that our property be approved for a real estate home office use.

The home office will be strictly for us to perform our own personal business. We will not be meeting any clients at our residence; therefore, the home office will not change our property's appearance in any way and everything will remain the same. Furthermore, there will not be any additional traffic generated and said home office will in no way create any adverse conditions to both our property and to Martino Way.

Respectfully Submitted,
Pamela VandenHeuvel-Ripple
Robert D. Ripple

Town of Haverstraw, NY
Wednesday, August 21, 2024

Chapter 167. Zoning

Article V. Special Permit Uses

§ 167-26. Home occupations.

- A. A home occupation is an occupation or profession which:
 - (1) Is customarily carried on in a dwelling unit.
 - (2) Is carried on by a member of the family residing in the dwelling unit.
 - (3) Is clearly incidental and secondary to the use of the dwelling unit for residential purposes.
 - (4) Shall not utilize more than 25% of the total floor area of the dwelling unit, and in no event more than 500 square feet.
 - (5) Shall not be conducted in an accessory building or outside the principal building.
- B. In no manner shall the appearance of the building be altered or shall the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character, either by the use of colors, materials, construction, lighting, size or the emission of sounds, noises or vibrations. No display of products shall be visible from the street, and no stock-in-trade shall be kept on the premises.
- C. The home occupation shall not increase the vehicular traffic flow by more than one additional vehicle at a time and shall not involve the use of outdoor storage of commercial vehicles for delivery of materials to and from the premises.
- D. There shall be no exterior display or exterior sign, except the following: one nameplate and/or one home occupation sign of not more than two square feet in dimension. Such nameplate and/or sign may not be indirectly illuminated unless it is set back at least 10 feet from the street line. There shall be no other exterior indication of such home occupation or variation from the residential character of the principal building.
- E. There shall be no storage or standing of any commercial or construction equipment or the outdoor storage of materials. In addition, there shall be no keeping of a stock-in-trade or the sale of any goods or the use of any chemical, mechanical or electrical equipment which is not a customary household appliance or light office equipment.
- F. No more than one person outside the family shall be employed on a full-time or part-time basis in connection with such home occupation. In this context, "part-time" shall mean employment for 21 hours per week or less.
- G. No home occupation shall create noise, dust, vibration, odor, smoke, electrical interference, fire hazard or any other hazard or nuisance to any greater extent or more frequent extent than that usually experienced in the district under circumstances wherein no home occupation were to exist.
- H. A home occupation is granted to the land, not to a particular owner.

Chapter 167. Zoning

Article V. Special Permit Uses

167-26. Home Occupations.

The following are our answers / confirmations / acknowledgements to the zoning requirements (see attached) regarding the above referenced Home Occupation Special Permit Uses.

A.

- (1) The HO use will be carried on in the dwelling unit.
- (2) The HO use will be carried on by a member of the family residing in the dwelling unit.
- (3) The HO use is clearly incidental and secondary to the use of the dwelling unit for residential purposes.
- (4) The HO use shall not utilize more than 25% of the total floor area of the dwelling unit, and in no event more than 500 square feet.
- (5) The HO use shall not be conducted in an accessory building or outside the principal building.

B. It is correct and we agree that in no manner shall the appearance of the building be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character in any way shape or form.

C. It is correct and we agree that the HO shall not increase the vehicular traffic flow by more than one additional vehicle at a time and shall not involve the use of outdoor storage of commercial vehicles for delivery of materials to and from the premises.

D. It is correct and we agree that there shall be no exterior display sign, except for the following permitted HO signage: one nameplate and / or one home occupational sign of not more than two (2) square feet in dimension.

1 Martino Way Pomona, NY
10970

E. It is correct and we agree that there shall be no storage or standing of any commercial or construction equipment or the outdoor storage of materials.

F. It is correct and we agree that no more than one person outside the family shall be employed on a full-time or part-time basis in connection with such home occupation.

G. It is correct and we agree that no home occupation shall create noise, dust, vibration, odor, smoke, electrical interference, fire hazard or any other hazard of nuisance to any greater extent or more frequent extent than that usually experienced in the district under circumstances wherein no home occupation were to exist.

H. We understand and acknowledge that a home occupation is granted to the land, not to a particular owner.

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Haverstraw Date Sent _____

Board _____ Planning ☒ ZBA _____ Town/Village Meeting Date _____

File Name VandenHeuvel
Contact Person Patricia VandenHeuvel
Address 1 Martino Way
Pomona, NY 10970

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- ☐ RC Highway Department
☐ RC Division of Environmental Resources
☐ RC Drainage Agency
☐ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
☐ RC Sewer District #1
☐ NYS Department of Environmental Conservation
☐ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☐ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Cornell Cooperative Extension of Rockland County
☐ Adjacent Municipality _____
☐ Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (n) _____ Subdivision
239 (l) & (m): _____ Site Plan ☒ Variance _____ Special Permit _____ Zone Change/Amendment
_____ Other - Please list _____

Location of Parcel(s) 1 Martino Way, Pomona, NY 10970

Existing Sq. Footage 22,216 Acreage of Parcel (s) .51
Proposed Sq. Footage 22,216

The Property in Question Lies Within 500 Feet of:

- ☐ County Road ☒ State Road, Thruway, or Parkway
☐ County Stream ☐ State Park
☐ County Park ☐ Village, Town, or County Boundary
☐ County or State Facility ☐ The Long Path

Map 25.20 Block 2 Lot(s) 3 Map Date _____
Map _____ Block _____ Lot(s) _____ Current Zoning _____

Brief Project Description Realtor Home Office

Variances Needed (if applicable)

Required

Provided

Variances Needed (if applicable)	Required	Provided
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPLICATION REVIEW FORM

PART I

Name of Municipality Haverstraw Date _____

Please check all that apply:

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

Project Name: _____

Tax Map Designation:

Section 25.20 Block 2 Lot(s) 3
 Section _____ Block _____ Lot(s) _____

Location: On the West side of Martino Way
 _____ feet _____ of _____ in the

town/village of Haverstraw

Street Address: 1 Martino Way

Acreage of Parcel 0.51 Zoning District R35

School District North Rockland Postal District Pomona

Fire District THIELS Ambulance District Haverstraw

Water District _____ Sewer District Haverstraw

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

Realtor Home Office
We desire to use our home as a
realtor/real estate home office strictly for
our own personal business.
* Please see attached narrative *

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NO

Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type. NO

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

Contact Information:

Applicant: Pamela Vandenhoevel Phone # 914-906-5034
914-804-7321

Address 1 Martino Way Romana NY 10970
Street Name & Number (Post Office) State Zip code

Property Owner: Pamela Vandenhoevel Phone # 914-906-5034
914-804-7321

Address 1 Martino Way Romana NY 10970
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: _____ Phone # _____

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

Attorney: _____ Phone # _____

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

Contact Person: _____ Phone # _____

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

General Municipal Law Review:

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

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above.

US Route 202

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Comm. |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Haverstraw)

Pamela Vanden Heuvel being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

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

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee None
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

APPLICATION REVIEW FORM

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of _____ from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature Pamela Vandenberg
Print Applicant's Name Pamela Vandenberg

SWORN to before me this
18 day of July, 2024

Raquel Ventura

Notary Public

RAQUEL VENTURA
Notary Public, State of New York
No. 01VE6340753
Qualified in Rockland County
Commission Expires April 25, 2028

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland), SS.:

Town/Village of Haverstraw

I, Pamela Vandenhoeve being duly sworn, hereby
depose and say that I reside at: 1 Martino Way Pomona

in the county of Rockland in the state of New York.

I am the (*) owner in fee simple of premises located at:
1 Martino Way Pomona, NY 10970

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber 325 of conveyances, page 828 or as Instrument ID # _____.

Said premises have been in my/its possession since 1988. Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 25.20 block 2 lot(s) 3.

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner
Mailing Address

Pamela Vandenhoeve
1 Martino Way
Pomona, NY 10970

SWORN to before this

18 day of July, 20 24

Raquel Ventura
Notary Public

RAQUEL VENTURA
Notary Public, State of New York
No. 01VE6340753
Qualified in Rockland County
Commission Expires April 25, 2028

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

APPLICATION REVIEW FORM

Owners of Nearby Properties:

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

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

See Sheet Attached

(use additional paper if needed)

SWORN to before this

18

day of

July

, 20

24

Raquel Ventura

Notary Public

RAQUEL VENTURA
Notary Public, State of New York
No. 01VE6340753
Qualified in Rockland County
Commission Expires April 25, 2028

392289 25.20-2-2
Base Realty, LLC
c/o Lorie Bilinski
1 Cambridge Plz
Pomona, NY 10970

392289 25.20-2-17
Moshe Messner
Chaya Fruchter
2 Martino Way
Pomona, NY 10970

392289 25.16-3-5
Yekusiel Eckstein
Itta Eckstein
3 Martino Way
Pomona, NY 10970

392289 25.20-2-16
Yacov Mendle Rosen
Etty C. Rosen
4 Martino Way
Pomona, NY 10970

392289 25.20-2-15
Martin Levinton
Patricia McLeod-Levinton
6 Martino Way
Pomona, NY 10970

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- () Area Variance from the requirement of Section _____;
Use Variance from the requirement of Section 25.20 _____;
(✓) Special permit per the requirements of Section _____;
() Review of an administrative decision of the Building Inspector;
() An order to issue a Certificate of Occupancy;
() An order to issue a Building Permit;
() An interpretation of the Zoning Ordinance or Map;
() Certification of an existing non-conforming structure or use;
() Other (explain) home occupation _____;

To permit construction, maintenance and use of _____

Real Estate Home Office

Previous Appeal:

- a. A previous appeal _____ has, or _____ has not, been made with respect to this property.
b. Such appeal was in the form of:
____ An AREA Variance; or
____ A USE Variance; or
____ Appeal from decision of Town Official or Officer; or
____ Interpretation of the Zoning Ordinance or Map; or
____ Other
c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

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

Dimension*	Column	Required	Provided

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

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

Describe: _____

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

Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain: _____

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

Explain: _____

APPLICATION REVIEW FORM

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

Explain: _____

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

Describe: _____

7. Other factors I/we wish the Board to consider in this case are _____

B. USE VARIANCE (This section to be completed only for a USE variance. Use additional pages, if needed.)

1. This property cannot be used for any uses currently permitted in this zone because: _____

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

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

There will in no way be any change
to the subject property.

4. The amount paid for the entire parcel was: \$ 250,000. -

5. The date of purchase of the property was: 11/1/1988

6. The present value of the entire property is: \$ 850,000. -

7. The monthly expenses attributed to normal and usual maintenance of the property are: 300. -

8. The annual taxes on the property are: 17,600. -

APPLICATION REVIEW FORM

9. The current income from the property is: 0

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

- a. Date of mortgage: 2015
b. Scheduled maturity (payoff) date: 2045
c. Present monthly payment amount: 2400.-
d. Current principal balance: 140,000.-
e. Current interest rate: 7.9%

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

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

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

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

1. Section(s) to be interpreted: _____

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

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Pamela and Robert D. Ripple, 1 Martino Way, Pomona for a Special Permit:

1. Home Occupation: Real Estate Home Office

Said property being located on the West side of Martino Way and located on the Town of Haverstraw Tax Map as Section 25.20, Block 02, Lot 03

Said Public Hearing shall be held on Wednesday, September 11, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Rd., Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Town Of Haverstraw Zoning Board of Appeals.

Gregg Lawless, Acting Chairman

Christie Tormm Addona, Planning and Zoning Board Attorney

Annette Hendrie, Chief Clerk

August 7, 2024

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

R.C Dept. of Planning
50 Sanatorium Road – Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: Pamela & Robert Ripple
1 Martino Way
Pomona, NY 10970
Sect: 25.20 Block: 02 Lot: 03

Dear Mr.Kezner,

Enclosed please find the following:

- ZBA Application for a Home Occupation signed and notarized 07/18/2024
- Narrative undated
- Survey dated 03/23/1988

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

R.C Dept. of Highway
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attention: Dyan Rajasingham

Re: Pamela & Robert Ripple
1 Martino Way
Pomona, NY 10970
Sect: 25.20 Block: 02 Lot: 03

Dear Mr. Rajasingham ,

Enclosed please find the following:

- ZBA Application for a Home Occupation
signed and notarized 07/18/2024
- Narrative undated
- Survey dated 03/23/1988

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,

Annette Hendrie

Annette Hendrie
Chief Clerk

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

Rockland County Dept. of Health
50 Sanatorium Rd.- Bldg. D
Pomona, NY 10970
Attention: Liz Mello

Re: Pamela & Robert Ripple
1 Martino Way
Pomona, NY 10970
Sect: 25.20 Block: 02 Lot: 03

Dear Mrs. Mello ,

Enclosed please find the following:

- ZBA Application for a Home Occupation
signed and notarized 07/18/2024
- Narrative undated
- Survey dated 03/23/1988

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

NYS D.O.T
275 Ridge Road
New City, NY 10956
Attention: Ralph Tarulli

Re: Pamela & Robert Ripple
1 Martino Way
Pomona, NY 10970
Sect: 25.20 Block: 02 Lot: 03

Dear Mr. Tarulli ,

Enclosed please find the following:

- ZBA Application for a Home Occupation
signed and notarized 07/18/2024
- Narrative undated
- Survey dated 03/23/1988

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,

Annette Hendrie

Annette Hendrie
Chief Clerk



**TOWN OF HAVERSTRAW
BUILDING DEPARTMENT**

ORIGINAL
FOR OFFICE FILE

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

John P. Gormley
Code Enforcement Officer

August 7, 2024

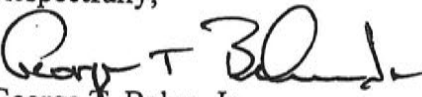
Cole Kids Corp.
4 Creekview Dr.
Thiells, NY 10984
Attention: Stephen Cole-Hatchard, Sr.

Dear Mr. Cole-Hatchard, Sr.,

During a recent Building Permit review, it was discovered that the rear yard addition was constructed without Building Department approval. The structure encroached into the required rear yard setback. Therefore, as per the zoning criteria for the "Mountain Park Section II Subdivision dated May 8, 1970, the required Rear Yard Setback is 35', the proposed is 26.6', a 8.4' variance is required.

If you have any questions please free to contact me at (845) 942-3710.

Respectfully,


George T. Behn, Jr.
Building Inspector II

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Cole Kids Corp., 4 Creekview Dr., Thiells to legalize an existing Rear Yard addition.

The following Variance is required:

1. As per the approved Zoning Criteria of Mountain Park Subdivision, Section Two - dated 05/08/1970.

Required Rear Yard Setback: 35'(Ft.)

26.6' (Ft.) is proposed.

An 8.4' (Ft.) Variance is required

Said property being located on the Northwest side of Creekview Dr. and located approx. 105± Ft. West of Riverglen Dr. and on the Town of Haverstraw Tax Map as Section-25.08, Block-01, Lot-09.

Said Public Hearing shall be held on Wednesday, September 11, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Town Of Haverstraw Zoning Board of Appeals

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Planning and Zoning Board Attorney

Annette Hendrie, Chief Clerk

August 7, 2024

ORIGINAL
FOR OFFICE FILE

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality TOWN OF HAWKSTRA Date Sent _____

Board _____ Planning ☒ ZBA _____ Town/Village _____ Meeting Date _____

File Name COLEKIDS CORP.

Contact Person ANLETTE HENDRIE

Address ONE ROSMAN ROAD

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- ☐ RC Highway Department
☒ RC Division of Environmental Resources
☒ RC Drainage Agency
☐ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
☐ RC Sewer District #1
☐ NYS Department of Environmental Conservation
☐ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☐ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Cornell Cooperative Extension of Rockland County
☐ Adjacent Municipality _____
☐ Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (n) _____ Subdivision

239 (l) & (m): _____ Site Plan ☒ Variance _____ Special Permit _____ Zone Change/Amendment

_____ Other - Please list _____

Location of Parcel(s) 4 CREEKVIEW DRIVE, THIELS

Acres of Parcel (s) 0.35 ACS

Existing Sq. Footage DWLG 2560 SF Proposed Sq. Footage DWLG 2560 SF

The Property in Question Lies Within 500 Feet of:

- ☐ County Road _____ State Road, Thruway, or Parkway
☒ County Stream _____ State Park
☐ County Park _____ Village, Town, or County Boundary
☐ County or State Facility _____ The Long Path

Map 25.08 Block 1 Lot(s) 9 Map Date MARCH 2023

Map _____ Block _____ Lot(s) _____ Current Zoning R-15

Brief Project Description REAR YARD VARIANCE REQUIRED FOR EXISTING ENCLOSED DECK

Variances Needed (if applicable)

REAR YARD

Required

35 FT.

Provided

20 FT.

APPLICATION REVIEW FORM

PART I

Name of Municipality TOWN OF HAVERSTRAW Date 7-10-2024

Please check all that apply:

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

Project Name: COLEKIDS CORP.

Tax Map Designation:

Section 25.08 Block 1 Lot(s) 9
Section _____ Block _____ Lot(s) _____

Location: On the NORTHWEST side of CREEKVIEW DRIVE
105± feet WEST of EVERGLEN DRIVE in the
town/village of HAVERSTRAW

Street Address: 4 CREEKVIEW DRIVE, THIELS

Acreage of Parcel 0.35 ACS. Zoning District R-15

School District NORTH ROCKLAND Postal District THIELS

Fire District THIELS ROSEVILLE Ambulance District HAVERSTRAW

Water District VEOLIA-THIELS Sewer District JR5B #1

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

REAR YARD VARIANCE FOR ENCLOSED
DECK. WORK WAS COMPLETED IN 1984.
ORIGINAL DECK CONSTRUCTED IN 1972.
NO NEW CONSTRUCTION REQUESTED.

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? N/A
- 2) Is any open space being offered? ____ If so, what amount? ____
- 3) Is this a standard or average density subdivision? ____

If site plan:

- 1) Existing square footage N/A
- 2) Total square footage ____
- 3) Number of dwelling units ____

If special permit, list special permit use and what the property will be used for.

N/A

Environmental Constraints: N/A

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. ____

Are there streams on the site? If yes, please provide the names. ____

Are there wetlands on the site? If yes, please provide the names and type. ____

Project History: Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE

APPLICATION REVIEW FORM

Contact Information: STEPHEN COLE-HATCHARD, SR., ESQ.

Applicant: COLEKIDS CORP. Phone # 845-269-1904

Address 4 CREEKVIEW DR., THIELS, NY 10984
Street Name & Number (Post Office) State Zip code

Property Owner: COLEKIDS CORP. Phone # 845-269-1904

Address 4 CREEKVIEW DR., THIELS, NY 10984
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: ATZL, NASHER & ZIGLER Phone # 845-634-4694

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

Attorney: STEPHEN COLE-HATCHARD, SR., ESQ. Phone # 845-269-1904

Address c/o COLEKIDS CORP, 4 CREEKVIEW DR., THIELS, NY 10984
Street Name & Number (Post Office) State Zip code

Contact Person: STEPHEN COLE-HATCHARD, SR., ESQ. Phone # 845-269-1904

Address c/o COLEKIDS CORP, 4 CREEKVIEW DR., THIELS, NY 10984
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

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

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

☐ State or County Road

☐ Long Path

☐ Municipal Boundary

☐ State or County Park

☒ County Stream

☐ County Facility

List name(s) of facility checked above.

MUNISCEONGO RIVER

Referral Agencies: *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

☒ RC Highway Department

☒ RC Drainage Agency

☐ NYS Dept. of Transportation

☐ NYS Thruway Authority

☐ Adjacent Municipality _____

☐ Other _____

☐ RC Division of Environmental Resources

☐ RC Dept. of Health

☐ NYS Dept. of Environmental Conservation

☐ Palisades Interstate Park Comm.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of HAVERSTRAW)

STEPHEN COLE-HATCHER, SE, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of HAVERSTRAW, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of HAVERSTRAW in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee NONE
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

APPLICATION REVIEW FORM

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of HAWERSTRAAT from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature

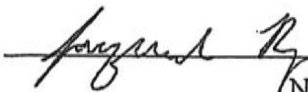


Print Applicant's Name

STEPHEN COLE-HARWARD, SR. ESQ

State of New York
County of Rockland) S.S.
SWORN to before me this

12th day of July, 2024



Notary Public

JACQUELINE BERGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE6439143
Qualified in Rockland County
My Commission Expires August 22, 2026

APPLICATION REVIEW FORM

Owners of Nearby Properties:

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

SECTION/BLOCK/LOT NAME ADDRESS

SEE ATTACHED LIST

(use additional paper if needed)

SWORN to before this

12th day of July, 2024

[Signature] [Signature]
Notary Public

JACQUELINE BERGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE6439143
Qualified in Rockland County
My Commission Expires August 22, 2026

Adjacent Owners
to Tax Lot 25.08-1-9

<u>Tax Lot #</u>	<u>Name & Address</u>
25.08-1-7	Town of Haverstraw One Rosman Road Garnerville, NY 10923
25.08-1-8	Doan Van T Vong Minh K 6 Creekview Drive Thiells, NY 10984
25.08-1-10	Edmond T. & Barbara J Walsh 2 Creekview Drive Thiells, NY 10984
25.08-1-34	Town of Haverstraw One Rosman Road Garnerville, NY 10923
25.12-1-12	Maritza Y. Sanchez 5 Creekview Drive Thiells, NY 10984
25.12-1-13	Michael & W. Hendricks 3 Creekview Drive Thiells, NY 10984
25.12-1-14	Cecil & Flora Bernard 28 Riverglen Drive Thiells, NY 10984

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- ☒ Area Variance from the requirement of Section 167-9;
- ☐ Use Variance from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of SINGLE FAMILY
RESIDENCE

Previous Appeal:

- a. A previous appeal ___ has, or ☒ has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ___ An AREA Variance; or
 - ___ A USE Variance; or
 - ___ Appeal from decision of Town Official or Officer; or
 - ___ Interpretation of the Zoning Ordinance or Map; or
 - ___ Other
- c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article III,
Section(s) 167-9, ATTACH 2. Specifically, the applicant seeks a variance
from the requirements from:

Dimension*	Column	Required	Provided
REAR YARD	10	35 FT.	26 FT.

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

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

Describe: DECK WAS ENCLOSED IN 1984 AND
HAS BEEN IN EXISTENCE FOR 30 YEARS

2. Is the variance substantial in relation to the zoning code? NO.

Explain: REQUIRED YARD IS 35 FT, EXISTING
YARD IS 26 FT. AT ITS CLOSEST POINT.

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO.

Explain: AS NOTED, THIS HAS BEEN IN EXISTENCE
FOR 30 YEARS, AND HAS NOT IMPACTED THE
NEIGHBORS OR NEIGHBORHOOD.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO.

Explain: REASON NOTED ABOVE IN NUMBER 1.

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

Explain: IT IS EXISTING AND HAS HAD AND WILL NOT HAVE ANY AFFECT.

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

Describe: NO INCREASE FOR ANY GOVERNMENT FACILITIES OR SERVICES

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

AS STATED THE DECK ENCLOSURE WAS CONSTRUCTED IN 1984. AT THE TIME THE OWNER DIDN'T REALIZE THE DECK TO BE ENCLOSED DID NOT MEET THE REAR YARD REQUIREMENT.

B. USE VARIANCE (This section to be completed only for a USE variance. Use additional pages, if needed.)

1. This property cannot be used for any uses currently permitted in this zone because:

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

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

4. The amount paid for the entire parcel was:

5. The date of purchase of the property was:

6. The present value of the entire property is:

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

8. The annual taxes on the property are:

APPLICATION REVIEW FORM

9. The current income from the property is: _____

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

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

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

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

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

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

1. Section(s) to be interpreted: _____

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

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

**ORIGINAL
FOR OFFICE FILE**

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

September 04, 2024

Haverstraw Planning Board
One Rosman Road
Garnerville, NY 10923

Tax Data: 25.08-1-9

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 07/09/2024

Date Review Received: 08/06/2024

Item: *Cole Kids Corp. - 4 Creekview Drive (GML-24-0157)*

A variance application to legalize an existing enclosed deck at the rear of a single-family residence on 0.35 acres in the R-15 zoning district. A variance is requested for rear yard. Northwest side of Creekview Drive, approximately 120 feet west of Riverglenn Drive

Reason for Referral:


County Route 47 - Thiells Mt Ivy Rd, Minisceongo Creek

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.

- 1 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The Board may have already addressed these points or may disregard them without any formal vote under the GML process:
 - 1.1 The site plan provides the wrong tax lot ID. This shall be corrected.
 - 1.2 A vicinity map that contains a north arrow and scale must be provided. The map must also include zoning district information.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Howard Phillips, Haverstraw
Rockland County Department of Health
Rockland County Drainage Agency
Rockland County Highway Department
Rockland County Planning Board
Atzl, Nasher & Zigler P.C.

*The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B, the County of Rockland does not render opinions nor determine whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.

DRAINAGE AGENCY
A DIVISION OF THE HIGHWAY DEPARTMENT
26 Scotland Hill Road, Chestnut Ridge, NY 10977
Phone: (845) 638-5060 Fax: (845) 708-7116
Email: Drainageagency@co.rockland.ny.us

Charles H. "Skip" Vezzetti
Superintendent of Highways
Chairman, Drainage Agency

Vincent Altieri, Esq.
Executive Director

Via email: ahendrie@townofhaverstraw.org

August 12, 2024

Zoning Board of Appeals
Town of Haverstraw
One Rosman Road
Garnerville, NY 10923
Attn.: Gregg Lawless, Chairman

**ORIGINAL
FOR OFFICE FILE**

Re: Cole Kids Corp. Rear Yard

Location: 4 Creekview Drive, Thiells
Parcel ID(s): Section 25.08, Block 1, Lot(s) 9
Municipality: Town of Haverstraw
Resource: Minisceongo Creek

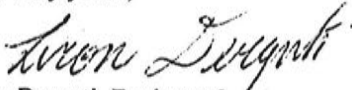
Dear Zoning Board Members:

The Rockland County Drainage Agency (RCDA) has reviewed the above referenced proposal as prepared by Atzl, Nasher, & Zigler P.C., dated/last revised 07/09/2024, included with the municipal referral dated 7/30/2024. Based on a review, the RCDA offers the following comment(s):

- 1) The above referenced site is outside the jurisdiction of the RCDA, pursuant to the Rockland County Stream Control Act, Chapter 846. Therefore, a Stream Control Act permit from the RCDA is not required for developments within this site. Also, the RCDA has no further comments regarding the proposal, pursuant to the State Environmental Quality Review (SEQR).
- 2) The RCDA recommends that the municipal land use boards and/or departments review all development proposals for this site and ensure that developments with increase in impervious areas and/or land disturbances will not result any increase in stormwater runoff from the site and will have adequate measures to prevent soil erosion and control sediment from leaving the site.

Please contact the undersigned at (845) 638-5060 or by email: drainageagency@co.rockland.ny.us, if you have any questions regarding this matter.

Very truly yours,



Liron Derguti, Engineer I
Rockland County Drainage Agency

c: Vincent Altieri, Esq., RCDA
Building Department, Town of Haverstraw
Planning Board, Town of Haverstraw
Rockland County Planning Department
File

gbehn@townofhaverstraw.org
ahendrie@townofhaverstraw.org
(by email)
(File: 24 IGR 49)

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

Rockland County Dept. of Planning
50 Sanatorium Rd.- Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Re: Cole Kids Corp.
4 Creekview Dr.
Thiells, NY 10984
Sect: 25.08 Block: 01 Lot: 09

Dear Mr. Kezner,

Enclosed please find the following:

- ZBA Application dated 07/10/2024
- Recording Deed dated 06/08/2022
- Survey dated 07/09/2024

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

Rockland County Drainage Agency
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attention: Shajan Thottakara

Re: Cole Kids Corp.
4 Creekview Dr.
Thiells, NY 10984
Sect: 25.08 Block: 01 Lot: 09

Dear Mr. Thottakara,

Enclosed please find the following:

- ZBA Application dated 07/10/2024
- Recording Deed dated 06/08/2022
- Survey dated 07/09/2024

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

COPY

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD, GARNERVILLE, NY 10923**

PHONE 845-942-3710

FAX 845-786-7647

Gregg Lawless, Acting Chairman

Christie Tomm Addona, Attorney

Annette Hendrie, Chief Clerk

July 30, 2024

Rockland County Dept. of Health
50 Sanatorium Rd.- Bldg. D
Pomona, NY 10970
Attention: Liz Mello

Re: Cole Kids Corp.
4 Creekview Dr.
Thiells, NY 10984
Sect: 25.08 Block: 01 Lot: 09

Dear Mrs. Mello,

Enclosed please find the following:

- ZBA Application dated 07/10/2024
- Recording Deed dated 06/08/2022
- Survey dated 07/09/2024

A Public Hearing will be scheduled for September 11, 2024

Please review and submit comments to:

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923
Annette Hendrie, Chief Clerk

If you have any questions please feel free to call me at 845-942-3710.

Sincerely,
Annette Hendrie
Annette Hendrie
Chief Clerk

20 FT. WIDE
DRAINAGE & SEWER
EASEMENT

S1115,10"E

RIVERGLEN DRIVE



* DENOTES VARIANCE REQUIRED

for

TOWN OF HAVERSTRAW

2024 SCALE: 1 IN. = 20 FT.

1M LO1: 20:00-15-
APBA - 15:533 COURT

2508-1-9

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE HEDDSON LAND SURVEYORS ASSOCIATION, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

JOHN F. SEBASTIAN
 N.Y.S. BAR # 50228
 N.Y.S. BAR # 50228