The Town of Haverstraw
Building Department
1 Rosman Road
Garnerville, NY 10993
Phone: 845-942-3710
Fax: 845-786-7647

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

1/25/22

RE: THE VARIANCES REQUIRED AS PER 167-58 OF THE HAVERSTRAW TOWN CODE, TO CONVERT A 3,576 SQ/FT SINGLE FAMILY DWELLING INTO A 8,202 SQ/FT HOUSE OF WORSHIP WITH APPURTENANCES.

Owner/Applicant: K'hal Bnei Torah
Address: 54 Riverglen Dr. Thiells, NY 10984
Site Location: 62 Riverglen Dr. Thiells, NY 10984
SBL: 25.12-1-31

To whom it may concern,

The following variance is required, for the conversion of an existing single family dwelling into a house of worship as per proposed site plan.

1. Minimum Lot Width: Required is 200 ft., Proposed is 183.94 Ft:
   A 16.06 ft variance is required
2. Minimum Street Frontage: Required is 200 ft., Proposed is 177.53 Ft:
   A 22.6 ft variance is required
3. Minimum Front Yard Set Back: Required is 60 ft., Proposed is 37.4 Ft:
   A 22.6 ft variance is required
4. Minimum Side Yard Setback: Required is 35 ft., Proposed is 16.7 Ft:
   A 18.3 ft variance is required
5. The Maximum Floor area Ratio is .10 the proposed is .188:
   A .088 variance is required
6. As per 167-58-D[1] *" Parking areas shall be located only in side and rear yards".* The proposed 27 spot parking lot is in part located in the front yard:
   Relief from This Provision Is Required.
7. As Per 167-58[D], There is a requirement for 1 Parking spot for every 250 sq/ft of accessory use. There is 2500 sq/ft of accessory use proposed, creating a need for 10 additional parking spots. The proposed parking lot provides for 27 spots, the required number of spots is 37.
   A 10 Spot Parking Variance is Required.

Should you have any questions, don't hesitate to reach out to me. My preferred method of communication is email.

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 K'hal Bnai Torah of Mount Ivy – 62 Riverglen Drive, Thiells for the following variances:

The following variances are required, for the conversion of an existing single family dwelling into a house of worship as per proposed site plan.

1. Minimum Lot Width: Required is 200 ft., Proposed is 183.94 Ft:
   A 16.06 ft. variance is required

2. Minimum Street Frontage: Required is 200 ft., Proposed is 177.53 Ft:
   A 22.6 ft. variance is required

3. Minimum Front Yard Set Back: Required is 60 ft., Proposed is 37.4 Ft:
   A 22.6 ft. variance is required

4. Minimum Side Yard Setback: Required is 35 ft., Proposed is 16.7 Ft:
   A 18.3 ft. variance is required

5. The Maximum Floor area Ratio is .10 the proposed is .188:
   A .088 variance is required

6. As per 167-58-D [1] *" Parking areas shall be located only in side and rear yards".* The proposed 27 spot parking lot is in part located in the front yard: **Relief from This Provision Is Required.**

7. As per 167-58 [D], There is a requirement for 1 Parking spot for every 250 sq. /ft. of accessory use. There is 2500 sq. /ft. of accessory use proposed, creating a need for 10 additional parking spots. The proposed parking lot provides for 27 spots, the required number of spots is 37.
   A 10 Spot Parking Variance is required.

Said property being located on the West side of Riverglen Drive and North of Dunnigan Drive.

Located on the Town of Haverstraw Tax Map as Section 25.12, Block 01, Lot 31.

Said Public Hearing shall be held on Wednesday, March 09, 2022 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 Zoning Board of Appeals of the Town Of Haverstraw
Gregg Lawless, Acting Chairman
Christie Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Clerk
March 02, 2022

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

Municipality Town of Haverstraw Date Sent 1/24/22

Board ☑ Planning ☑ ZBA ☐ Town/Village Meeting Date _____

File Name Congregation K'hal Bnei Torah of Mount Ivy

Contact Person Ken DeGennaro

Address Brooker Engineering, 74 Lafayette Ave, Suite 501, Suffern, NY 10901

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 _____

RECEIVED
MAR 02 2022
BUILDING DEPARTMENT

Pursuant to the General Municipal Law Article 12-B, Section
239 (n) ☐ Subdivsion
239 (l) & (m): ☑ Site Plan ☐ Variance ☐ Special Permit ☐ Zone Change/Amendment
☐ Other - *Please list*

Location of Parcel(s) West side of Riverglen Drive, 100 feet North of intersection with Dunigan Drive

Acreage of Parcel(s) 1.217 Acres

Existing Sq. Footage 3,576 SF (building) Proposed Square Footage 8,202 SF (building)

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 25.12 Block _____ Lots(s) 31 Map Date _____

Map _____ Block _____ Lots(s) _____ Current Zoning _____

Brief Project Description Conversion of existing residential structure to a house of worship. Construct 40' x 55.8' Two-Story addition to read of structure, add 27' off-street parking spaces.

Variances Needed (if applicable)	Required	Provided
FAR	0.10	0.188
Front Yard	60 ft front	37.4 ft
Side Yard	35 ft side	16.7 ft
Street Frontage	200 ft	177.53 ft
Lot Width	200 ft	183.94 ft
Parking spaces	36^{20}	27
Parking in required front yard	60 ft	18.3 ft

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw **Date** 1/24/22

Please check all that apply:

___	Planning Board	Municipal Board
[✓]	Zoning Board of Appeals*	Historical Board
	*(*Fill out* **Parts I & II** *of this form)*	Architectural Board

___	Subdivision	# of Lots	Pre-preliminary/Sketch
___	Site Plan		Preliminary
___	Special Permit		Final
___	Conditional Use		
___	Zoning Code Amendment		
___	Zone Change		
[✓]	Variance		

Project Name: B'nei Torah of Mount Ivy Site Plan

Tax Map Designation:

Section 25.12 Block 1 Lot(s) 31

Section ___ Block ___ Lot(s) ___

Location: On the West side of Riverglen Drive 100 feet North of Dunigan Drive in the town/village of Haverstraw

Street Address: 62 Riverglen Drive

Acreage of Parcel 1.217 acres **Zoning District** R25

School District N. Rockland 392201 **Postal District** Thiells

Fire District Thiells/Roseville FD 221 **Ambulance District** Haverstraw

Water District #1 / W T221 **Sewer District** SD #1 : SW 221

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

Conversion of existing residential structure to a house of worship. Construct 40' x 55.8' Two-Story addition to read of structure, add 27' off-street parking spaces.

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 3,576 SF (building)
2) Total square footage 8,202 SF (building)
3) Number of dwelling units 0

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

N/A

Environmental Constraints:

Are there **slopes greater than 25%?** If yes, please indicate the amount and show the gross and net area. 10,353 SF>25%. Gross area = 52998.5 SF. Net area = 43567.5 SF

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.

N/A

APPLICATION REVIEW FORM

Contact Information:

Applicant: B'neil Torah of Mount Ivy Phone #_____

Address 54 Riverglenn Drive Thiells NY 10984
Street Name & Number (Post Office) State Zip code

Property Owner: Yitzchok Zev Miller and Akiva Goldberger Phone #_____

Address_____
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Brooker Engineering, PLLC Phone # 845-357-4411x7118

Address 74 Lafayette Avenue Suffern NY 10901
Street Name & Number (Post Office) State Zip code

Attorney: Ira Emanuel, Esq. Phone # 845-634-4141

Address 4 Laurel Road New City NY 10956
Street Name & Number (Post Office) State Zip code

Contact Person: Ken DeGennaro, P. E. Phone # 845-357-4411x7118

Address 74 Lafayette Avenue Suffern NY 10901
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. None

_____

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
_____ RC Division of Environmental Resources
_____ RC Dept. of Health
_____ NYS Dept. of Environmental Conservation
_____ Palisades Interstate Park Comm.
_____ Adjacent Municipality _____
_____ Other_____

**All applicants must send copies of their applications and plans to:
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of Haverstraw)

Elozer Flam, being duly sworn, deposes and says:
Applicant's Name

I am a trustee of K'hal Bnei Torah of Mount Ivy. I make these statements to induce the Town 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 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.

APPLICATION REVIEW FORM

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw 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 _____

d. If officer or partner, nature of office and name of partnership _____

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

_____

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

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

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

APPLICATION REVIEW FORM

5. **Application Fee(s)**

I, Elozer Flam, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Haverstraw 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 Elozer Flam

SWORN to before me this

25 day of January, 2022

_____

Notary Public

JUDAH VORCHHEIMER
Notary Public - State of New York
No. 01VO6353384
Qualified in Rockland County
My Commission Expires January 23, 2025

I have received from _____ the sum of _____ on this date

_____

_____

Municipal Clerk/Treasurer

Reviewed by the_____ on _____

Action Taken:_____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw)

I, Yitzchok Zev Miller being duly sworn, hereby depose and say that I reside at: 54 Riverglen Drive, Thiells, NY 10984 in the county of Rockland in the state of New York

I am the (* Co-owner) owner in fee simple of premises located at: 62 Riverglen Drive, Thiells, New York 10984

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2020-00099543

Said premises have been in my/its possession since 2020 Said premises are also known and designated on the Town of Haversraw Tax Map as: section 25.12 block 1 lot(s) 31

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 Yitzchok Zev Miller
54 Riverglen Drive
Thiells, NY 10984

SWORN to before this
2 day of February, 2024

Notary Public

JUDAH VORCHHEIMER
Notary Public -- State of New York
No. 01VO6353384
Qualified In Rockland County
My Commission Expires 1/23/2025

* *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

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw)

I, Akiva Goldberger being duly sworn, hereby depose and say that I reside at: 22 Ossman Drive, Pomona, NY 10970

in the county of Rockland in the state of New York

I am the (* Co-owner) owner in fee simple of premises located at: 62 Riverglen Drive, Thiells, New York 10984

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2020-00099543

Said premises have been in my/its possession since 2020 Said premises are also known and designated on the Town of Haversraw Tax Map as: section 25.12 block 1 lot(s) 31

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 Akiva Goldberger
22 Ossman Drive
Pomona, NY 10970

SWORN to before this 2 day of February, 2022

_____
Notary Public

JUDAH VORCHHEIMER
Notary Public - State of New York
No. 01VO6353384
Qualified In Rockland County
My Commission Expires 1/23/2025

* *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 0 *(distance)* from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
SEE ATTACHED		

(use additional paper if needed)

SWORN to before this

12th day of October, 2021

Christina Carlino

Notary Public

CHRISTINA CARLINO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6382675
Qualified in Rockland County
My Commission Expires 10-29-2022

Eve Fernandez

From: Jodi Taylor <jferris@townofhaverstraw.org>
Sent: Thursday, September 23, 2021 2:55 PM
To: Eve Fernandez
Subject: 62 Riverglen Dr
Attachments: doc00452520210923145142.pdf

Hello,

Here are the names and addresses for the above abutting property.

Have a nice day
Jodi

--
Jodi Taylor
Assessor's Office
Town Of Haverstraw

Kenneth Borden
Lucille Borden
22 Dunnigan Dr
Pomona, NY 10970

Eugene Calligaris
Jeanne Calligaris
53 Riverglen Dr
Thiells, NY 10984

John Coritsidis
Tina Coritsidis
60 Riverglen Dr
Thiells, NY 10984

David Delouya
Esther Delouya
24 Dunnigan Dr
Pomona, NY 10970

Daniel Seltzer -Trust
Sandra S. Seltzer -Trust
20 Dunnigan Dr
Pomona, NY 10970

Town Of Haverstraw
1 Rosman Rd
Garnerville, NY 10923

19259 62 Riverglen Dr

9/23/21

Name	Add	CSZ
Borden, Kenneth & Lucille	22 Dunnigan Dr	Pomona, NY 10970
Calligaris, Eugene & Jeanne	53 Riverglen Dr	Thiells, NY 10984
Coritsidis, John & Tina	60 Riverglen Dr	Thiells, NY 10984
Delouya, David & Esther	24 Dunnigan Dr	Pomona, NY 10970
Seltzer Trust, Daniel & Sandra S	20 Dunnigan Dr	Pomona, NY 10970
Town of Haverstraw	1 Rosman Road	Garnerville, NY 10923

APPLICATION REVIEW FORM
PART 2

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

(✓) Area Variance from the requirement of Section 167-58.C and 167-58.D _____

( ) 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 Neighborhood house of worship

_____

_____

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 VIII

Section(s) see below table. Specifically, the applicant seeks a variance from the requirements from:

Dimension*		Column	Required	Provided
Section	Description			
167-58.D (1)	Parking in front yard		0	18.3 ft
~~167-58.D~~	~~Parking spaces~~		~~35~~	27
~~167-58.C (9)~~	~~Floor area ratio~~		~~0.10~~	~~0.184~~
167-58.C (2)	Lot width		200 ft.	183.94 ft.*
167-58.C (3)	Street frontage		200 ft.	177.53 ft.*
~~167-58.C (4)~~	~~Front yard~~		~~60 ft.~~	37.4 ft.*
~~167-58.C (5)~~	~~Side yard~~		~~35 ft.~~	~~16.7 ft.~~

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

* existing condition to remain.

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

Describe: See attached Narrative from Emanuel Law, P.C.

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

Explain: See attached Narrative from Emanuel Law, P.C.

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: See attached Narrative from Emanuel Law, P.C.

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

Explain: See attached Narrative from Emanuel Law, P.C.

APPLICATION REVIEW FORM

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

Explain: See attached Narrative from Emanuel Law, P.C.

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

Describe: See attached Narrative from Emanuel Law, P.C.

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

See attached Narrative from Emanuel Law, P.C.

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:

N/A

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

N/A

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

N/A

4. The amount paid for the entire parcel was: N/A

5. The date of purchase of the property was: N/A

6. The present value of the entire property is: N/A

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

8. The annual taxes on the property are: N/A

9. The current income from the property is: N/A

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

a. Date of mortgage: N/A
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:
N/A

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:
N/A

2. Nature of decision:
N/A

3. The decision described above is hereby appealed because:
N/A

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: N/A

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

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

RECEIVED
MAR 02 2022
BUILDING DEPARTMENT

ZONING BOARD OF APPEALS
TOWN OF HAVERSTRAW

NARRATIVE SUMMARY

BNEI TORAH
62 Riverglen Drive, Thiells
Tax Lot 25.12-1-31

This is an application to convert an existing single-family house to a "house of worship" as that term is used in the Haverstraw Zoning Code. The property is located at 62 Riverglen Drive, in the Thiells section of the Town. It is in an R-25 zoning district, which allows this use by right, pursuant to § 167-58.A of the Zoning Code.

As a religious use, the proposal is protected by New York State case law and by federal statute.

Existing Conditions

The property is located on the west side of Riverglen Drive, approximately 100 feet north of the intersection with Dunnigan Drive. The parcel was created as part of the subdivision plat for "Subdivision of Property for Carlton Hills — Section 1", filed on May 27, 1983. The property is in the R-25 zoning district and contains an existing single family home. The single family home meets the required bulk criteria and there are no variances for the existing structure. This site was selected because it meets the basic zoning requirements for a house of worship.

There is a 100 foot conservation easement located along the west (rear) and south (side) property lines. The conservation is shown on the filed subdivision map with no description for the requirements of the conservation easement. There is no other instrument recorded or filed in the Rockland County Clerk's Office relating to the conservation easement. The existing home has a side entry garage with a driveway that encroaches in the conservation easement.

The land slopes downhill to the west; there are areas of designated steep slopes located in the rear of the property. As a result of required deductions for steep slopes, the property has a net lot area of 1.00 acres.

Background and Prior Iterations

The applicant/owner, K'hal Bnei Torah of Mount Ivy (the "Congregation"), is a religious corporation providing worship and spiritual services to members of the Orthodox Jewish religion. The Congregation was first organized in 2017.

The Congregation now has approximately 60 families as members, and has outgrown its current quarters.

In 2019, the Congregation purchased the subject site at 62 Riverglen Drive, which it intends to convert into a synagogue (house of worship).

Pursuant to section 167-58.A of the Zoning Code, "Houses of worship, such as churches synagogues, mosques and other similar uses, are permitted as of right in every zoning district in the Town of Haverstraw."

In addition, "Schools, meeting halls and community centers which conduct activities accessory to houses of worship are permitted on any lot containing a house of worship, as an accessory use in every zoning district in the Town of Haverstraw." (Zoning Code, § 167-58.B.)

The project appeared before TAC on January 28, 2021, March 25, 2021, June 24, 2001, and August 4, 2021.

Initially, the Congregation proposed a house of worship for up to 200 congregants. This included building a 63' x 40' (2,512sf) two-story addition to the existing structure. A parking area for 22 cars was proposed for the south side of the building, with the driveway snaking in front of the existing building. Retaining walls were proposed to accommodate the new proposed grading for the parking area.

Concerns raised by TAC relating to the number of available parking spaces and the impact on the conservation area resulted in capacity reductions – first to 119 congregants and finally to 107 congregants. The size of the two-story addition was reduced to 57'10" x 40' (2,313sf).[1] The floor area ratio was thus reduced from 0.20 to 0.188.

The driveway was straightened to reduce its length, and the parking area was moved eastward to reduce the intrusion into the western conservation easement. The parking area now has 27 spaces.

Proposal

The current proposal is for a house of worship with a seating capacity of 107 congregants for worship services, together with typical accessory spaces for a study

[1] The total floor area of the original concept was 5,024sf; that for the current proposal is 4,626sf.

room, gathering room for after-worship socializing, warming kitchen, rabbi's study/office, coatrooms, and bathrooms.

The existing house will be expanded to the rear with a 57'-10" x 40' two-story addition. The sanctuary will be on the grade level and have a high ceiling, with the gathering room and warming kitchen on the lower level. The existing structure will contain an entrance lobby, coatrooms, toilets, and the rabbi's study on the grade level, with the women's seating section, a study room, coat room, and toilets on the upper level.

The interior layout is typical of synagogues of the Orthodox Jewish faith. Men and women sit in separate sections. Here, the men sit in the main part of the sanctuary, with the women in a balcony overlooking the sanctuary. The altar, or *bima,* is at the front of the sanctuary, in front of the ark which contains the Torah. Congregants, both men and women, are seated at tables facing the *bima.* Tables are needed because the books used in worship are too large to hold. Because of the chair and table arrangement, more floor space is needed than if congregants were seated in pews or in chairs without tables.

The gathering room on the lower level is to be used primarily for after-worship socializing. Orthodox Jewish worship services usually last for two hours on Saturday mornings, and most of the day during important religious holidays. It is the custom among Jewish congregations to gather for a snack or a small meal after worship. Thus, the users of the gathering room will be the same persons who attended worship immediately prior. The gathering room may also be used for meetings or small events that would be inappropriate for the sanctuary.

Working with the Town's consultants, the parking area has been increased to 27 spaces and will be located to the south (left) of the building. It has been moved closer to the front of the lot in order to reduce its impact on the western conservation easement and to reduce the amount of regrading needed. Similarly, the storm water management system has been moved further uphill, beneath the proposed parking area. This will allow the system to be placed above natural soil, as opposed to compacted fill. As is currently the case with the existing driveway, the parking area will be located within the southern conservation easement.

The synagogue will serve as a place of worship for daily prayer as well as religious study and lectures. It intends to operate on the following schedule, which is subject to change as the needs of the synagogue evolve. Attendance at Sabbath and holiday services is usually greater than attendance at weekday services.

<u>Weekday schedule - Sunday through Friday:</u>

Morning prayers are held at 6:30 and 7:10am (30 min duration each)

Night prayers: 8:30 and 10 PM (15 minute duration)

Study and lectures between 8PM and 10:30PM - scattered - averaging 10 to 25 people at a time on the property

Sabbath/Saturday schedule:

Friday night service begins 20 minutes before sundown with 1 hour total duration.

Sabbath/Saturday morning prayers are at 8:30 (2 hour duration)

Sabbath/Saturday evening prayers: 1 hour before sundown (30 min duration)

Sabbath/Saturday night prayers: at nightfall (15 min duration).

Religious Holiday schedule:

Same as Sabbath/Saturday schedule.

There will be no driving during the holidays or sabbath.[2] The sabbath and Jewish religious holidays begin and end at sundown. Those who live close by will walk to and from services. Those who live farther away will drive to the synagogue just before the evening service and leave their cars in the parking lot until they are permitted to drive again under religious law (the following sundown for sabbath, one or two evenings later for holidays).

The synagogue will also be used for occasional community events such as birth celebrations, bar and bat mitzvot, etc. There will be no on-site catering kitchen, although there will be a warming kitchen.

There are no plans for a religious school, other than the occasional evening study sessions listed above.

The above hours are anticipated for normal operations of the proposed synagogue based on religious worship obligations. They are subject to change based upon currently unforeseeable needs.

Religious Land Use Law

The proposed use is a house of worship, specifically, a synagogue for worship in the Orthodox Jewish faith. Such a use is permitted as of right in all zoning districts of the Town of Haverstraw.

Religious uses are granted protection under federal law, and special status under New York law. New York courts have long held that all schools and religious institutions are beneficial to the public welfare, and, to the extent that zoning laws are valid

[2] Sabbath begins at sundown Friday and continues until sundown Saturday.

only if they are reasonably related to the public health, safety, morals or welfare, restrictions on schools and religious institutions are difficult to support.[3]

The New York Court of Appeals has held:

> The presumptive value of religious facilities must be balanced against any actual detriment to the public health, safety or welfare, bearing in mind that typical hazards of traffic congestion, noise, diminution in property values, and the like, are generally insufficient to outweigh the public benefit of religious institutions and the constitutional protection to which such organizations are entitled.[4]

In that same case, the Court of Appeals went on to say, "where an irreconcilable conflict exists between the right to erect a religious structure and the potential hazards of traffic or diminution in value, the latter must yield to the former."[5]

Under both New York and federal law, it is the obligation of the municipality to remove substantial burdens upon the exercise of religion.[6]

The applicant's need to intrude into the conservation easement is the direct result of the Zoning Code's requirement to provide on-site parking. Under New York law,

> "[W]hile religious institutions are not exempt from local zoning laws, greater flexibility is required in evaluating an application for a religious use than an application for another use and every effort to accommodate the religious use must be made" (Matter of Genesis Assembly of God v. Davies, 208 A.D.2d 627, 628, 617 N.Y.S.2d 202; see Matter of Tabernacle of Victory Pentecostal Church v. Weiss, 101 A.D.3d 738, 740, 955 N.Y.S.2d 180; Matter of Capriola v. Wright, 73 A.D.3d 1043 1045, 900 N.Y.S.2d 754; Matter of St. Thomas Malankara Orthodox Church, Inc., Long Is. v. Board of Appeals, Town of Hempstead, 23 A.D.3d 666, 804 N.Y.S.2d 801). *A local zoning board is required to "suggest measures to accommodate the proposed religious use while mitigating the adverse effects on the surrounding community to the greatest extent possible"* (Matter of Genesis Assembly of God v. Davies, 208 A.D.2d at 628, 617 N.Y.S.2d 202; see Matter of Tabernacle of Victory Pentecostal Church v. Weiss, 101 A.D.3d at 740, 955

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[3] 1 New York Zoning Law and Practice, § 11.08; *see, Concordia Collegiate Institute v. Miller*, 301 N.Y.189 (1950); *New York Institute of Technology, Inc. v. Ruckgaber*, 65 Misc.2d 241, 317 N.Y.S.2d 89 (Sup. Ct. 1970).

[4] *Matter of Westchester Reform Temple v Brown,* 22 N.Y.2d 488, 496 (1968), also cited in *High Street United Methodist Church v. City of Binghamton,* 715 N.Y.S.2d 279, 283 (Sup. Ct., Broome County, 2000).

[5] *Westchester Reform Temple,* at 497, reiterating the Court of Appeals' holding in *Matter of Diocese of Rochester v. Planning Board,* 1 N.Y.2d 508.

[6] *Matter of Capriola v Wright,* 73 AD3d 1043, 1045, 900 N.Y.S.2d 754 (2d Dept 2010); *St. Thomas Malankara Orthodox Church, Inc., Long Island v Board of Appeals, Town of Hempstead,* 23 AD3d 666, 804 N.Y.S.2d 801 (2d Dept 2005); 42 USC § 2000cc(e).

N.Y.S.2d 180; Matter of Capriola v. Wright, 73 A.D.3d at 1045, 900 N.Y.S.2d 754; Matter of St. Thomas Malankara Orthodox Church, Inc., Long Is. v. Board of Appeals, Town of Hempstead, 23 A.D.3d at 667, 804 N.Y.S.2d 801)[emphasis supplied].[7]

Federal law imposes a similar obligation on the municipality to find the "least restrictive means for furthering [a] compelling interest" of the municipality.[8]

As noted above, working with the Town's consultants, the Congregation has modified and reduced its proposal in order to more closely comply with the requirements of the Zoning Code. It has reduced the capacity of its sanctuary from 200 to 107, a size that allows almost no room for additional growth. It has relocated the entrance driveway and the parking area, and increased the size of the parking area. It has taken measures to reduce the amount of grading necessary to support the project.

Despite these measures, the Congregation will still require variances from the Zoning Board of Appeals and relief to allow activities and development within the conservation easement. The Congregation believes that, as a religious institution, and under the circumstances present, it is entitled to those variances and relief under both State and federal law.

Variances Required

This project requires the following variances:

Dimension	Required	Existing	Proposed
Lot width	200ft	183.94ft	183.94ft
Street frontage	200ft	177.53ft	177.53ft
Front yard	60ft	37.4ft	37.4ft
Side yard	35ft	16.7ft	16.7ft
FAR	0.10	0.8	0.184
Parking spaces	36[9]	2	27
Parking in required front yard	60ft	n/a	18.3ft

Criteria for Variance

One of the purposes of a zoning board of appeals, and of the ability to grant variances, is to provide a "safety valve" where the strict application of a zoning code cannot allow an otherwise appropriate use of property because of the peculiar circumstances applicable to that property. For this reason, any municipality that adopts a zoning code must also establish a board of appeals. *See,* 2 Salkin, *New York Zoning Law and Practice* (3d ed.),

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[7] *Gospel Faith Mission Int'l, Inc. v. Weiss,* 2013 NY Slip Op 8439, 112 A.D.3d 824, 977 N.Y.S.2d 333 (N.Y. App. Div. 2013), motion for lv. to appeal den. 23 N.Y.3d 997, 992 N.Y.S.2d 763 (2014).

[8] *Westchester Day School v. Village of Mamaroneck,* 504 F.3d 338, 353 (2d Cir. 2007).

[9] 27 for 107 proposed seats @ 1 space per 4 seats, plus 9 for the 2,232sf gathering hall @ 1 space per 250sf.

§§27:07 – 27:10; *McKinney's Town Law,* Practice Commentary to § 267-a; Town L. § 267.2; *McKinney's Village Law*, Practice Commentary to § 7-712-a; Village L. § 7-712(2).

In making a determination to grant an area variance, a board of appeals "shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant." Town L. § 267-b.3(b); Village L. § 7-712-b.3(b). The board must also consider five questions when engaging in this balancing test. The questions, and the Congregation's responses, are set forth below:

(1) "whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance":

With the exception of the variances required for FAR and parking, all the requested variances stem from the proposed change in use, not from any physical alteration of the property. The location of the building on the lot is unchanged, although the building is to be enlarged.

The physical changes that generate the need for variances (enlarged building, parking area) are located in a way to minimize their impact on the surrounding area, particularly the conservation easement and the adjoining neighbor to the South. The Congregation has worked with the Planning Board and the Town's consultants (as described above) to achieve these results.

Under New York law, schools and religious institutions receive favored zoning treatment. New York courts have long held that all schools are beneficial to the public welfare, and, to the extent that zoning laws are valid only if they are reasonably related to the public health, safety, morals or welfare, restrictions on schools are difficult to support. 1 New York Zoning Law and Practice, § 11.08; *see, Concordia Collegiate Institute v. Miller*, 301 N.Y.189 (1950); *New York Institute of Technology, Inc. v. Ruckgaber*, 65 Misc.2d 241, 317 N.Y.S.2d 89 (Sup. Ct. 1970).

When dealing with zoning variances, the Court of Appeals has held:

> The presumptive value of religious facilities must be balanced against any actual detriment to the public health, safety or welfare, bearing in mind that typical hazards of traffic congestion, noise, diminution in property values, and the like, are generally insufficient to outweigh the public benefit of religious institutions and the constitutional protection to which such organizations are entitled.

Matter of Westchester Reform Temple v Brown, 22 N.Y.2d 488, 496 (1968), also cited in *High Street United Methodist Church v. City of Binghamton,* 715 N.Y.S.2d 279, 283 (Sup. Ct., Broome County, 2000).

In that same case, the Court of Appeals went on to say, "where an irreconcilable conflict exists between the right to erect a religious structure and the potential hazards of traffic or diminution in value, the latter must yield to the former." *Westchester Reform Temple,* at

497, reiterating its holding in *Matter of Diocese of Rochester v. Planning Board,* 1 N.Y.2d 508.

(2) "whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance":

The Zoning Code imposes requirements on houses of worship that are not imposed on dwellings. While many of these requirements may be appropriate to the different use, such as the need for off-street parking, the Code does not always recognize the burdens thus imposed.

For example, the Zoning Code allows an FAR of up to 0.10 for houses of worship in all zoning districts.[10] As applied to the subject lot, with a calculated lot area of 43,567.5sf, a building of up to 4,356.75sf is allowed "of right".[11] The Congregation is seeking a larger building, at 8,202sf, or an FAR of 0.188. The larger size is needed to accommodate a sanctuary with separate seating areas for men and women (as required by Orthodox Jewish law), offices for synagogue clergy and staff, study rooms, toilet facilities, and a gathering hall.

The gathering hall is located directly under the main portion of the sanctuary. It is the same size as the sanctuary above, and it is not used at the same time as the sanctuary. As previously stated, the gathering hall will be used primarily for after-worship socializing by congregants, and for some small events that are not appropriate for the sanctuary. Thus, while the gathering hall adds approximately 2,312sf of floor area (or approximately 0.053 of FAR), it does not increase the intensity of use.[12]

There is no maximum FAR for residences in the Zoning Code. Instead, the Code relies on a combination of building height and building coverage to limit the size of houses.

In the R-25 zone, the maximum height allowed for houses is 35 feet or 2.5 stories, and the maximum building coverage is 18%.[13] For the subject lot, with a calculated lot area of 43,567.5sf, the maximum building coverage, or footprint, is 7,842.15sf. When 2.5 additional stories are added, the maximum gross floor area becomes 19,605.37sf. This

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[10] Zoning Code, § 167-58.C(9). FAR restrictions are not generally applied in the Haverstraw Zoning Code. In addition to houses of worship, FAR restrictions are limited to: Assisted Living Residences (0.40 or 0.65; §§ 167-67.2 and 167-67.3, respectively), the Route 203 Overlay Zone (0.35; § 167-67.1); and the new LA-17 zone (0.6; Bulk Table, Attachment 2, Note "e"). All other uses do not appear to have FAR restrictions.

[11] 43,567.5sf x 0.10 = 4,356.75sf.

[12] No commercial kitchen is proposed; only a warming kitchen. Large-scale celebrations cannot, therefore, be accommodated in the space.

[13] "Building Coverage" is defined as "The ratio of the horizontal area, measured from the exterior surface of the exterior walls of the ground floor, of all principal and accessory buildings on a lot to the total lot area." Haverstraw Zoning Code, § 167-3. Thus, it is limited to the "footprint" of the building. FAR, on the other hand, takes into account each of the "several floors" of a building, including "roofed porches, roofed terraces, and cellars". Both ratios are measured from the exterior faces or surfaces of walls. *Id.*

translates to an FAR of 0.45 – four and one-half times the FAR allowed for a place of worship and 2.4 times the size sought by the Congregation.

Therefore, a much larger house could be built on this lot *as of right*, without any approval required from the Planning Board[14] or the ZBA. Without relief, this result violates the equal protection requirement of federal law.[15]

Similarly, the Code requirements regarding parking, while appropriate in a broad sense, create issues when other Code requirements are also imposed. The proposed number of parking spaces is adequate for the number of attendees at worship services. However, the Code appears to require additional parking spaces related to the gathering hall. As discussed above, it is customary to have a short social gathering after the end of services. Thus, even though the gathering hall will not add a single vehicle to the parking load, the Code requires nine additional parking spaces.

Further, in order to minimize the impact of the parking spaces, the Congregation, working with the Town's consultants, moved the parking area further East. While this had the effect of reducing the amount of needed fill and also reducing the impact on the conservation easement, it also triggered the need for a variance to allow parking in a required front yard.

Under New York law, local governments are required to "suggest measures to accommodate the proposed religious use while mitigating the adverse effects on the surrounding community to the greatest extent possible".[16] In a case where a proposed church lacked sufficient parking, the Appellate Division held that it was improper for the Zoning Board of Appeals to deny the needed approvals without suggesting such measures.[17]

Among the measures proposed to mitigate the apparent deficiency in off-street parking are the Congregation's agreement to limit the number of worshippers at any time to 107, and the Congregation's representation that the sanctuary and gathering hall are not used at the same time. Such measures were cited with approval by the Court in *Matter of Genesis Assembly of God v. Davis.*[18] In another decision, a court approved the posting of "no parking" signs to prevent hazardous road conditions.[19]

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[14] Site plan approval is not required for single family dwellings. Haverstraw Code § A173-1.
[15] 42 USC § 2000cc(b)(1): "(b) Discrimination and exclusion; (1) Equal terms; No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution."
[16] *Matter of Genesis Assembly of God v. Davis,* 208 A.D.2d 627, 628, 617 N.Y.S.2d 202, 203 (2d Dept 1994).
[17] *Matter of Gospel Faith Mission Intl., Inc. v. Weiss,* 112 A.D.3d 824, 977 N.Y.S.2d 333, (2d Dept 2013).
[18] 208 A.D.2d at 629, 617 N.Y.S.2d at 203.
[19] *Matter of Harrison Orthodox Minyan, Inc. v. Town Board of Harrison,* 159 A.D.2d 572, 552 N.Y.S.2d 434 (2d Dept 1990), which also involved "the use of a private residence, inter alia, for religious services in the Orthodox Jewish faith." 159 A.D.2d at 572, 552 N.Y.S.2d at 435.

(3) "whether the requested area variance is substantial":

Whether a requested variance is "substantial" is more than simple arithmetic. It requires an understanding of the general area and of the existing conditions. *See,* 2 New York Zoning Law and Practice, § 29:15.

The lot width, street frontage, front yard and side yard variances are the result of the change in use, and not the result of physical changes.

The FAR variance is a condition imposed on houses of worship. As demonstrated above, a single-family house that is 2.4 times larger than this proposal could be built at the site as of right.

The parking variance counts the same occupants twice, and therefore needlessly increases the required parking complement.

The variance for parking in a required front yard mitigates the impact of required parking on the conservation easement.

In all cases, the impacts of the variances are mitigated by project design.

(4) "whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district":

The project has been designed in accordance with all applicable environmental regulations. The Planning Board, as lead agency under SEQR, is reviewing the potential impacts. Those potential impacts were identified in an EAF Part II that was adopted by the Planning Board at its January 12, 2022, meeting. The identified potential impacts are within the norms for uses in a residential area and can be adequately mitigated.

(5) "whether the alleged difficulty was self-created":

The difficulty results from the additional requirements imposed on houses of worship that area not imposed on single-family homes. As noted above, in some cases, especially regarding FAR, a far larger home could be built as of right.

On balance, therefore, the requested variances are beneficial to both the Congregation and the community.

Relief requested

Accordingly, the Congregation requests the following variances:

Dimension	Required	Existing	Proposed
Lot width	200ft	183.94ft	183.94ft
Street frontage	200ft	177.53ft	177.53ft
Front yard	60ft	37.4ft	37.4ft
Side yard	35ft	16.7ft	16.7ft
FAR	0.10	0.8	0.184
Parking spaces	36[20]	2	27
Parking in required front yard	60ft	n/a	18.3ft

Dated: February 1, 2022
New City, New York

EMANUEL LAW P.C.

By:_____
Ira M. Emanuel, Esq.

[20] 27 for 107 proposed seats @ 1 space per 4 seats, plus 9 for the 2,232sf gathering hall @ 1 space per 250sf.

SITE PLAN DRAWINGS PREPARED FOR

BNEI TORAH SITE PLAN

TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

APPLICANT:

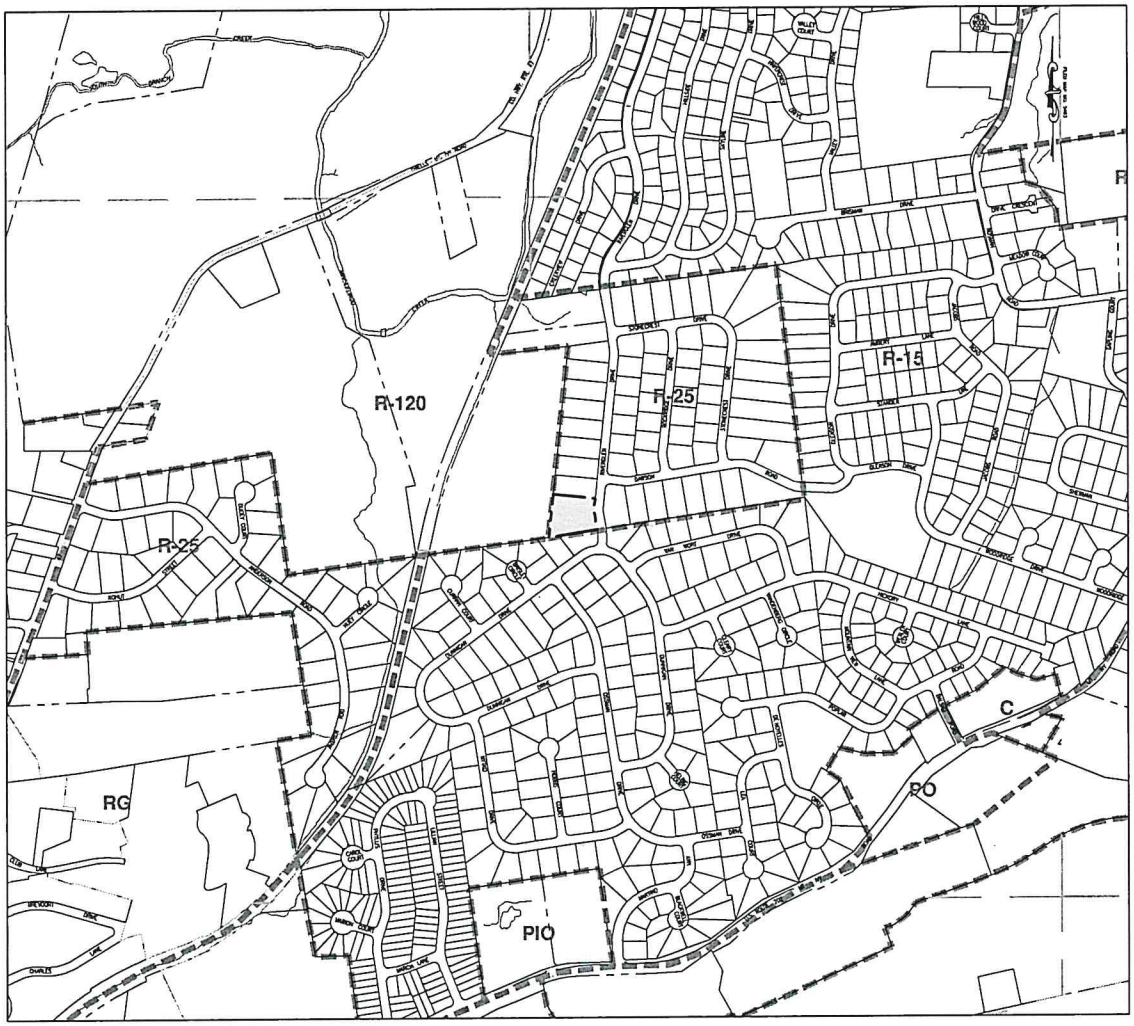
K'HAL BNEI TORAH
ZEVI MILLER
54 RIVERGLEN DRIVE
HAVERSTRAW NY
AKIVA GOLDBERGER
22 OSSMAN ROAD
HAVERSTRAW NY

SITE ENGINEER:

BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE
SUITE 501
SUFFERN, NEW YORK 10901
(845) 357-4411

LAND SURVEYOR:

BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE
SUITE 501
SUFFERN, NEW YORK 10901
(845) 357-4411



KEY MAP
SCALE: 1" = 300'

SHEET LIST:

1. TITLE SHEET
2. EXISTING CONDITIONS & SLOPE ANALYSIS
3. SITE PLAN
4. GRADING AND UTILITY PLAN
5. EROSION AND SEDIMENT CONTROL PLAN
6. DETAIL SHEET (1 OF 2)
7. DETAIL SHEET (2 OF 2)

REV	DESCRIPTION	BY	DATE
6	FOR ZBA SUBMISSION	JO	01/21/22
5	AS PER PLANNING BOARD COMMENTS	JO	12/29/21
4	BULK TABLE REVISIONS	JO	08/04/21
3	PER TAC COMMENTS	JO	07/21/21
2	PER TAC COMMENTS	AP	06/14/21
1	UPDATE BULK TABLE AS PER REVISED ARCH	MT	04/21/21

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

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT - MUNICIPAL - STRUCTURAL - HYDROLOGICAL - SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357-4411
22 Park Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684-1221

PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

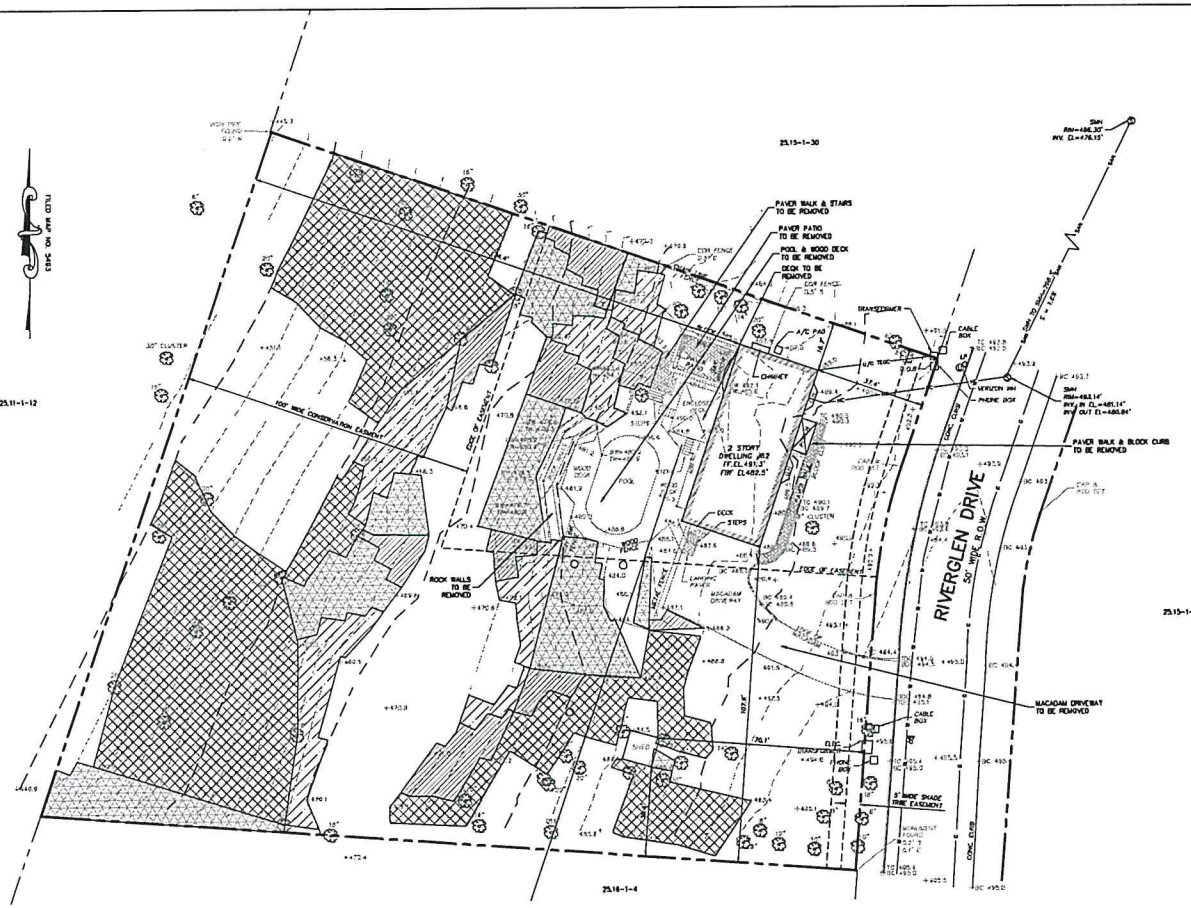
TITLE:
TITLE SHEET

KENNETH R. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO.	DRAWN:	CHECKED:
19259	JO	KD

SCALE: 1" = 20'
GRAPHIC SCALE:

DATE: 02/17/21
DRAWING NO: 1



LEGEND

	0% TO 20% = 34,433.5 SF
	20% TO 25% = 8,212.0 SF
	25% TO 30% = 4,587.0 SF
	30% TO 35% = 2,726.0 SF
	35% AND OVER = 3,040.0 SF

NOTES:

1. UNAUTHORIZED ALTERNATION OR ADDITION TO SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. EASEMENTS OR RIGHT-OF-WAYS ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE ARE NOT SHOWN OR CERTIFIED TO.
4. COPIES OF THE LAND SURVEY NOT HAVING THE EMBOSSED SEAL OF LAND SURVEYOR SHALL NOT BE VALID.
5. DATUM: NAVD 1988

TAX MAP REFERENCE:

TAX LOT:
SECTION 25.12 BLOCK 1 LOT 31

REFERENCES:

1. INSTRUMENT NO.2012-45742
2. BEING LOT No. 11 IN BLOCK A, AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR CARLTON HILLS- SECTION 1", FILED IN THE ROCKLAND COUNTY CLERK'S ON MAY 27, 1983 AS MAP #5493

AREA = 52,998.5 SQ. FT. = 1.217 ACRES

REV	DESCRIPTION	BY	DATE
6	FOR ZBA SUBMISSION	JO	01/21/22
5	AS PER PLANNING BOARD COMMENTS	JO	12/29/21
4	BULK TABLE REVISIONS	JO	08/04/21
3	PER TAC COMMENTS	JO	07/21/21
2	PER TAC COMMENTS	AP	05/14/21
1	UPDATE BULK TABLE AS PER REVISED ARCH	MT	04/21/21

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22 Park Avenue, Suite 105, Rockleigh, NJ 07647, (201) 884-1221

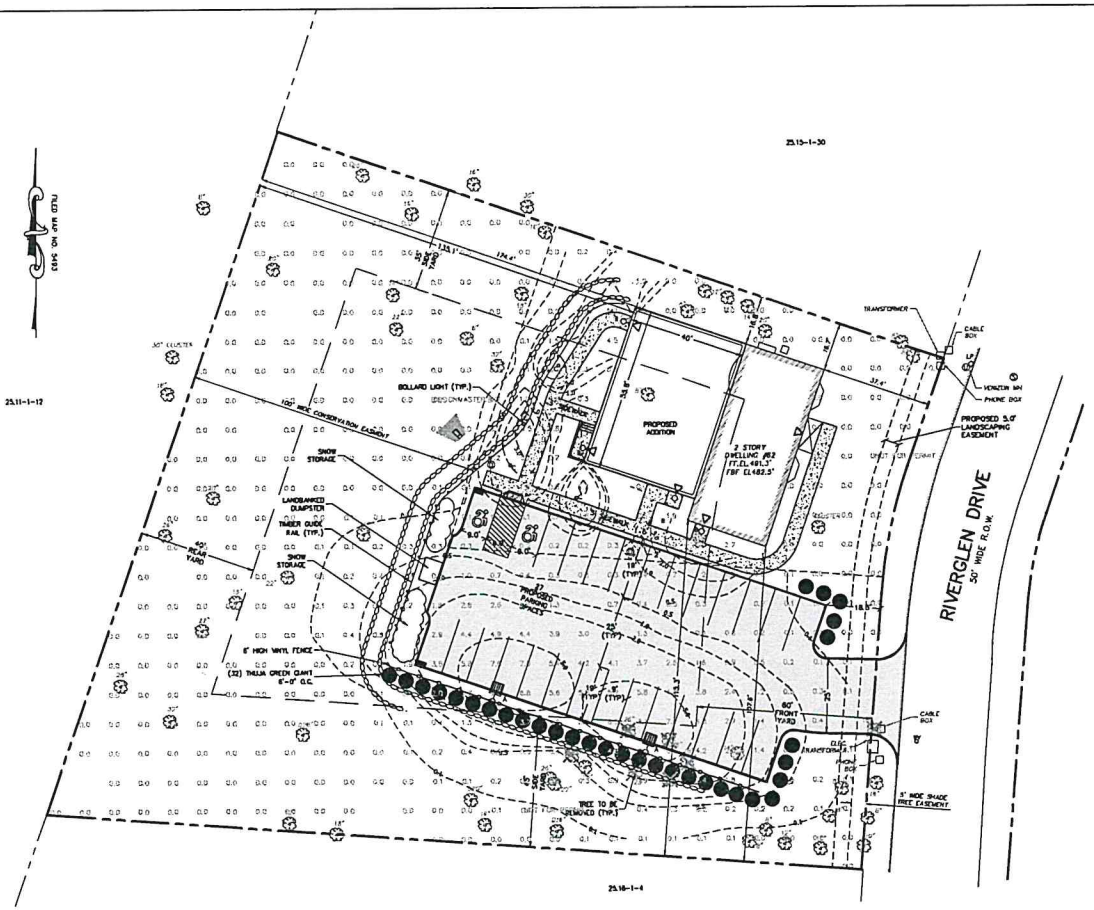
PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING CONDITIONS & SLOPE ANALYSIS

KENNETH R. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO.	DRAWN:	CHECKED:
19259	JO	KD

SCALE: 1" = 20'
GRAPHIC SCALE: 0, 20', 40'
DATE: 02/17/21
DRAWING NO: 2



BULK TABLE

ZONE R-25 (PER SECTION 187-58A HOUSE OF WORSHIP AND OTHER RELIGIOUS USES, PERMITTED AS OF RIGHT)

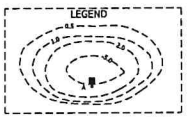
	MIN. LOT AREA (AC)	MIN. LOT WIDTH (FT)	MIN. STREET FRONTAGE (FT)	MIN. FRONT YARD (FT)	MIN. SIDE YARD (FT)	MIN. TOTAL SIDE YARDS (FT)	MIN. REAR YARD (FT)	MAXIMUM HEIGHT (STORY/ FT)	FLOOR AREA RATIO (FAR)	PARKING (SPACES)
REQUIRED[1]	1.0	200	200	60	35	80	40	2 ½/ 35	0.10	27[6]
EXISTING	1.0[2,3]	183.84[2,3]	177.53[2,3]	37.4[2,3]	16.7[2,3]	134.3	174.4	<35	0.08[5]	2
PROPOSED	1.0[2,3]	183.84[2,3]	177.53[2,3]	37.4[2,3]	16.7[2,3]	141.7	135.1	<35	0.184[5,6]	36[6,7]

[1] BULK REQUIREMENTS PER SECTION 187-58-C (HOUSE OF WORSHIP)
[2] EXISTING CONDITIONS
[3] VARIANCE REQUIRED PER SECTION 187-58-C
[4] MINIMUM AREA CALCULATION:
GROSS AREA 52,998.5 SF = 1.217 AC
20% TO 25% = 8,212.0 SF (25% REDUCTION) = -2,053 SF
25% TO 30% = 4,587.0 SF (50% REDUCTION) = -2,293.5 SF
30% TO 35% = 2,726.0 SF (75% REDUCTION) = -2,044.5 SF
35% AND OVER = 3,040.0 SF (100% REDUCTION)= -3,040.0 SF
MINIMUM LOT AREA = 43,567.5 SF -1.0 AC

[5] FAR CALCULATION:
EXISTING: 3,576 SF/43,567.5 SF = 0.08
PROPOSED: 8,029 SF/43,567.5 SF = 0.184
[6] PARKING CALCULATION:
REQUIRED: 1 SPACE PER 4 WORSHIPPERS + 1 SPACES FOR 250 SF OF MEETING ROOM
107 WORSHIPPERS /4 = 27 SPACES
MEETING ROOM = 38'-10" x 55'-6" = 2,155.25/250 = 9 SPACES
27+9 = 36 SPACES REQUIRED.
PROVIDED: 27 SPACES (ON SITE)
[7] VARIANCE REQUIRED FOR PARKING IN FRONT YARD. (SECTION 187-58.0 (1))
35' REQUIRED, 18.3' PROPOSED

LUMINAIRE SCHEDULE

SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	COLOR TEMP.	BUG RATING	MOUNTED HEIGHT (FEET)
○■	A	2	DSX2 LED Area Luminaire	DSX2 LED P1 30K BLC MVOLT	SINGLE	LITHONIA LIGHTING	3000K	B2 - U0 - G2	16
◇	B	4	WPX1 LED WALLPACK	WPX1 LED P2 30K MVOLT	WALL MONTED	LITHONIA LIGHTING	3000K	B1 - U0 - G1	9
○	C	4	DSBX LED BOLLARD	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	BOLLARD	LITHONIA LIGHTING	3000K	B1 - U0 - G1	3



ILLUMINATION IN FOOTCANDLES

8	FOR ZBA SUBMISSION	JO	01/21/22
5	AS PER PLANNING BOARD COMMENTS	JO	12/29/21
4	BULK TABLE REVISIONS	JO	08/04/21
3	PER TAC COMMENTS	JO	07/21/21
2	PER TAC COMMENTS	AP	06/14/21
1	UPDATE BULK TABLE AS PER REVISED ARCH	MT	04/21/21
REV	DESCRIPTION	BY	DATE

DISCLAIMER:
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22 Park Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684-1221

PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE:
SITE PLAN



KENNETH M. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

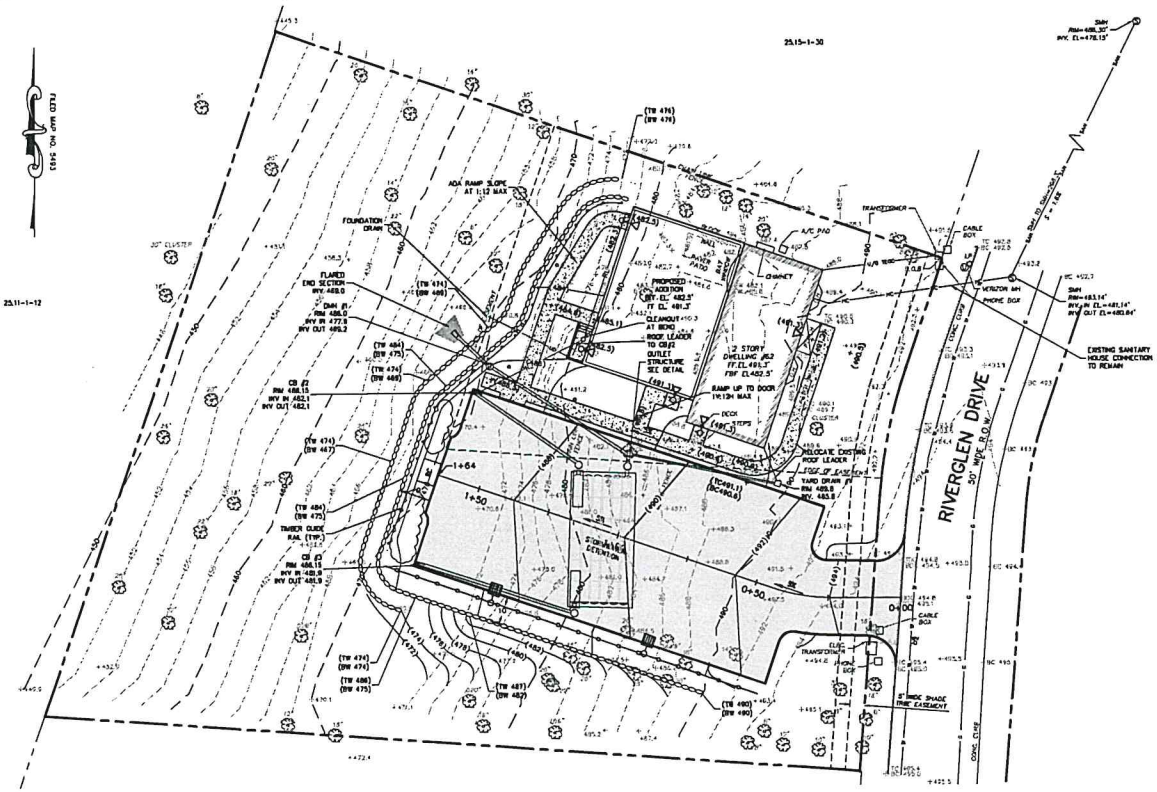
PROJECT NO:	DRAWN:	CHECKED:
19259	JO	KD

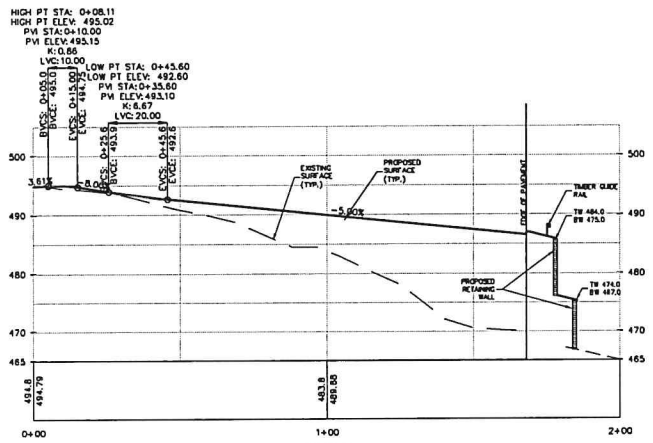
SCALE: 1" = 20'

GRAPHIC SCALE: 0, 20', 40'

DATE: 02/17/21

DRAWING NO: 3





PROFILE
PROPOSED DRIVEWAY
SCALE: HORIZ. 1"=20' VERT. 1"=10'

LEGEND (PROPOSED)

- PROPERTY LINE
- YARD LINE
- CURB
- BUILDING
- PAVEMENT
- SIDEWALK
- CATCH BASIN
- OUTLET STRUCTURE
- DRAINAGE PIPE
- FLARE END SECTION
- SPOT ELEVATION +(100.0)
- CONTOUR (106)
- FENCE

REV	DESCRIPTION	BY	DATE
8	FOR ZBA SUBMISSION	JO	01/21/22
7	AS PER PLANNING BOARD COMMENTS	JO	12/29/21
6	BULK TABLE REVISIONS	JO	08/04/21
5	PER TAC COMMENTS	JO	07/21/21
4	PER TAC COMMENTS	AP	06/14/21
3	UPDATE BULK TABLE AS PER REVISED ARCH	MT	04/21/21
2			
1			

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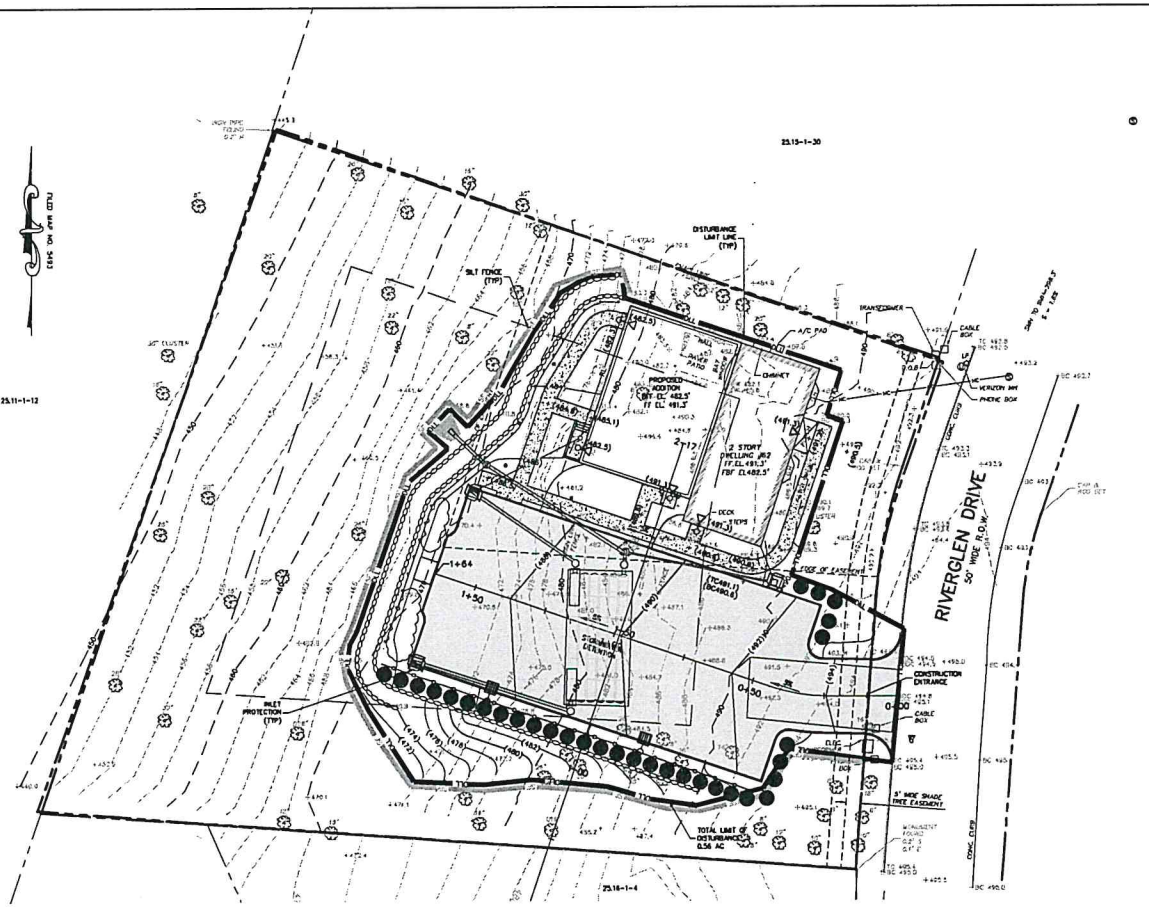
PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE:
GRADING & UTILITY PLAN

KENNETH R. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
19259	JO	KD

SCALE: 1" = 20'
GRAPHIC SCALE: 0 20' 40'
DATE: 02/17/21
DRAWING NO: 4



STANDARD EROSION CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, INFTEN, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR COJAVALENT:

	LB. PER ACRE	LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	3	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
    LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
    FERTILIZER – 13 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.
    IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

	LB. PER ACRE	LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	3	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
    CONSTRUCTION SEQUENCE:
    a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
    b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
    c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
    d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
    e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
    f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
    g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE 2 ABOVE.
    h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
    i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
    j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

LEGEND (PROPOSED)

- CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- INLET PROTECTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AS SHOWN ALONG DOWNHILL LIMIT OF DISTURBANCE.
2. PERFORM DEMOLITION OF EXISTING PAVEMENT AND SITE FEATURES AS SHOWN ON THE EXISTING CONDITIONS PLAN (DRAWING 2).
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS NOTED ON SEDIMENT AND EROSION CONTROL PLAN.
4. STRIP TOPSOIL IN AREAS OF DISTURBANCE. STORE AS NECESSARY IN FRONT YARD AS NOTED ON SEDIMENT AND EROSION CONTROL PLAN. EXPORT ANTICIPATED EXCESS TOPSOIL AS REQUIRED.
5. INSTALL TEMPORARY SEDIMENT TRAPS 1 AND 2 AND DIVERSION CHANNELS TO TRAPS AS NOTED ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. INSTALL LOWER SECTIONS OF DRAINAGE PIPES UNDER FUTURE LOWER RETAINING WALLS. PLUG UPSTREAM ENDS FOR FUTURE CONNECTION.
7. INSTALL LOWER RETAINING WALL AND BUILDING ADDITION FOUNDATION.
8. IMPORT FILL BEHIND LOWER RETAINING WALL TO ACHIEVE PROPOSED FINISH GRADE. COORDINATE FILL COMPACTION REQUIREMENTS WITH STRUCTURAL AND/OR GEOTECHNICAL ENGINEER.
9. AFTER BUILDING FOUNDATION AND LOWER RETAINING WALL ARE IN PLACE, SEDIMENT TRAPS 1 AND 2 CAN BE REMOVED.
10. INSTALL SEDIMENT TRAP 3 ALONG SOUTHERN END OF DRIVEWAY TO ALLOW ADDITIONAL FILL TO BE IMPORTED AS THE UPPER RETAINING WALL IS BEING CONSTRUCTED.
11. CONSTRUCT UPPER RETAINING WALL.
12. REMOVE SEDIMENT TRAP 3.
13. INSTALL DRAINAGE STRUCTURES.
14. INSTALL CURBS.
15. REMOVE STABILIZED CONSTRUCTION ENTRANCE.
16. INSTALL PAVEMENT SUBGRADE.
17. FINISH GRADE REMAINING DISTURBED AREAS.
18. INSTALL FENCE AND PLANTINGS.
19. TOPSOIL AND SEED TO ESTABLISH PERMANENT VEGETATIVE COVER.

REV	DESCRIPTION	BY	DATE
8	FOR ZBA SUBMISSION	JO	01/21/22
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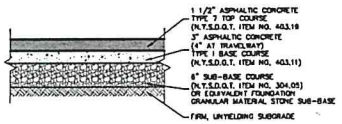
PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE:
SEDIMENT & EROSION CONTROL PLAN

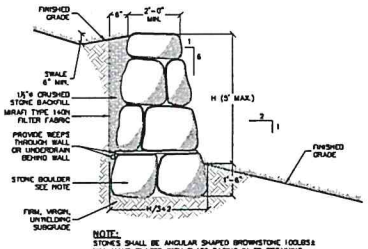
KENNETH R. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO.	DRAWN:	CHECKED:
19259	JO	KD

SCALE: 1" = 20'
GRAPHIC SCALE: 0, 20', 40'
DATE: 02/17/21
DRAWING NO: 5

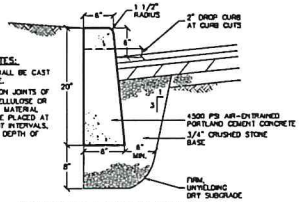


PARKING LOT PAVEMENT SECTION
N.T.S.



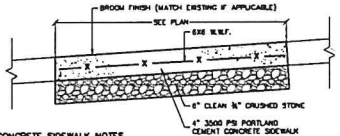
NOTE:
STONES SHALL BE ANGULAR SHAPED BROWNSTONE 1 CUBIC ft MIN. HAND PLACED WITH FLATS FACING IN TO RETAINING SOIL CHINK WITH SMALLER STONES OR MORTAR JOINTS

TYPICAL STONE WALL CROSS SECTION
N.T.S.



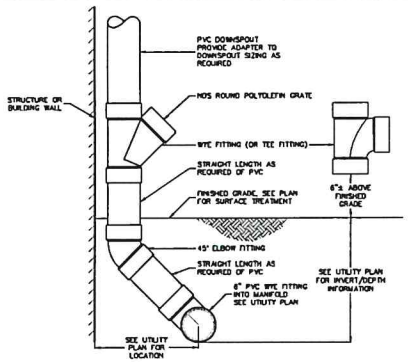
CURB NOTES:
1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.

CONCRETE CURB DETAIL
N.T.S.



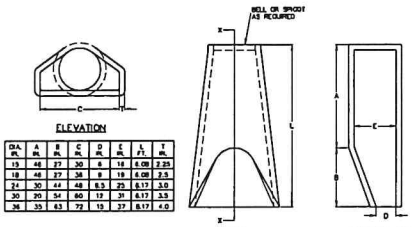
CONCRETE SIDEWALK NOTES
1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 15-20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL
N.T.S.



NOTE:
ALL PIPE SHALL BE SCH 35 UNLESS OTHERWISE NOTED. SEE UTILITY PLAN FOR SIZING.

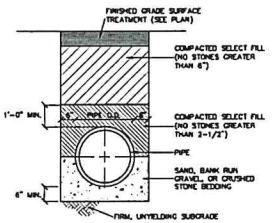
ROOF LEADER CLEANOUT DETAIL
N.T.S.



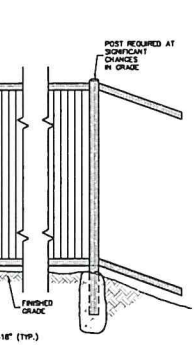
DIA. IN.	A IN.	B IN.	C IN.	D IN.	E IN.	L FT.	T IN.
15	48	27	30	8	18	6.08	2.25
18	48	27	36	8	19	6.08	2.5
24	30	44	48	8.5	25	8.17	3.0
30	20	54	60	13	31	8.17	3.5
36	35	63	72	15	37	8.17	4.0

NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

FLARED END SECTION DETAIL
N.T.S.

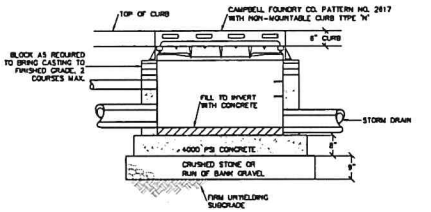


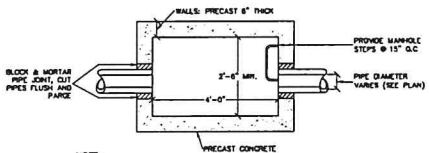
STORM PIPE BEDDING DETAIL
N.T.S.



NOTES:
1. STOCKADE FENCE PICKETS, RAILS AND POSTS TO CONSIST OF POLY VINYL CHLORIDE COMPOSITE COMPONENTS.
2. 3,000 PSI CONCRETE TO BE UTILIZED FOR POST FOOTINGS (OR AS DIRECTED BY MANUFACTURER)

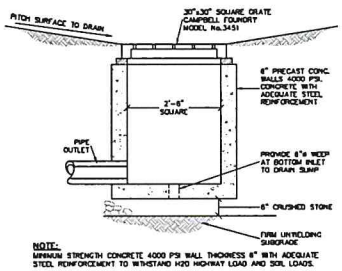
VINYL STOCKADE FENCE DETAIL
N.T.S.





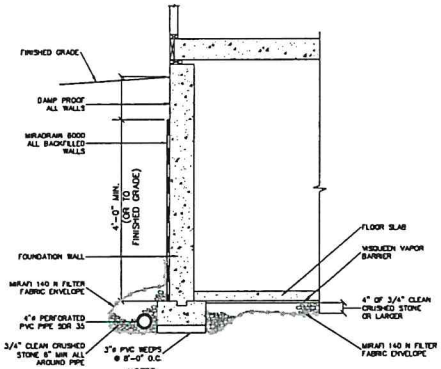
NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 8" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN DETAIL
N.T.S.



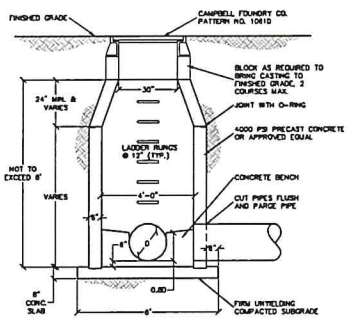
NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

YARD DRAIN DETAIL
N.T.S.



NOTES:
1. UTILIZE FOR FOUNDATION DRAINS AND CELLAR DRAINS
2. REFER TO GRADING & UTILITY PLAN FOR UNSURCHARGED OUTLET LOCATIONS (OUTLET PIPES 4"ø PVC)

TYPICAL FOUNDATION UNDERDRAIN DETAIL
N.T.S.



SECTION

NOTE:
MANHOLE REINFORCEMENT, CONCRETE AND FRAME AND CASTING MUST BE CERTIFIED FOR H520 LOADING

STANDARD STORM MANHOLE DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
6	FOR ZBA SUBMISSION	JO	01/21/22
5	AS PER PLANNING BOARD COMMENTS	JO	12/29/21
4	BULK TABLE REVISIONS	JO	08/04/21
3	PER TAC COMMENTS	JO	07/21/21
2	PER TAC COMMENTS	AP	08/14/21
1	UPDATE BULK TABLE AS PER REVISED ARCH	MT	04/21/21

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

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • HYDROLOGICAL • SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357-4411
23 Park Avenue, Suite 105, Rockleigh, NJ 07647, (201) 884-1221

PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE:
DETAIL SHEET (1 OF 2)



KENNETH R. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

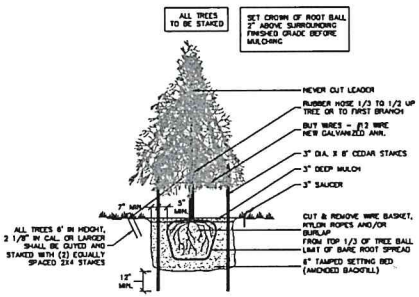
PROJECT NO.	DRAWN:	CHECKED:
19259	JO	KD

SCALE: AS NOTED
GRAPHIC SCALE:

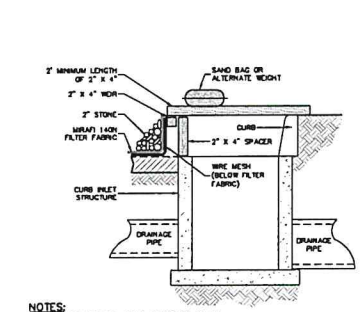
DATE: 02/17/21
DRAWING NO: 6

PLANTING NOTES:

1. MULCH ALL PLANT BEDS AND TREES WITH A 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH.
2. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBBER HOSE AROUND TREE (6'-0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
3. PLANT PITS SHALL BE 12" WIDE AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOPSOIL. ADD 3 YEAR ESCSEY GROW FERTILIZER PACKETS (OR EQUAL) – 2 INCH OF TIRR CAUPER OR PER 12" HEIGHT OF SHRUB.
4. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
5. ALL PLANTING SHALL BE PLACED UNDER DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
6. PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.
8. PLACE 4" OF TOPSOIL ON ALL DISTURBED LAWN AREAS AND ALL AREA NOT PAVED OR BUILT UPON.
9. PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT PIT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE, AND FOUR PART TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ. PER FOOT OF SHRUB HEIGHT AND 2 TO 3LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
10. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
11. MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK OR OTHER SHREDDED BARK. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK FLARE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
12. FERTILIZE AREAS BEFORE SEEDING OR SODDING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS. LAWN AREAS SHALL BE SEEDED AT 5 LBS. PER 1000 SF. WITH THE FOLLOWING SEED MIX: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS, AND 20 % YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT. MULCH NEWLY SEEDED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
13. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4 FOOT HIGH SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
14. THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. CHANGES TO THE SITE PLAN FROM THAT SHOWN ON THE PLANTING PLAN THAT CAUSE DIFFERENT SITE AREAS AVAILABLE FOR PLANTING SHALL HAVE PLANTING ADJUSTED ON SITE BY THE LANDSCAPE ARCHITECT. THE QUANTITIES OF PLANTS SHOWN ON THE PLANT LIST ARE NOT GUARANTEED. THE QUANTITIES OF PLANTINGS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.

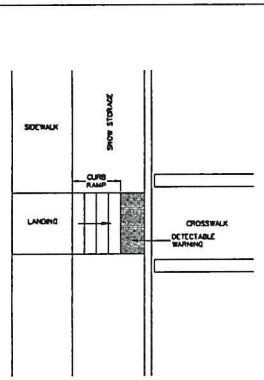


EVERGREEN TREE PLANTING
N.T.S.

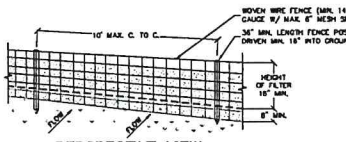


NOTES:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WOR.
4. THE WIRE SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 8 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

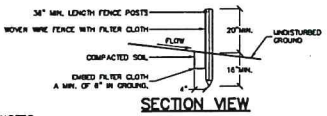
CURB INLET PROTECTION DETAIL
N.T.S.



ADA PAD LAYOUT DETAIL
N.T.S.



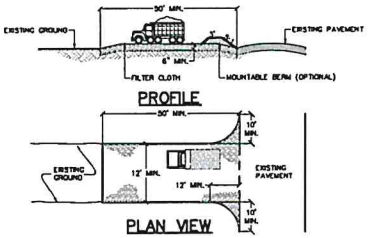
PERSPECTIVE VIEW



SECTION VIEW

NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "L" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.

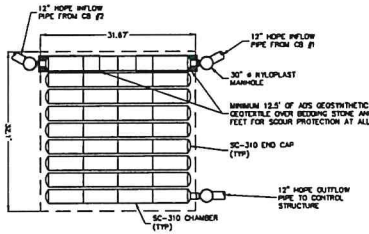


PROFILE

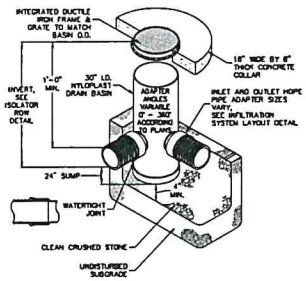
PLAN VIEW

NOTES:
1. STONE SIZE – USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

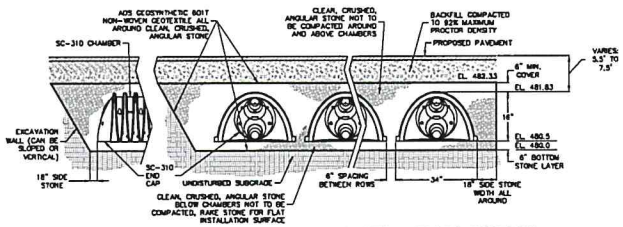
STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



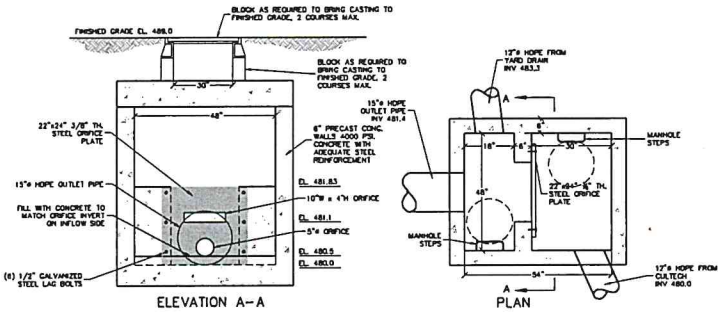
UNDERGROUND DETENTION FACILITY LAYOUT DETAIL
N.T.S.



NYLOPLAST 30" DRAIN BASIN DETAIL
N.T.S.

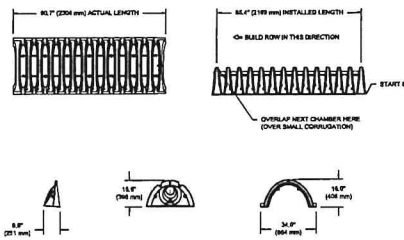


UNDERGROUND INFILTRATION SYSTEM CROSS SECTION
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

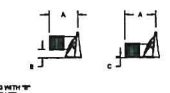
SC-310 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.9" X 15.9" X 86.4"	(886 mm X 406 mm X 2180 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH PLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPEXT / SC310EPE06TPC	6" (150 mm)	8.8" (241 mm)	6.9" (147 mm)	6.3" (13 mm)
SC310EPE06B / SC310EPE06BPC			—	
SC310EPE06T / SC310EPE06TPC	6" (206 mm)	11.9" (302 mm)	3.9" (88 mm)	6.9" (13 mm)
SC310EPE06E / SC310EPE06EPC			—	
SC310EPE10T / SC310EPE10TPC	10" (230 mm)	12.7" (323 mm)	1.4" (36 mm)	6.7" (18 mm)
SC310EPE10B / SC310EPE10BPC			—	
SC310EPC12B	12" (308 mm)	13.9" (353 mm)	—	6.9" (23 mm)
SC310EPE12BR	12" (308 mm)	13.9" (353 mm)	—	6.9" (23 mm)

ALL ETUBs, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE M-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

REV	DESCRIPTION	BY	DATE
8	FOR ZBA SUBMISSION	JO	01/21/22
5	AS PER PLANNING BOARD COMMENTS	JO	12/29/21
4	BULK TABLE REVISIONS	JO	08/04/21
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22 Park Avenue, Suite 105, Hasbrouck, NJ 07647 (201) 684-1221

PROJECT:
BNEI TORAH SITE PLAN
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

TITLE:
DETAIL SHEET
(2 OF 2)

KENNETH R. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 078214

PROJECT NO:	DRAWN:	CHECKED:
19259	JO	KD

SCALE: AS NOTED
GRAPHIC SCALE:

DATE: 02/17/21
DRAWING NO: 7

The Town of Haverstraw
Building Department
1 Rosman Road
Garnerville, NY 10993
Phone: 845-942-3710
Fax: 845-786-7647

ORIGINAL
FOR OFFICE FILE

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

February 16, 2022

RE: THE VARIANCES REQUIRED TO CONSTRUCT A NEW 35' X 25' ADDITION ON AN EXISTING DWELLING THAT IS LOCATED ON A CORNER LOT, IN THE R-15 ZONING DISTRICT.

Owner: James & Denise Monte
Address: 9 Cinder Rd. Garnerville, NY 10923
Site Location: 9 Cinder Rd. Garnerville, NY 10923
SBL: 20.14-4-42

To Whom It May Concern,

The following variances are required for the new 35' x 25' Addition, as per the approved density requirements for the "Parkwood, Section 1 Subdivision" dated 04/30/1969.

1. Relief from §172-21[b] -"Sight Distance": The Proposed addition encroaches in the prescribed triangular area as defined in §172-21B, Sketch "A"

2. The Front Yard Set Back (So Park Drive) Requirement is 30ft, 10.7ft is provided: ***A 19.3 Ft Variance Is Required.***

3. The Front Yard Set Back (Cinder Rd) Requirement is 30ft, 22.7ft is provided: ***A 7.3 Ft Variance Is Required.***

4. Accessory Building Set Back in the R15 Zoning District, Requirement is 10ft, 5.3ft is provided:
   A 4.7 Ft Variance Is Required

George T. Behn Jr. *Building Inspector II*

ORIGINAL
FOR OFFICE FILE

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 James and Denise Monte, 9 Cinder Road, Garnerville to construct a 35'X25' addition.

The following Variances are required:

1. Relief from §172-21(b) – Sight Distance: The proposed addition encroaches in the prescribed triangular area as defined in §172-21(b), Sketch A

2. The Front Yard set back (So Park Drive) requirement is 30 feet. 10.7 feet is provided; A 19.3 Foot variance is required.

3. The Front Yard set back (Cinder Road) requirement is 30 feet. 22.7 feet is provided; A 7.3 Foot variance is required.

4. Accessory Building set back in the R15 Zoning District - requirement is 10 Feet. 5.3 Feet is provided; A 4.7 Foot variance is required

Said property being located on the North West corner at the intersection of Cinder Road and South Park Drive and located on the Town of Haverstraw Tax Map as Section 20.14, Block 4, Lot 42.

Said Public Hearing shall be held on Wednesday, March 09, 2022 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 Zoning Board of Appeals of the Town Of Haverstraw
Gregg Lawless, Acting Chairman
Christie Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Clerk

March 02, 2022

$150.00

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS
ONE ROSMAN ROAD
GARNERVILLE, NY 10923
PHONE (845) 429-2200 FAX (845) 786-7647

JOSEPH BOCHNIK , CHAIRMAN
STEVEN M. SILVERBERG, ATTORNEY
ANNETTE HENDRIE, SECRETARY TO THE BOARDS

THIS APPLICATION INCLUDES THE FOLLOWING:

1. A Town of Haverstraw cover sheet
2. The NYS Department of Environmental Conservation list of informational & form websites
3. A Rockland County Dept. of Planning GML application
4. An Affidavit of Mailing

ZONING BOARD OF APPEALS APPLICATION FOR THE FOLLOWING:

PROJECT NAME: 9 CINDER

APPLICANT: DENNIS JIMMY MONTE

REPRESENTATIVE NAME: DENNIS MONTE

PLEASE BE ADVISED OF THE FOLLOWING:

Zoning Board Meetings are scheduled for the second Wednesday of the month at 7:00PM.

The application MUST be submitted 3 (Three) Weeks prior to a scheduled ZBA Meeting and include a Survey of the property

New York State Department of Environmental Conservation

SEQR Regulations
http://www.dec.ny.gov/regs/4490.html

"The SEQR Handbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms
http://www.dec.ny.gov/permits/6191.html

"SEQR Cookbook"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

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

Municipality TOWN OF HAVERSTRAW **Date Sent** 2/26/22

Board ____ Planning ✓ ZBA ____ Town/Village **Meeting Date** ____

File Name DENNIS MONTE
Contact Person DENNIS MONTE
Address 9 CINDER 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 WEST HAVERSTRAW
____ 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) 9 CINDER ROAD CONVENIENCY
Acreage of Parcel (s) 0.33
Existing Sq. Footage 2400 **Proposed Sq. Footage** 875 SQFT

The Property in Question Lies Within 500 Feet of:

__ County Road
__ County Stream
__ County Park
__ County or State Facility
__ State Road, Thruway, or Parkway
__ State Park
✓ Village, Town, or County Boundary
__ The Long Path

Map 20.14 **Block** 4 **Lot(s)** 42 **Map Date** ____
Map ____ **Block** ____ **Lot(s)** ____ **Current Zoning** R-15

Brief Project Description PROPOSED ADDITION

Variances Needed (*if applicable*)	**Required**	**Provided**
FRONT YARD	30	10.7
SEC A172-21B	YES	NO

APPLICATION REVIEW FORM

PART I

Name of Municipality HAVERSTRAW Date 2/26/12

Please check all that apply:

- ✓ Planning Board
- ✓ Zoning Board of Appeals* *(Fill out* **Part II** *of this form)*
- ____ Municipal Board
- ____ Historical Board
- ____ Architectural Board

- ✓ Subdivision ____ # of Lots
- ✓ Site Plan
- ____ Special Permit
- ____ Conditional Use
- ____ Zoning Code Amendment
- ____ Zone Change
- ____ Variance

- ____ Pre-preliminary/Sketch
- ____ Preliminary
- ____ Final

Project Name: 9 CINDER ROAD

Tax Map Designation:

Section 20.14 Block 4 Lot(s) 42

Section ____ Block ____ Lot(s) ____

Location: On the WEST side of CINDER ROAD, 0 feet NORTH of SOUTH PARK ROAD in the town/village of HAVERSTRAW.

Street Address: 9 CINDER ROAD

Acreage of Parcel 0.33 **Zoning District** R-15

School District NRSCD **Postal District** GARNERVILLE

Fire District THIELLS ROSEVILLE **Ambulance District** HAVERSTRAW

Water District SUEZ **Sewer District** RCSD#1

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

ONE STORY ADDITION
25 x 35

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 2400
2) Total square footage 875
3) Number of dwelling units 1

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

NO

Environmental Constraints:

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

Are there **streams** on the site? If yes, please provide the names. N/A

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.

APPLICATION REVIEW FORM

Contact Information:

Applicant: JIMMY + DENNES MONTE Phone # 914-329-0047
Address 9 CINDER ROAD GARNERVILLE NY 10923
Street Name & Number (Post Office) State Zip code

Property Owner: JIMMY DENIS MONTE Phone # 914-329-0047
Address 9 CINDER ROAD GARNERVILLE NY 10923
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: CELENTANO Phone # 500-6317
Address 31 ROSMAN ROAD THIELLS NY 10984
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.

____ State or County Road	____ State or County Park
✓ Long Path	____ County Stream
✓ Municipal Boundary	____ County Facility

List name(s) of facility checked above.
VILLAGE OF WEST HAVERSTRAW

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 Division of Environmental Resources
____ RC Drainage Agency	____ RC Dept. of Health
____ NYS Dept. of Transportation	____ NYS Dept. of Environmental Conservation
✓ NYS Thruway Authority	____ Palisades Interstate Park Comm.
✓ Adjacent Municipality VILLAGE OF WEST HAVERSTRAW	
____ Other _____	

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of Haverstraw)

I, _____, 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

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 _____ 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 _____

_____

b. Nature of interest _____

c. If stockholder, number of shares NONE

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.

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 Denise Monte

Print Applicant's Name Denise Monte

SWORN to before me this

3 day of March, 2021

Jodi P Taylor

Notary Public

JODI P TAYLOR
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01TA6338193
QUALIFIED IN ROCKLAND COUNTY
MY COMMISSION EXPIRES 03-07-2024

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of HAVERSTRAW)

I, DENISE/JIMMY MONTE being duly sworn, hereby depose and say that I reside at: 9 CINDER ROAD

in the county of ROCKLAND in the state of NY.

I am the (* OWNER) owner in fee simple of premises located at:
9 CINDER ROAD, GARNERVILLE, NY

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2003-64255.

Said premises have been in my/its possession since 2003. Said premises are also known and designated on the Town of HAVERSTRAW Tax Map as: section 20.14 block 4 lot(s) 42.

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 Denise Monte
Mailing Address 9 Cinder Rd
Garnerville, NY 10923
James Monte

SWORN to before this
3 day of March, 2022

Jodi P Taylor
Notary Public

JODI P TAYLOR
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01TA6338193
QUALIFIED IN ROCKLAND COUNTY
MY COMMISSION EXPIRES 03-07-2024

* *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.*

20.14-4-42
CLOSED.

APPLICATION REVIEW FORM

Owners of Nearby Properties:

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

SECTION/BLOCK/LOT	NAME	ADDRESS

(use additional paper if needed)

SWORN to before this

_____day of_____, 20_____

_____

Notary Public

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 A172-21B, 167-7;

( ) 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 NEW ONE STORY ADDITION 25 x 35

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: NA

___ 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 A172-21B, 167-7 Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided
FRONT YARD	7	35	10.7
A172-21B	YES	NO	

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: TAKING CARE OF ELDERLY MOTHER AND THIS all WE CAN AFFORD

2. Is the variance substantial in relation to the zoning code? NO
Explain: WE ARE ONLY ASKING FOR ONE VARIANCE EXTENDING EXISTING

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: WE ARE PUTTING THE ADDITION IN THE SOUTHEAST CORNER TO AVOID IMPACT OF all ADJOINING NEIGHBORS.

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

Explain: PUTING THE ADDITION IN BACK YARD WOULD RUIN BACK YARD FOR RECREATION AND PARTIES AND ENJOY THE PROPERTY. WHERE PROPOSED THE ELDERLY MOTHER WILL HAVE PRIVACY AND OLD ENTRANCE.

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

Explain: OTHER ~~HAVE~~ RESIDENCES HAVE PUT ADDITIONS RECENTLY

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

Describe: ONLY INCREASE IN ONE PERSON

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

YES OVER 50 YEARS IN COUNTY WANT TO STAY IN COUNTY

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:

N/A

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: N/A

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:

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:

_____
_____
_____
_____
_____