

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
PRELIMINARY SITE PLAN APPLICATIONS

ITEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Key Map: A map at a scale of not less than (1) inch equals 600 ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	✓		
(B)	Lots: Lot layout, lot dimensions, all required setback lines & individual lot areas in square feet & acreage. Lots shall be designated by consecutive numbers until given an official lot number designation by the Town Tax Assessor.	✓		
(C)	Other Contents: The plan name, Tax Map sheet & date (if revision), block & lot numbers, date of plan preparation, scale, graphic scale & the following names & addresses: (1) Record owner(s) of property to be developed. If other than an individual, the corporate officers or partners or statutory agent. (2) The applicant (3) New York State licensed design professional who prepared the map, including seal, license number & signature.	✓		
(D)	Acreage: Acreage of tract to be developed to nearest hundredth of an acre.	✓		
(E)	Elevations & Contours: Sufficient elevations & contours at 2ft. vertical intervals to determine the general slope & the natural drainage of the land & the high & low points for the entire tract & for a distance of 100ft. from the tract boundary. All elevations shall be based on United States Geological Survey datum.	✓		
(F)	Existing & Proposed Features: The Site Plan shall show the location of all existing & proposed features, including but not limited to property lines, streets, buildings, structures, parking areas, driveways, curb cuts, watercourses, railroads, easements, bridges, culverts, drainpipes, sanitary sewers, water mains, power lines & any natural features such as wooded areas, trees over 6 inches in diameter (measured 4 ft. above ground) & rock formations. This data shall be determined by field and/or photogrammetric survey.	✓		
(G)	Streets: Preliminary plans & profiles at a scale of not less than 1 inch equals 50ft. horizontally & 1-inch equals 5 ft. vertically, including cross sections every 50 ft. or as specified by the town engineer of all proposed streets, curbs, gutters and/or sidewalks within the development & proposed connection with existing or future continuing streets. The radii distances of all street lines shall be shown.			✓

ITEM #	PRELIMINARY PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(H)	Sewers, Drains & Ditches: Preliminary Plans & profiles at a scale of 1-inch equals 50 ft. horizontally & 1-inch equals 5 ft. vertically of all proposed and existing sanitary sewers, storm drains, drainage ditches & streams within the development, together with the locations, sizes, elevations, grades & capacities of any existing sanitary sewer, storm drain, drainage ditch, stream or watercourse to which the proposed facility shall be connected. When brook or stream channel improvements are proposed or required, the plans shall be approved by the New York State Department of Environmental Conservation and the Planning Board where applicable.	✓		
(I)	Set Back Lines: All front, rear & Side Yard Lines shall be shown for all lots.	✓		
(J)	Deed Restrictions: A copy of any existing & proposed covenants or deed restrictions applying to the land being developed shall be submitted with the preliminary plans to the Planning Board.	✓		
(K)	Open Space: Any open space proposed to be dedicated for public use, playgrounds or other public purposes shall be shown on the plan.			✓
(L)	Support Capability: When deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New York State Engineer or an approved testing laboratory at the expense of the applicant and under direction of the town.	✓		
(M)	Parking: Indicate parking, loading docks, loading & unloading areas with dimensions, traffic patterns, access aisles, curb radii & bumpers.	✓		
(N)	Solid Waste: Indicate location & design of existing & proposed methods of solid waste storage & disposal.	✓		
(O)	Landscaping & Buffering: Indicate what will remain & what will be planted. Indicate common names of plant species, dimensions & spacing, approximate time of planting & maintenance plans.	✓		
(P)	Lighting: Indicate types of standards & fixtures, locations, radii of light & intensities in footcandles.	✓		
(Q)	Signs: Indicate location, dimensions & details.	✓		
(R)	Off Site Improvements: When the development is contingent upon improvements outside the boundaries of the lot or tract to be developed, certification shall be supplied by the applicant, prior to Planning Board's consideration, that the improvements have been agreed to by the owner of the land on which improvements are to be made.			✓

TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR

FINAL SITE PLAN APPLICATIONS

ITEM #	FINAL PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Identification: Date, name & key map of the development, name of owner, scale & graphic scale. The final plan shall be drawn at a scale of not less than 1-inch equals 50 ft.	✓		
(B)	Survey Data: Tract boundary lines, rights-of-way, lines of streets, easements, land to be reserved or dedicated to public use & all lot lines with accurate dimensions. Where appropriate, the bearings, distances, arc lengths, central angles, tangents & radii of all curves, lot lines & areas of each lot in square feet shall be shown.	✓		
(C)	Public Use: The purpose of any easement or land reserved or dedicated for public use shall be indicated.			✓
(D)	Block & Lots: All section, block & lot number□ shall be fixed by the Town Assessor.	✓		
(E)	Monuments: Location & description of all required monuments shall be shown.	✓		
(F)	Consent of Owner: Certification that the applicant is agent or owner of the land or that the owner has given consent to file said plan.	✓		
(G)	Approval: When approval of a plan is required by any agency, whether municipal, county or state, approval shall be certified on the plan.	✓		
(H)	Agreements: Agreements providing for ownership of common areas, including the perpetual maintenance and continuance of ownership.			✓

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

Municipality Town of Haverstraw Date Sent 9/13/21
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 _____

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) 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 1 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 rear 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

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 9/13/21

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
☒	Site Plan	Pre-preliminary/Sketch
	Special Permit	Preliminary
	Conditional Use	Final
	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 / WT 221 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 rear 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

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)

Elozor Flam, being duly sworn, deposes and says:
I am the Trustee (title) of K'hal Bnei Torah of Mount Ivy.

~~xxx~~ the applicant in this matter. I make these statements to induce the Town/Village of ~~xxxxx~~
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 _____ 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, Elozor 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 ~~XXXX~~ 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.)

K'hal Bnei Torah of Mount Ivy

Applicant's Signature

Print Applicant's Name

Elozor Flam
Elozor Flam

SWORN to before me this

17 day of Sep., 2021

Isaac Gruenebaum

Notary Public

ISAAC GRUENEBAUM
Notary Public, State of New York
Reg. No. 01GR6396523
Qualified in Rockland County
Commission Expires September 3, 2023

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

_____.

Reviewed by the _____ on _____
Municipal Clerk/Treasurer

Action Taken: _____

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 Ossian Pl, Ramapo, NY 10970

in the county of Rockland in the state of NY

I am the (*) owner in fee simple of premises located at:
62 Riverglen Thills, NY 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 # 2020-00033543

Said premises have been in my/its possession since 2019. Said premises are also
known and designated on the Town of Haverstraw 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	<u>AKIVA Goldberger</u>
Mailing Address	<u>22 Ossian Pl.</u> <u>Ramapo, NY 10970</u>

SWORN to before this
17 day of sep, 2021

Isaac Gruenebaum
Notary Public

ISAAC GRUENEBAUM
Notary Public, State of New York
Reg. No. 01GR6396523
Qualified in Rockland County
Commission Expires September 3, 2023

* 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