

**Village of Airmont
Planning Board Meeting
Via Zoom
Thursday
April 22, 2021
7:30pm**

Members Present: Dennis Cohen, Chairman
John Cornelius
Russell Hock
Mordechai Grinberger
Yehuda Friedland, Ad Hoc
Joel Shandelman, Ad Hoc (arrived 10 min. late)

Others Present: Dan Kraushaar, Deputy Village Attorney
Eve Mancuso, Village Engineer
Valerie Monastra, Village Planner
Lou Zummo, Building Inspector
Suzanne Carley, P&Z Secretary

The meeting was called to order at 7:30 pm followed by the pledge of allegiance. Chairman Cohen introduced the new PB Members Mr. Roth, Mr. Grinberger and Mr. Friedland thanked the prior PB Chairman John Cornelius and prior PB Members Joe Toss, William Philip and in particular Doug Whipple who served as both Chairman and a PB Member for over 20+ years. The consultants introduced themselves. Motion to approve the minutes from the March 25 2021 PB Meeting which were seconded by John Cornelius. Russell Hock also approved the minutes approved with three votes.

**Stage Associates LLC – 130 Route 59
130 Route 59, 22 & 24 Stage Street
Proposed Office & Warehousing
Continued Public Hearing**

Applicant requested an adjournment to the May 27, 2020 PB Meeting. Chairman Cohen made a motion to continue the application to the May 27, 2021 meeting at 7:30 pm via zoom in accordance with the Governors executive order. John Cornelius seconded it. All in favor motion carries.

**Har Shalom Cemetery
44 Hillside Avenue
Proposed Cemetery
Site Plan
Public Hearing**

Paul Baum attorney for the project noted that it is a 19.3 acre parcel proposing 10,200 gravesites in 20 sections with 6 groups involved including parking for 48 vehicles with circulation and a walking path. A large section of the property will be left alone. There are no proposed structures or signs. No extensive paving a very passive use. All services will take place at the synagogue and

this property will be used for the gravesite only no other services. Looking to coordinate the process within 3 months. The environmental review needs to be done and a receive a variance for developmental coverage. Requesting that the NOI be sent out and anticipate Lead Agency for the PB and would like to submit information to adopt a part 2 and environmental assessment form for SEQRA. The Village Planner drafted a part 2 for SEQRA. The environmental review must be done before the ZBA can approve the variances.

Engineers reviewed the project on the shared screen showing the circulation. The applicant will submit a traffic study and plan for high level burials at the next PB Meeting. Additional landscaping will be provided and submitted at the next meeting. There was lengthy discussion on the buffer section 210-14 D. Paul Baum noted that they will install a stone wall surrounding the property and there are opportunities to landscape on either side of the wall. The public will only be able to see open space.

There was a discussion on the wells which need to be shown on the plans going forward. A 100 ft buffer is required from each well site. Paul Baum noted that the Department of Health indicated that they had no jurisdiction. Russell Hock asked who bears the ownness to find where the wells are located since the applicant foiled the information with the department of health and are seeking the information. The applicants engineer noted that they will be contacting some of the neighboring property owners and looking at surveys.

A review of the Village Planner and the Village Engineer comments letters was done. It was noted that it would be helpful a plan would be submitted identifying what trees would be removed vs. remaining as well as a better understanding of the buffer. They also wanted to see the traffic management comments. The planner noted that the project is an unlisted action with SEQRA. The Building Inspector did not have any other additional comments. Dan Kraushaar noted that the application will need a fire lane agreement.

Chairman Cohen opened the public hearing John Cornelius seconded it. All in favor. Some of the public mentioned that they were unaware of the meeting. The P&Z secretary went through the mailing list the applicant received from the Town of Ramapo and reiterated it's for a 500 ft buffer. It may be that some of the residents didn't fall within the buffer although they live close to the proposed project. There were a number of public hearing comments in favor of the application as well as against the application. The main concerns are water, the wells and contamination, drainage, traffic and congestion on Hillside Avenue in case of an emergency. Those in favor felt it was the best use of for the property rather than building structures. (Public hearing emails and letters will be attached to the posted minutes on the website).

Chairman Cornelius noted to the Planner to circulate the Notice of Intent and they should come back to the PB 5/27 so that at the next meeting the PB can declare lead agency and maybe get a negative declaration. The applicant noted that they would go to ZBA to introduce the project and then formally request variances at the June ZBA Meeting and come back to the PB in June for Site plan and special permit approval.

Chairman Cohen made a motion to continue the public hearing to May 27, 2021 at 7:30 pm at to the May 27, 2021 meeting at 7:30 pm via zoom in accordance with the Governors executive order. John Cornelius seconded it. All in favor motion carries.

Chairman Cohen made a motion to for Intent of Lead Agency and to notify the Zoning Board of Appeals and all concerned municipalities and agencies. Mordechai Grinberger seconded it. All in favor motion carries.

J.P. Morgan Chase Bank N.A.
410 Route 59
Proposed Upgrades to Parking Lot
Amended Site Plan
Public Hearing

Jen Porter attorney for the applicant note that they are for ADA modifications and improvements. Appeared before the PB back in October and were awaiting funding to be approved from JP Morgan Chase Bank who is the tenant on one portion of the site. Changes from the last meeting were that they included the trash enclosure as requested, updated the parking calculations and showed what they plan to re-pave. They also included the no left hand turn signs as per the DOT. The applicant is requesting a parking waiver for one parking space as they are losing a space for the requested trash enclosure so they are going from 33 to 32 parking spaces. The Village Planner and Village Engineer reviewed their letters. There was a discussion on sidewalks however it was noted that they are the tenant not the owner and had difficulty as it was to get funding for the site improvements in a location where they are not the owner and would have difficulty getting any authorization to do so. The Village Engineer also asked the applicant to look into the catch basin as it may be causing a blockage. The applicant's attorney advised that they would research it and report back to the Village.

Chairman Cohen opened the public hearing and Mordechai Grinberger seconded it. All in favor motion carries. No one from the public spoke. Chairman Cohen made a motion to close the public hearing and Mordechai Grinberger seconded it. All in favor motion carries.

Chairman Cohen noted that they are proposing big improvements to the site that would benefit the Village and made a motion to approve the plans last dated 2/12/2021 for an amended site plan subject to stormwater management agreement, fire lane agreement, trash enclosure and a PB waiver for one parking space for the ADA improvements. John Cornelius seconded the motion. All in favor motion carries none opposed. Amended site plan approved.

282 Route 59 Suffern LLC
282 Route 59 LLC
Proposed Office Building
Site Plan
Continued Public Hearing

Rachel Barese engineer for the applicant noted that they have been before several CDRC meetings and at least three PB meetings and have been waiting for final approval comments from the DOT. The applicant is proposing a small office building and they have complied with all the previous requests of the PB and the Tallman Fire Department for the truck turnaround when they are across

the street from the proposed application. The Village Engineer went through her comment letter. There was a discussion on the 20 ft planting berm on the property and Eve noted that she did not think a variance would be required that they could make it work. She requested testimony on the number of tenants and requested that there be a map note on the final site plan indicating that there would be two tenants, one retail one office. The applicant noted that the basement is for the retail use with the office having access. There will not be an additional tenant. The building Inspector did not have any additional comments. Deputy Village Attorney noted that besides the stormwater management agreement a fire lane agreement would be required.

The Village Planner noted that the monument sign met the Village code and was appropriate in size. Applicant did the required traffic study and the traffic consultant provided all comments and is in agreement with all the additional comments that have been responded to by the applicant satisfactorily.

Chairman Cohen opened the public hearing and Russell Hock seconded it. All in favor motion carries. There were no comments for the record. Chairman Cohen closed the public hearing and Russell Hock seconded it all in favor motion carries.

There was a discussion on sprinklers for the building and the applicant noted if it is required by building code he would do it and that would be up to the Building Inspector who indicated that it is based on size and use and did not appear to be required. The installation of sidewalks was brought up and the applicant agreed to put them in and would work directly with the DOT to seek the land donation process. He will put them in and develop them as identified on the plan.

Village Planner reminded the PB that they previously issued a Negative Declaration on the application. Chairman Cohen made a motion to approve the application for 282 Route 59 LLC with the condition of installing the sidewalks which was seconded by John Cornelius. All in favor motion carries.

Chairman Cohen made a motion to adjourn the meeting at 10:24pm which was seconded by Russell Hock. All in favor motion carries and meeting ended.

Plan Zone

From: Melissa Hess <commandpost.nyc@gmail.com>
Sent: Wednesday, April 21, 2021 12:13 PM
To: Plan Zone
Subject: Proposed grave sight on Hillside Ave

Dear Planning Board Members:

While considering the 1200 plot grave sight proposed on Hillside Ave, I ask that you look at the following:

1. Hillside Ave's water source comes mostly from wells and the Ramapo River- have the effects of burying bodies in the vicinity of these water sources been studied? It is my understanding that the Village may be liable for contaminated water sources...
2. How many trees will need to be removed to accommodate this use? This area is currently heavily wooded- have the effects on drainage and the environment been studied?
3. What kind and volume of traffic is anticipated? Foot? Private cars? Buses? Can this area handle large vehicles like buses? Has the impact on traffic and congestion during burials been considered?
4. Is there ample parking?
5. Has the proposal been considered in context of the other proposed developments in the Hillside neighborhood? It seems that the developments planned for that small area will dramatically alter the aesthetics and quality of life for existing residents.

Thank you for your consideration.

Sincerely,
Melissa Hess-Gelardi
Airmont resident

Plan Zone

From: Debbie Wulfson <dwulfson@yahoo.com>
Sent: Wednesday, April 21, 2021 3:00 PM
To: Plan Zone
Subject: Hillside cemetery

Hello,

I am completely opposed to this cemetery on Hillside. Dead bodies in a residential neighborhood is completely unsafe and concerning. Please consider rejecting this request!

Thank you,
Debbie Wulfson

Sent from my iPhone

Plan Zone

From: Dave K <7096654@gmail.com>
Sent: Wednesday, April 21, 2021 5:16 PM
To: Plan Zone
Subject: 44 Hillside Ave (Cemetery) Public hearing

Hi my name is David Kornhauser I live in the area of Hillside in Airmount, Im very happy of the new plan of making a cemetery here in the area, it's gonna keep the area cleaner Greener with out any noises of children and buses, will have trees and grass in the area instead of big housing, so please take my vote (I still hope to join the zoom meeting but if I can't) to go ahead with this plan

Tnx

David kornhauser

Plan Zone

From: Madeline Quinn <maddyq26@yahoo.com>
Sent: Wednesday, April 21, 2021 7:05 PM
To: Plan Zone
Subject: Projects on Hillside ave.

To whom it may concern; I am appalled that the village would entertain such an undertaking. I'm very against the projects going on there. This is insane!

Doesn't anyone care anymore about the environment, water air pollution. Not to mention congestion and tree removal. I absolutely object to this projects. Hopefully more people will object also. This will have only negative impact on the neighborhood.

Thank you , M. Quinn

Sent from my iPad

Plan Zone

From: Mayer Berger <allwrite2020@gmail.com>
Sent: Wednesday, April 21, 2021 10:20 PM
To: Plan Zone
Subject: Hillside Ave. Cemetery Proposal

Dear Members of the Zoning Board,

In reference to the hearing on the proposed cemetery on Hillside Avenue, as a family residing in close proximity to the subject lot, I'd like to voice my support for the current proposal.

As I discussed with several other neighbors, we all agreed that developing a cemetery would be an excellent use for this property for several reasons.

First of all, it would be a great service to members of the community, since there is a shortage in local cemetery space. Second of all, we much rather have a cemetery than a residential development that will bring along traffic of cars and school buses etc.

And with an existing cemetery in the neighboring lot, this will not change the character of the neighborhood at all. We, therefore, would like to offer this proposal our staunch support.

Thanks for your consideration.

--

Sincerely,

Mayer H. Berger

Strategic Script

The write way...

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from allwrite2020@gmail.com. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately at allwrite2020@gmail.com And delete the message and any attachments from your system.

This notice is included in all e-mail messages leaving allwrite2020@gmail.com

Thank you for your cooperation.

Plan Zone

From: S Green <sgreenmonsey@gmail.com>
Sent: Wednesday, April 21, 2021 11:05 PM
To: Plan Zone
Subject: Public hearing on Hillside

To whom it may concern.

I Sam Green live in the 2 Mile radius from the proposed cemetery.

I think it would be a great benefit to the area as it will avoid a lot of traffic and leave the area with open green space.

As it will also deter future development in the area because not many people want to live next to a cemetery and will maintain the urban setting in Airmont.

Sam Green
Airmount NY

Plan Zone

From: Moshe weiss <mosheweiss105@gmail.com>
Sent: Wednesday, April 21, 2021 11:20 PM
To: Plan Zone
Subject: Cemetery hearing in Airmount

To whom this may concern,

This is to notify you that I know that there is being a public hearing tomorrow via zoom, but I will not be able to participate at that time. I would like to voice my opinion in an email.

I live very close to the property that is in question now about becoming a cemetery. I actually think it's a great idea. Since Hillside Ave became a dead end. There is no thru traffic there. All the School buses that come in to Hillside make U-Turns on private properties. At least if this property will become a cemetery instead of residential or commercial development there won't be any school time traffic at all.

I'm thankful to you for giving me the opportunity to voice my opinion.

Sincerely,
Moshe Weiss

Plan Zone

From: Yaakov Slomiuc <9246573@gmail.com>
Sent: Thursday, April 22, 2021 12:12 AM
To: Plan Zone
Subject: Public Hearing Cemetery

To whom this may concern,

My name is Yaakov Slomiuc, and I live off Saddle River Rd, and Pinebrook Rd, within the village of Chestnut Ridge. I would like to voice my support for the Community Cemetery that is currently in the planning stages, and will be the discussion at the upcoming Public Hearing later today on the 22nd of April. It is a community facility, which is vital for our community. A Cemetery is very important to the community at large and to myself as well, to have where to bury our loved ones, after there passing, and to have them local in our area so we can visit their graves is very important to us. Additionally, this will keep the Village and the surrounding area to its current standing as a beautiful suburban neighborhood, and will most likely keep developers and large developments at bay, and to not make our neighborhood clustered with too many housing that the current infrastructure won't be able to handle. I hope my voice and feelings are communicated well, and will be considered when making decisions about its approval.

A proud resident of the Village of Chestnut Ridge,

Yaakov Slomiuc.

Plan Zone

From: CYNTHIA ARONE <cja325@verizon.net>
Sent: Thursday, April 22, 2021 4:36 AM
To: Plan Zone
Subject: Proposed cemetery

Hello,

As a resident of Airmont, I want to express my opinion about the proposed cemetery on Hillside.

There are a number of legitimate concerns which need to be addressed before a project of this scope should be allowed to move forward.

1st, cutting the large number of trees necessary for this will affect drainage in the nearby area. We personally saw the effects of cutting trees near my street during the development of Cardinal Hill.

2nd, the proposed cemetery is near water sources. There are wells in the area as well as streams and, I believe, water sources. There is a legitimate threat of contamination which would have serious impacts.

Have environment studies been conducted to assess this? If so, how may the public obtain a copy?

Next, there is the issue of additional traffic on Hillside Avenue and the nearby area. Adding a cemetery to this street will undoubtedly add a great deal of additional traffic during funeral services.

Has a traffic impact study been done and, again, if so, how is it obtained.

Parking during funeral services is also something which needs to be considered. If a large number of mourners park along the street this will negatively impact the ability for other cars (such as those used by residents of Hillside) to drive on the street.

Hillside Avenue is a quiet, small residential street. It is wooded, bucolic. I assume those who live there enjoy this aspect as I know I would. This is a huge project to add there which will change the nature of the street in many ways.

This project seems to be moving very quickly. It seems to me that decisions ought to be made only after much review, study, discussion and deliberation. I hope the planning board intends to do this.

Speaking from past experience, it took 5 months of appearing monthly at the village meetings to agree that something as simple as a crash gate on White Road was appropriate. I cannot imagine a new, large cemetery with all the issues mentioned above would not merit even greater scrutiny and study.

Best regards,
Cynthia Arone
20 Ackerman Avenue

Sent from Yahoo Mail on Android

Plan Zone

From: Tuvia Hammer <hammertuv@gmail.com>
Sent: Thursday, April 22, 2021 9:57 AM
To: Plan Zone
Subject: Hillside Cemetery

To Whom it May Concern,

I am a resident in Airmont, approximately 1 mile from Hillside Ave. As I have been told, there is a plan to build a cemetery on Hillside Ave, adjacent to the existing cemeteries.

I am fully in support of this undertaking. As I understand, there is currently a need for more burial spaces for a growing community. In addition, I would definitely rather have a Cemetery in the immediate area than the potential of a multi-family development.

Thank you for your time, and I am looking forward to hearing good tidings in this regard.

Sincerely,

Anthony Hammer

Plan Zone

From: Tzvi Schonfeld <tzviny@gmail.com>
Sent: Thursday, April 22, 2021 11:59 AM
To: Plan Zone
Subject: Hillside Cemetery

Everyone in their own words this is just a sample of something that they may write

Hi My name is Tzvi Schonfeld, I live on hillside Ave 3 minutes away by foot to the lot.

And I'm in favor of this cemetery and I believe it's the best choice for my Block airmont and the community. I believe this will ease a lot of potential traffic if a big school would've been built there.

Im very thankful for the people undertaking this amazing project.

Thanks much and I hope you understand!!

Plan Zone

From: Toby Schonfeld <tobyschonfeld@gmail.com>
Sent: Thursday, April 22, 2021 12:54 PM
To: Plan Zone
Subject: Hillside Cemetery

Good Afternoon,

My name is Toby Schonfeld and I live on Hillside Ave a short walk to the lot.

I'm in favor of this cemetery and I believe it's the best choice for my street, the area and the community. I also believe that this will ease a lot of potential traffic if a big school would've been built there instead.

I'm very thankful for the people undertaking this project.

Toby Schonfeld

Plan Zone

From: Judy Kohn <jkohn30@gmail.com>
Sent: Thursday, April 22, 2021 1:46 PM
To: Plan Zone

To whom it may concern,

My name is Judy Kohn. I own my home at 49 Hillside Ave.
I support the cemetery at 44 Hillside. I believe it is a valuable project and a good idea.
I appreciate the fact that there would be less traffic and the noise level will remain low.
I hope you approve it.

Sincerely,
Judy Kohn,

Plan Zone

From: snsrcs@aol.com
Sent: Thursday, April 22, 2021 4:13 PM
To: Plan Zone
Subject: Hillside Avenue Cemetery

To Whom it may concern,

As a homeowner in the Village of Airmont, I am writing to express my objection to the proposed cemetery to be located on Hillside Avenue.

This is not an ideal location for a cemetery due to the fact that the roads are narrow and cannot accommodate the additional vehicular or pedestrian traffic.

Many trees will need to be removed which may pose a flooding issue in an area that is already prone to flooding.

Many of the homes in the area utilize wells for their water and may be compromised by bacteria due to decomposition of remains. Once water is not safe for consumption or usage, it is extremely difficult to restore it to usable standards.

This may also affect the nearby Ramapo River. If contaminated, the Village of Airmont will be liable for remediation at a cost that will be passed along to homeowners.

Please take this into consideration before granting approval for this property and project.

Regards,

Susanne Nadell-Scaccio
13 Van Gogh Lane
Airmont NY 10901

Sent from the all new AOL app for Android

Plan Zone

From: C D <cdeutsch12@gmail.com>
Sent: Thursday, April 22, 2021 4:41 PM
To: Plan Zone
Subject: Hillside Rd Cemetery Plan

To Whom It May Concern,

I live on Pinebrook Rd, around a quarter mile from Hillside Ave. This is a nice quiet area which is why I think a cemetery is the ideal choice for the lot on Hillside rather than building more homes or a school campus which will bring more traffic. I'm grateful to the people trying to implement this in our community which will preserve the calm and quiet in the neighborhood.

Sincerely,
Chaim Deutsch

Plan Zone

From: Mindy Deutsch <mindydeutsch21@gmail.com>
Sent: Thursday, April 22, 2021 4:45 PM
To: Plan Zone
Subject: Hillside Ave Cemetery

To Whom This May Concern,

I live on Pinebrook Road, the road after Hillside Ave. I am aware of the plans to create a cemetery on Hillside Ave and wanted to express my support of this plan. Any other building project such as housing or a school will upset the quiet in the neighborhood whereas the cemetery will help maintain the peace we so love here. Hopefully we can work together for the good of our community.

Sincerely,
Mindy Deutsch

Plan Zone

From: Pqandmq@optonline.net
Sent: Thursday, April 22, 2021 5:11 PM
To: Plan Zone
Subject: Objecting the gravesite cemetery on Hillside Ave.

I am writing this email stating my objection to the proposed 10,250 gravesite cemetery on Hillside Ave, This project will permanently & negatively impact the surrounding neighborhood. Large number of trees will have to be removed exacerbating existing drainage issues and potentially affecting private wells. Small neighborhood street can't handle high traffic volume.

Patti Quivelli
Airmont

Sent from my iPad

Plan Zone

From: Chaim Ganz <chaimganz@gmail.com>
Sent: Thursday, April 22, 2021 5:12 PM
To: Plan Zone
Subject: Cemetery

Hi all,

I would like to share my opinion regarding the suggested cemetery on Hillside, As a neighbori would really appreciate the approval of this idea.

First of all it's a great service to the community and it's a whole other thing to have believed decades family and friends near by. And to know that after I pass away it would be easy for friends and family to visit.

My second point is that this will much more benefit the entire community then a big development what comes with a lot of challenges to the whole community.

Best wishes
Chaim Gancz

Sent from my iPhone

Plan Zone

From: Karen R <karenrlmt@gmail.com>
Sent: Thursday, April 22, 2021 5:13 PM
To: Plan Zone
Subject: Objections

I am 110% opposed to the further development of Hillside Ave to make way for a huge cemetery. It's bad enough many violations have remained UNPAID AND IGNORED ON THIS ONCE QUIET ROAD.

Please stop this !

Respectfully

Karen Raap

Plan Zone

From: DW <dw5051@gmail.com>
Sent: Thursday, April 22, 2021 5:19 PM
To: Plan Zone
Cc: dw5051@gmail.com
Subject: Cemetery Hearing

Good afternoon prestigious planning board,

Sorry, I won't be able to participate in the zoom call tonight.

As a local resident within the village, I would like to voice my support of the newly proposed Cemetery.

The existing Cemetery on saddle doesn't bother me and in fact, the best neighbors, as it creates no traffic. I want to ask and believe that living in a green open area will leave a suitable footprint within our urban setting for years to come.

With respect,
Moshe Rosenberg

April 22, 2021

Airmont Planning Board:

I WOULD LIKE TO TAKE THIS OPPORTUNITY TO REQUEST THAT THIS DOCUMENT BE FORMALLY SUBMITTED AS PART OF THE EVALUATION PROCESS REGARDING THE PROPOSED CEMETERY ON HILLSIDE AVENUE IN AIRMONT, NY.

AS WE ARE ALL AWARE, UPPER SADDLE RIVER HAS CLOSED THE HILLSIDE BRIDGE, ESSENTIALLY MAKING HILLSIDE A DEAD-END ROAD, THE BRIDGE WILL REMAIN CLOSED INDEFINITELY & NY LACKS ANY JURISDICTION THAT WOULD EXPEDITE THE COMPLETION OF THE BRIDGE REPAIR

AS A RESULT OF THE BRIDGE CLOSURE, EMERGENCY SERVICES WILL BE SEVERELY DELAYED TO THE WESTERN PART OF HILLSIDE AND ORATAM ROAD. PREVIOUSLY, A TRIP TO GOOD SAMARITAN OR AN EMERGENCY FOR THE TALLMAN FIRE DEPT DID NOT REQUIRE STOPPAGE AT ANY TRAFFIC LIGHTS FOR GOOD SAM, COMING FROM HILLSIDE TO SHUART, TO SMITH HILL, TO CHURCH TO AIRMONT & TO CAMPBELL WAS A SHORT SIX MINUTE DRIVE. HOWEVER, NOW BASED ON THE DRAMATICALLY MORE CIRCUITOUS ROUTE, THE DRIVE TIME TO GOOD SAMARITAN HOSPITAL HAS MORE THAN DOUBLED FOR RESIDENTS OF ORATAM ROAD & THE WESTERN PART OF HILLSIDE. THE INCREASED DISTANCE AND THE 5 TRAFFIC LIGHTS ON ROUTE 59 WILL COLLECTIVELY CONSPIRE TO GREATLY DIMINISH THE EFFICACY OF EMERGENCY SERVICES. THE TRIP FROM THE TALLMAN FIRE DEPT REQUIRED A QUICK RIGHT TURN ONTO CHERRY LANE & 2 QUICK LEFTS ON SHUART & HILLSIDE, THIS EMERGENCY SERVICE WILL ALSO BE GREATLY IMPACTED AS EVERY MINUTE IS CRITICAL.

THE ADDITION OF A CEMETERY WITH 10,000+ GRAVES THAT WOULD NO DOUBT INCLUDE SERVICES THAT WILL GENERATE SIGNIFICANT TRAFFIC & POSSIBLY AN INFLUX OF BUSES FROM OUT OF TOWN WILL VIRTUALLY ISOLATE THE LOCAL RESIDENTS FROM EMERGENCY SERVICES DURING A CEREMONY OF EVEN THE MOST MODEST MAGNITUDE

THIS INCREASE IN TRAFFIC ON HILLSIDE AVENUE WILL MAKE A LEFT TURN ONTO RTE 306 MUCH MORE PROBLEMATIC, CREATING LOGJAMS THAT WILL PUT ALL OF THE LOCAL RESIDENT'S LIVES & HOMES IN SERIOUS JEOPARDY. ALSO, UNDER CONSIDERATION IS A MIKVAH ON HILLSIDE AVENUE THAT MAY GENERATE MORE THAN 60 ADDITIONAL CARS PER DAY FOR THE MIKVAH ALONE, PROBABLY DOUBLE THE VOLUME OF TRAFFIC THAT CURRENTLY PREVAILS

ALL OF THIS ADDITIONAL TRAFFIC WILL GREATLY INCREASE THE PROBABILITY OF ACCIDENTS & BREAKDOWNS THAT WOULD MAKE IT EVEN MORE DIFFICULT TO NAVIGATE ON A SMALL COUNTRY ROAD. IF A SINGLE CAR BREAKS DOWN ON HILLSIDE IT COULD EASILY OBSTRUCT TRAFFIC IN BOTH DIRECTIONS, ESPECIALLY DURING THE WINTER MONTHS AS THE SNOW AGGREGATES ON EACH SIDE OF THE ROAD

ADDITIONALLY, THERE HAVE ALREADY BEEN PROBLEMS WITH EGRESS AND INGRESS TO HILLSIDE FROM ROUTE 306 AS THE CLOSE PROXIMITY TO THE DRIVEWAY AT NUMBER 2 HILLSIDE CONSTANTLY HAS CARS & TAXIS PARKED IN FRONT, CAUSING A TRAVEL HAZZARD. OVER THE PAST FEW MONTHS, I HAVE HAD TO SLAM ON MY BREAKS MULTIPLE TIMES TO AVOID TAXIS & OTHER VEHICLES ILLEGALLY PARKED AT NUMBER 2 HILLSIDE. IF THERE IS AN ACCIDENT THERE OR ANYWHERE ON HILLSIDE, IT WILL BE EXTREMELY DIFFICULT FOR EMERGENCY SERVICES TO RESPOND TO THE RESIDENTS OF HILLSIDE AVENUE & ORATAM ROAD.

AS WE ARE ALL AWARE, THERE ARE ALSO PLANS UNDER CONSIDERATION FOR A HILLSIDE AVENUE SCHOOL FOR HANDICAPPED CHILDREN THAT IF APPROVED WOULD BRING MULTIPLE BUSES AND ADDITIONAL VEHICLES ONTO HILLSIDE DURING RUSH HOUR. THIS WILL FURTHER INCREASE THE PROBABILITY OF MORE ACCIDENTS, MORE BREAKDOWNS AND PROBLEMS RELATED TO EXTREME WEATHER CONDITIONS, ALL OF WHICH WILL TRANSFORM A QUIET LITTLE DEAD END COUNTRY ROAD INTO A VERITABLE DEATHTRAP FOR ALL LOCAL RESIDENTS.

WHO WILL MONITOR ROAD TRAFFIC & NUMBER OF PATRONS ATTENDING THE MIKVAH, A LARGE FUNERAL OR A SCHOOL ON A CONSISTENT BASIS TO ENSURE COMPLIANCE WITH THE ORIGINAL MANDATES OF THE STRUCTURE? WE HAVE FOUND THAT MANY OF THESE PROJECTS CONTINUE TO EXPAND SURREPTITIOUSLY

WE SIMPLY CANNOT SUSTAIN THE INCREMENTAL TRAFFIC AND INEVITABLE OBSTRUCTIONS THAT HILLSIDE AVE AND ORATAM ROAD WOULD ENDURE AS A RESULT OF ANY OF THESE PROJECTS.

HILLSIDE AVENUE IS A BEAUTIFUL LITTLE COUNTRY ROAD WITH CHARMING FARM HOUSES, THAT ENHANCE THE IMAGE OF THE COMMUNITY AND THE VALUE OF HOMES IN THE NEIGHBORHOOD, IT HAS ALREADY ENDURED WAY TOO MANY INSULTS AS SEVERAL HOMES HAVE THEIR YARDS VISIBLY POPULATED WITH GARBAGE AND THE RESIDUE OF ABANDONED OR INTERRUPTED CONSTRUCTION PROJECTS. ANY LARGE-SCALE PROJECTS ON THIS ROAD WILL BE COMPLETELY OUT OF CHARACTER WITH THE NEIGHBORHOOD, JEOPARDIZE THE WELFARE OF ALL RESIDENTS AND GREATLY DIMINISH PROPERTY VALUES

MOST IMPORTANTLY WHAT IS THE LONG-TERM PLAN FOR HILLSIDE, THESE PROJECTS MUST BE CONSIDERED AS PART OF A LONG-TERM COLLECTIVE VISION BETWEEN AIRMONT, RAMAPO & UPPER SADDLE RIVER, NOT AS SINGULAR PROJECTS. ADDITIONALLY, ALLOWING ANY OF THESE PROJECTS WOULD BE A DIRECT CONTRADICTION FROM THE TRUSTEE MEETING LAST WEEK WHERE EVERYONE STATED WITH SOLEMN CLARITY, THEY WERE UNEQUIVOCALLY IN FAVOR OF MAINTAINING THE CHARM AND BUCOLIC QUALITY OF THE VILLAGE

FINALLY, I IMPORE THE VILLAGE OF AIRMONT TO RECOGNIZE THE MULTIPLE DANGERS THAT THIS PROJECT PRESENTS TO A NEIGHBORHOOD THAT IS POPULATED BY MANY LONG-TERM RESIDENTS OF AIRMONT & RAMAPO. I SUGGEST THAT WE LOOK FOR NEIGHBORHOODS WITH MUCH BETTER EXISTING INFRASTRUCTURE TO SUPPORT PROJECTS OF THIS MAGNITUDE AND FACILITATE THESE ENDEAVORS IN AREAS WITH A LOWER PROBABILITY OF EXPENSIVE LITIGATION.

ONCE AGAIN, I APPRECIATE YOUR TIME AND CONSIDERATION REGARDING THESE CRITICAL SAFETY, AESTHETIC AND ENVIRONMENTAL IMPACT ISSUES

SINCERELY

DANIEL P FINLEY

DANIEL P. FINLEY

Plan Zone

From: shaina lewis <lewisschs@yahoo.com>
Sent: Thursday, April 22, 2021 6:34 PM
To: Plan Zone
Cc: Danielle Meehan
Subject: Cemetery Project

Dear Airmont Boards,

I am concerned about the recently proposed cemetery on 44 Hillside Avenue. First and foremost I worry about the direct effects of the project on the neighboring water sources, including but not limited to the Ramapo River, nearby runoffs as well as residential drinking water. Second, I am apprehensive about the number of trees which would need to be removed in this wooded area, in turn negatively impacting water drainage in the surrounding areas. Third, I am weary about the added traffic in the region. Has there been a detailed traffic study completed in the area? Finally, does this project align with the current landscape of the local community?

Please feel free to reach out if you have any questions about any of the above. Thank you for all you do, it cannot be an easy job! Be safe!

Shaina Peattie
21 Stage St
Airmont, NY 10901

Plan Zone

From: Mates Kohn <matesdriver@gmail.com>
Sent: Thursday, April 22, 2021 7:07 PM
To: Plan Zone
Subject: har shalom project

My name is Mates Kohn, I live at 49 Hillside Ave, which is 200' away from the Har Shalom project. I ask you to approve the Har Shalom application as it stands. After hearing about all types of ideas for development of the 20 acres at 44 hillside such as houses a yeshiva etc.. I was relieved to hear in the end there will be a cemetery, this way the neighborhood will remain a lot quieter than if the other ideas would've come to fruition

Plan Zone

From: Danielle Meehan <cuponairmont@gmail.com>
Sent: Thursday, April 22, 2021 7:08 PM
To: Plan Zone
Subject: Proposed Hillside Cemetery

CUPON AIRMONT

Citizens United to Protect Our Neighborhoods

Hello,

CUPON Airmont understands and respects the need for any community to have a cemetery. However, after examining the plans for the proposed cemetery at 44 Hillside Ave, Airmont, NY, we are not supporting the project for the following reasons:

- Hillside Ave is a small road already struggling to cope with increased residential traffic. Although the parking lot is a generous size, it likely won't accommodate all of the vehicles for mourners that could potentially attend a large funeral. Hillside Ave doesn't accommodate road side parking due to safety concerns, as it's a very narrow and windy road. Additionally, cars parked on the side of Hillside Ave would present obstructions to emergency vehicles.
- The scope of this project exceeds current land use codes. The coverage area for the proposed project is 9%. Current codes stipulate coverage not to exceed 3%.
- Potential effect on private wells, as well as the Upper Saddle River Aquifer. If at any time in the future surrounding water sources become affected, the Village of Airmont could possibly be held liable for those damages.
- A number of Hillside Ave residents have documented water runoff issues from tree removal. The proposed project will require the removal of numerous trees, exacerbating the existing issues with flooding.

CUPON Airmont is respectfully requesting the size and scope of the proposed cemetery to be reduced. A more reasonable size will considerably lower the impact that the project will have on the residents of Hillside Ave while still allowing a cemetery to exist.

Thank you for your time and attention,

Danielle Meehan
President
CUPON Airmont

Plan Zone

From: Leslie Lief <leslie@centralsonitec.com>
Sent: Saturday, April 24, 2021 12:25 PM
To: Plan Zone
Subject: Objection

Good Day,

We have been informed that there is a proposal for a 10,250 gravesite cemetery on Hillside Avenue. At this time, we oppose any cemetery proposal until full disclosure and due diligence including environmental impact process have been met and disclosed AND DISEMINATED BOLDLY AND FREELY on the website.

Some of these concerns are:

- 3rd party Environmental impact study
- Water Contamination
- Drainage and Tree removal
- Off Street parking (Could historically attract a significantly large amount of attendees)

*Leslie & Susan Lief
37 Ackerman Avenue
Airmont*