



# ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

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February 2, 2024

Village of Airmont  
Zoning Board of Appeals  
251 Cherry Lane  
P.O. Box 578  
Tallman, NY 10982  
Attn: Suzanne Carley  
Planning and Zoning Secretary



Re: Har Shalom Cemetery East  
44 & 36 Hillside Terrace  
Tax Lots 62.14-2-1 & 62.14-2-6

Dear Ms. Carley,

The following is our response to Douglas J. Schuetz, Acting Commissioner of Planning, of Rockland County Department of Planning letter dated January 23, 2024:

Items in red are respectfully requested override the Rockland County Planner comment.

1. Comment: The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is adjacent to the southern property line of the parcel. New York State General Municipal Law states that the purposes of Sections 239-1, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

*Response: Comments received and responded to.*

2. Comment: A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

*Response: The applicant will apply for a permit after Final Approval.*

3. Comment: This site is environmentally constrained by the steep slopes. The Zoning board of Appeals (ZBA) must be satisfied that all State and local regulations are strictly adhered to, to protect the environmental sensitivity of the site and its surroundings.

*Response: The existing plan adheres to the Village Code.*

4. Comment: Although the proposal will have less lot coverage than the existing use, it will still have triple the maximum lot coverage allowed for a cemetery. To help reduce the impact of this development, reduction of impervious surface must be considered. It is recommended that porous pavers or porous concrete be considered to replace the use of macadam and conventional asphalt. If installed correctly and properly maintained porous pavers have been shown to be effective in helping manage off-site runoff of stormwater. In addition to permeable pavers, other green infrastructure techniques should be considered such as bioswales, rain gardens, and rainwater capture. For long term effectiveness of permeable pavers and other green infrastructure techniques it is recommended that the Village and the applicant review Chapter 5 "Green Infrastructure Practices" of the 2015 NYSDEC Stormwater Design Manual.

*Response: Village of Airmont Code Chapter 210-174 definitions.*

**Code Development:** *The percentage of the area of a lot covered by buildings, parking areas, accessory structures and any impervious materials, including natural impervious areas and non-vegetative pervious materials.*

*Rockland County Planner's suggestion do not reduce coverage per code above.*

5. Comment: The existing well must be properly decommissioned prior to its removal. The Rockland County Department of Health must be notified of the intent to decommission the well and monitor the process to ensure that it is done in compliance with the specifications of Article II of the Rockland County Sanitary Code. All required permits must be obtained from them.

*Response: The applicant will apply for a permit to decommission the well.*

6. Comment: The existing driveway for Lot 62.14-2-6 straddles the property boundary of Tax Lot 62.14-2-5. There are no access easements depicted on the proposed subdivision plat or the existing map entitled "Arthur Muro," filed on December 18, 1979. Access easements must be provided on both lots since the ability to access either from the driveway is interdependent.

*Response: Override required.*

7. Comment: Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.


*Response: Statement no response required.*

8. Comment: In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

*Response: Statement no response required.*

If you have any questions, please call our office.

Very truly yours,



David M. Zigler, P.L.S.



**CENTER FOR ENVIRONMENTAL HEALTH**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building D  
Pomona, New York 10970  
Phone: (845) 364-2608 Fax: (845) 364-2025



**Public Health**  
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**SAMUEL RULLI, PE**  
*Director, Environmental Health*

**EDWIN J. DAY**  
*County Executive*

February 7, 2024

Suzanne Carley, Planning and Zoning Clerk  
Village of Airmont  
251 Cherry Lane  
P.O. Box 578  
Tallman, NY 10982



Re: Municipal Referral  
Har Shalom East  
Revised Subdivision, Site Plan & Special Permit  
Tax lot 62.14-2-6 & 62.14-2-1

Dear Ms. Carley:

We have received an application and plans as prepared by Atzl, Nasher & Zigler, P.C., revised through December 26, 2023, for the above referenced project. Comments are as follows:

1. Our records indicate that there is an existing well on tax lot 62.14-2-6. As noted on the plans, the well is to be decommissioned in accordance to Article II of the Rockland County Sanitary Code. The decommissioning process includes submission of an application and subsequent completion report. A permit for demolition and clearing of the lot should not be issued until this office has deemed that the decommissioning is completed.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

Elizabeth Mello, P.E.  
Senior Public Health Engineer  
(845) 364-2616

cc: Jake Palant, Rockland County Department of Planning  
Atzl, Nasher & Zigler, P.C.  
Jeremy Erlich, RCDOH (via email)



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February 7, 2024

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Village of Airmont  
251 Cherry Lane  
P.O. Box 578  
Tallman, NY 10982

Re: Municipal Referral  
Yeshiva Gedola of South Monsey  
Site Plan, Special Permit and Variances  
Tax lot 62.07-2-63, 56.19-3-42



Dear Ms. Carley:

We have received an application and plans as prepared by Civil Tec Engineering & Surveying PC, revised through November 28, 2023, for the above referenced project. Comments are as follows:

1. A downstream sewer capacity analysis is to be submitted to this office for review.
2. Food Service Establishments are regulated by the Rockland County Department of Health. If the dormitory will have a kitchen, plans must be submitted and approved prior to construction.
3. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.
4. In accordance with Article 13.8.1 of the Rockland County Sanitary Code, all multiple dwellings with three (3) or more rental units and all rooming houses must register and obtain a Multiple Dwelling Rental Certificate from Rockland County Health Department Rockland Codes Initiative (RCI) prior to occupancy.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

Elizabeth Mello, P.E.  
Senior Public Health Engineer  
(845) 364-2616

cc: Jake Palant, Rockland County Department of Planning  
Civil Tec Engineering & Surveying PC  
Ed Moran, P.E., Town of Ramapo DPW

Joe LaFiandra, RCSD #1  
Patrice Robertson, RCDOH (via email)  
Meredith Kurisko, RCI (via email)  
MBSP (via email)

## Plan Zone

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**From:** Leah Rozenblat <leah11roz@yahoo.com>  
**Sent:** Thursday, February 8, 2024 10:40 AM  
**To:** Plan Zone  
**Subject:** Re yeshiva gedola project

I'm the owner of 263 saddle river rd opposite the current yeshiva building  
I'm FOR this project and believe they should be accommodated with all variances needed

This is an outstanding yeshiva - during the 9 years living right next to them - there was never any disturbance from boys or traffic (since most of them board). And they truly need to be able to have appropriate size building / dorm for their students to accommodate their needs as well as surrounding community

With appreciation of your assistance to them  
Elena Rubchinski

[Sent from Yahoo Mail for iPhone](#)