



Village of Tannersville

Po Box 967, Tannersville, NY 12485

Telephone: (518)-589-5850 Fax: (518)-589-5805

E-mail: pz@tannersvilleny.gov Website: www.tannersvilleny.org

PLANNING DEPARTMENT APPLICATION

FOR OFFICE USE ONLY:

FEES DUE: _____

ZBA REQUIRED? _____

FEES RECEIVED? _____

BP REQUIRED? _____

Meeting Date: _____

EAF ____ (Long) ____ (Short)
RECEIVED _____

DEC FORM _____ (____-) (____+)

DEADLINE: 10 Business days prior to meeting 3 Weeks if Requesting Variance

Site Plan Review: x Subdivision Review: _____

Major _____ Minor _____ Other Special Use Permit

Date of Application: September 28, 2026

Plans Submitted: _____

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.

Name of Property Owner/Applicant: Saul Emanuel and Rebecca Emanuel (Owners) J. Eloy Emanuel (Applicant)

Property Address: 13 Sylvan Side Ave. Tannersville, NY 12485

Tax Map Parcel #(s): 166-14-1-15 (2025 193503) Parcel Size: 0.30 acres Width: ~76 ft Depth: ~176 ft

Property Zoning District: _____ Property Class: 281 (Multiple residences)

Present Use of Property: Place of worship (shul) with residential unit above Proposed Use: Same - expanded place of worship with residential unit above

Variance Requested? No If yes, please complete Zoning Board of Appeals Application.

Previous applications for this property: None Planning Board _____ Zoning Board of Appeals _____
If yes, provide results: _____

Description of Proposal / Detail of Request:

Construction of a 65'-0" x 20'-3" addition (approx. 1,320 sq ft) to the existing Sylvan Side Shul (ground-floor place of worship

with residential unit above), including deck extension with new stairs, 8 parking spaces within the existing driveway, and associated site lighting. Existing street frontage and setbacks unchanged.

Value of Construction: \$250,000

Licensed Land Surveyor/Engineer/Authorized Agent: Edith Foreman (Architects, Existing survey: Thelma Reddy Wilson A302, proj. 24-036 (10/25))

(If representing applicant, please included a notarized letter from the property owner indicating such authorization.)



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Easement or Restrictions on property:

None known

Names of Adjacent owners and property owners across the street. (Use separate sheet if necessary)

7 Sylvan Side Ave - Saul Emanuel; 19 & 21 Sylvan Side Ave - Harry Poladian Jr.; 169 Spring St - Bintamin Samber;

14 Sylvan Side Ave (across) - Lawrence Clinton, Tax parcel 166.18-1-8 (across) - Elliott Gutman

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application. Notarized statement of authorization is attached to this application if the applicant is not the owner of record.

Applicant Signature

Elon Emanuel

Applicant Name Printed/Typed

975 East 13th Street, Suite 201, Brooklyn, NY 11230

Mailing Address

+1 917-251-7486 | Elon@shewys.com

Phone/Fax/Email



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ZONING BOARD OF APPEALS APPLICATION

DEADLINE: Three weeks prior to meeting

Meeting Date: _____ at 7:00pm

Area Variance: _____ Use Variance: _____

Application Fee \$ _____

Interpretation: _____ Special Permit: _____

Date Submitted: _____ Other: _____

Plans Submitted: _____

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.
- A Site plan must accompany submissions requesting an area variance and those at the discretion of the board.

Property Address: _____

Tax Map Parcel #: _____ Parcel Size: _____ Width: _____ Depth: _____

Property Zoning District: _____ Property Class: _____

Present Use of Property: _____ Proposed Use: _____

Provision of Code Appealed (give section and subsection numbers): _____

Previous applications for this property: _____ Planning Board _____ Zoning Board of Appeals

If yes, provide results:

Description of Proposal / Detail of Request: _____

Value of Construction: \$ _____ Building Permit required after ZBA approval: ____ yes ____ no

Certification of Statements: The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application. Notarized statement of authorization is attached to this application if the applicant is not the owner of record.

Applicant Signature _____

Applicant Name Printed/Typed _____

Mailing Address _____

_____/_____/_____
Phone # / Fax # / E-mail



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NOTICE TO ALL APPLICANTS

The Planning Board and Zoning Board of Appeals routinely contacts the following agencies depending on the location, project size, and proposed action of your project:

- NYS Department of Conservation (NYS DEC)
- NYS Department of Health (NYS DOH)
- NYC Department of Environmental Protection (NYC DEP)
- NYS Department of Transportation (NYS DOT)
- NYS Historic Preservation Office
- Central Hudson
- Greene County Highway
- Greene County Planning and Economic Development
- US Army Corps of Engineers



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Planning & Zoning Fee Schedule

The following fees shall be charged upon planning and zoning applications for the following actions:

- A. **Planned Development Districts - \$850.00**
- B. **Amendments - \$750.00**
(Zoning map and text, and amendments to existing IPDs and PDDs)
- C. **Special Use Permit - \$350.00**
- D. **Site Plan Review/ Architectural Review**
 - 1. **Residential - \$350.00**
 - 2. **Commercial - \$600.00**
- E. **Zoning Variance:**
 - 1. **Area Varlance - \$350.00**
 - 2. **Use Variance, use, and Official Map - \$450.00**
- F. **Certificate of Zoning Compliance - \$100.00 (when no site plan review process or special permit is required)**
- G. **Certificate of Nonconformity - \$200.00**
- H. **Subdivision Fees:**
 - 1. **Major - \$500 (+ \$50 per lot)**
 - 2. **Minor - \$200 (+ \$50 per lot)**
 - 3. **Lot Line Adjustment - \$200**
- I. **Public Hearing Fees - \$75 (If the Village is charged more, the applicant will be billed the difference)**
- J. **Sign Permit - \$250 (If application contains additional sign, + \$50 surcharge)**
- K. **Postage as required***

*For large projects, a deposit of \$250 may be required



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VILLAGE OF TANNERSVILLE BOARD ENDORSEMENT FOR SITE PLAN

Approval Subject to Review by the Following Agencies:

- ☐ Village of Tannersville
- ☐ Department of Health
- ☐ Department of Environmental Conservation
- ☐ Department of Environmental Protection
- ☐ Greene County Planning Board
- ☐ Other

Road Status:

Ingress/Egress/Right of Way

A) Unimproved B) Improved

- ☐ Village Road
- ☐ County Road
- ☐ State Road

Other Conditions of Approval:

OWNERS CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes, and hereby consents to all said terms and conditions as stated hereon and agree to file this map with the Greene County Clerk.

Signature

Date

VILLAGE BOARD ENDORSEMENT

Approved by resolution of the planning board of the Village of Tannersville, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Mayor -- Village Board

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 -- Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 -- Project and Sponsor Information			
Name of Action or Project: Sylvanside Shul Extension			
Project Location (describe, and attach a location map): 13 Sylvan Side Ave, Tannersville, NY 12485. Tax Map Parcel 166 14-1-13 (SWS 193603) See attached site plan.			
Brief Description of Proposed Action: Construction of a 65'-0" x 20'-3" addition (approx. 1,320 sq ft) to the existing Sylvanside Shul (ground-floor place of worship with residential unit above), including deck extension with new stair, 8 parking spaces within the existing driveway, and associated site lighting. Existing street frontage and setback unchanged.			
Name of Applicant or Sponsor: Elon Emanuel		Telephone: +1 917-251-7486	
		E-Mail: Elon@shevys.com	
Address: 975 East 13th Street, Suite 201			
City/PO: Brooklyn		State: NY	Zip Code: 11230
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action?		0.30 acres	
b. Total acreage to be physically disturbed?		approx. 0.03 acres (1,320 sq ft footprint)	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.30 acres parcel 166.14-1-13, owner also holds adjoining 7 Sylvan Side Ave (166 14-1-14)	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☐	N/A ☐ ☒
<i>W/ Special Use Permit</i>			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☐	YES ☐ ☐ ☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO ☐	YES ☒	
<i>Currently Connected</i>			
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO ☐	YES ☒	
<i>Currently Connected</i>			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

☒ ☐

16. Is the project site located in the 100-year or 500-year flood plain?

NO YES

☐ ☒

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,

NO YES

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☐ ☐

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

☐ ☐

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO YES

If Yes, explain the purpose and size of the impoundment:

☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

☒ ☐

21. Is the project located within, or within 1/2 mile of, a disadvantaged community?

NO YES

☒ ☐

If No, could impacts from the project affect a disadvantaged community?

☒ ☐

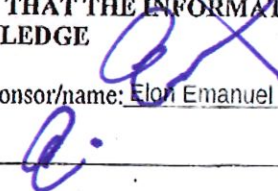
If Yes to either question in 21, answer the following question.

a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Elon Emanuel

Date: September 28, 2026

Signature: 

Title: Authorized Agent

**VILLAGE OF TANNERSVILLE
PLANNING BOARD &
ZONING BOARD OF APPEALS
LETTER OF AUTHORIZATION**

Project Address: 13 Sylvan Side Ave, Tannersville, NY 12485

Tax Identification Number(s): 166-14-1-13 (SIVS 193603)

A. Consent

1. If Individual(s) is Property Owner(s) of Record: *Every Property Owner must Complete and sign in the Presence of a Notary Public.*

Name(s): Saul Emanuel and Rebecca Emanuel

Address(es): 975 East 13th Street, Suite 201

City(ies): Brooklyn

State(s) & Zip Code(s): NY 11230

Phone Number (s): +1 917-251-7486

2. If Entity is Property Owner of Record:

Name of Entity: _____

Address of Entity: _____

Phone number for Entity: _____

Name of Individual Signing on Behalf of Entity: _____

Position of Individual Signing on Behalf of Entity: _____

Address of Individual Signing on Behalf of Entity: _____

Phone Number for Individual Signing on Behalf of Entity: _____

B. Authority

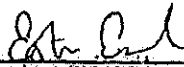
I, We Saul Emanuel and Rebecca Emanuel, do hereby
authorize Eilon Emanuel to appear on
my/our behalf in front of the Village of Tannersville Planning Board or Village of Tannersville
Zoning Board of Appeals with respect to the above property with respect to my/our/their
application for a Site Plan Review (Sylvanside Shul Extension).

Dated: 29 SEPTEMBER 2026



Applicant's Signature(s)

Sworn to and subscribed before me
this the 29 day of September, 2026.

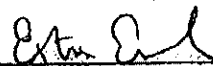

NOTARY PUBLIC

ESTEE EMANUEL
Notary Public, State of NJ
Comm Expires 3/26/2029

C. Additional Requirement If Individual Is Signing on Behalf of An Entity:

1. My name is SAUL EMANUEL, and I am signing this
application on behalf of SPRING STREET MINYAN, the property
owner,
2. I swear under penalty of perjury that I have authority to make this application on behalf
of the property owner and know full well that the Village of Tannersville Planning Board
and Zoning Board of Appeals relies upon the truth of these statements.

Sworn to and subscribed before me
this the 29 day of September, 2026


NOTARY PUBLIC

ESTEE EMANUEL
Notary Public, State of NJ
Comm Expires 3/26/2029