



Village of Harriman

1 Church Street
Harriman, New York 10926
TEL: (845) 783-4421
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**PLANNING BOARD MEETING
SEPTEMBER 19, 2022
7:30PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES MAY 16, 2022
4. 108-1-11, PSC HARRIMAN – RESOLUTION
5. 108-1-10, 68 COMMERCE DRIVE SITE PLAN: REVIEW SUBMITTED PLANS

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY OCTOBER 17, 2022, AT 7:30PM
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
FRIDAY SEPTEMBER 30, 2022.**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
September 19, 2022

Chairwoman Escallier opened the Village of Harriman Regular Meeting of September 19, 2022, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Chairwoman Irma Escallier, Board Members Ron Klare, Jim Kelly, Elban Rivera, Juan Quinones, John Russo, Engineer; Dominic Cordisco, Attorney; and Maria Hunter, Recording Secretary

Member Klare made MOTION to accept the Planning Board minutes of May 16, 2022, **SECOND** was made by Member Quinones.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Rivera
Member Quinones

NAY: -0-

ABSTAIN: -0-

Mr. Cordisco: Explained the Resolution for PSC Harriman was previously approved to authorize preparing of document. This evening this board needs to formally vote on resolution.

Member Klare made MOTION to approve the Resolution for PSC Harriman, **SECOND** was made by Member Kelly.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Rivera
Member Quinones

NAY: -0-

ABSTAIN: -0-

108-1-10, 68 Commerce Drive Site Plan – Review submitted plans:

Chairwoman Escallier acknowledged the application before the board this evening.

Present: Shawn Arnott, P.E., and Sterling DePaul both with MHE Engineering. MHE Engineering Project narrative dated September 2, 2022, is attached.

Mr. Arnott: Proposing a spec 110,000 square foot warehouse, associated offices, parking, stormwater and grading. A little bit of background, this was previously before your board back in May 2021. Previous project had the same basic layout of the warehouse where the grading was a bit lower. Last time before you, the Village Board in December 2021 decided to change the split zoning to be in the I District which benefits the applicant. Proposing a bio retention facility in the front lot. SWPP and storm water reports to be finalized.

Discussion regarding Lanc & Tully September 14, 2022, report between Planning Board members, Mr. Russo, Mr. Cordisco, and applicant. Report is attached.

Chairwoman Escallier: Requested the project stay within the same style as the other buildings.

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Member Kelly: Asked what does "spec building" mean and the amount of water usage. Concerned about the six (6) pages of notes from Mr. Russo as to when they will be answered.

Mr. Russo: Explained the footprint of the building proposed and designed would be for a warehouse, offices, etc. as stated by Mr. Arnott. Once built all Village building and fire codes would be restricted and controlled by the Village Building Department Inspector. Discussion about water usage needs to be addressed and corrected on EAF. The proposed Fifty Thousand (50,000) cubic yards of fill will need certification to the Building Department per Village code. You will need to make your client aware of requirements for bringing the fill in per Village code.

Mr. Arnott: All concerns from Member Kelly will be addressed with a report to Mr. Russo. Agree to the certification that is needed for the soil.

Mr. Russo: Plans need to be sent to the fire department.

Secretary Hunter: Plans will be sent to the Monroe Joint Fire District for review once I get the correct contact information.

Mr. Russo: Don't see where the refuse containers are located, and the stairs need to be modified. Also need to take a look at the utilities in the road.

Mr. Cordisco: At this time plans don't need to be sent to Orange County Planning Department. This board will need to decide lead agency and to circulate.

Member Quinones: Was concerned about the traffic study time frames including Routes 87/17/6 to include Legoland, Woodbury Common.

Mr. Russo: They are working on the traffic study with plans submitted to their traffic consultants Creighton Manning (CME) and with the Village's Traffic Consultant. Looking at traffic with schools back in session. Need to look at all the other projects. Make sure to include The Shops at Woodbury and Gardens at Harriman which will be a very large project.

Discussion amongst all that this project's name will be "68 Commerce Drive Site Plan" and all correspondence will include the SBL.

Chairwoman Escallier: Expressed concern about the statement that this is a spec building.

Mr. Russo: Explained that this would be like a "model home" and the tenants would be leasing space from the owner.

Mr. Arnott: Confirmed that more than likely will be one (1) tenant that the owner will lease to.

Mr. Cordisco: Might be possible by the time final approval is given this board may know who the tenant may be.

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Mr. Russo: This is in the I Zone, so they are allowed a sign on the building or ground mounted, needs to be placed on the plan. Need the location and size/dimensions.

Mr. Arnott: Sign on the north side with one (1) way in for truck traffic.

Mr. Cordisco: Need a motion to authorize this board to have prepared and circulated to be Lead Agency.

Member Klare: made MOTION to authorize Kristen O'Donnell with Lanc & Tully to prepare and circulate this board's intent to be Lead Agency. **SECOND** was made by Member Quinones.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Rivera
Member Quinones
NAY: -0-

Mr. Arnott: Showed the board ARB renderings. The building will be 40' high with tilt up panels. Do you want to see anything else?

Chairwoman Escallier: Requested landscaping to be shown. Are the colors beige and brown? Stucco olive color?

Mr. Russo: Need to show elevations from all sides of the building.

Mr. Arnott: Will confirm the colors with the owner.

Mr. Kelly: Asked to confirm the size of the proposed building.

Mr. Russo: The building will be 110,000 square feet. Approximately 300' wide x 450' long.

Mr. Rivera: Coming down Route 6 with the trees you might not see the building as much. With landscaping might break it up.

Member Quinones made MOTION to close the Planning Board meeting of September 19, 2022, at 8:12pm. **SECOND** was made by Member Klare.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Rivera
Member Quinones
NAY: -0-

Respectfully Submitted:
Maria C. Hunter, Recording Secretary





2 September 2022

Village of Harriman Planning Board
1 Church Street
Harriman, NY 10926

ATTENTION: Chairwoman Escallier and Planning Board Members
68 Commerce Drive South
SUBJECT: Proposed Warehouse

Dear Chairwoman Escallier and Planning Board Members,

The Board previously reviewed this project as a different project number with older iterations of the plan. Our office updated the plans as well as provided a new application, Long EAF and other supporting documents for the new application. Pursuant to the Lanc and Tully review letter dated 11 May 2021 for the previous project number before the Village Planning Board, please find the following responses to comments below:

General Comments dated 11 May 2021:

1. "Description of Proposed Use" on Planning Board Application states "Light Industrial /Warehouse", whereas the Short EAF submitted for the project notes warehouse only. If there is to be a "Light Industrial" component of the project, this should also be listed in the Short EAF. If not, then the Light Industrial should be removed from the Planning Board Application.

Response: Our office has provided the attached long form EAF for the Board's consideration as it proposes a building greater than 100,000 square feet. Further, references to a light industrial use have been removed from all project documentation. The applicant respectfully requests that the Board consider circulating for lead agency at your next scheduled meeting.

2. The Village's Traffic Consultant, Colliers Engineers (formerly Maser Consulting) has provided a document dated March 25, 2021 titled "Draft Scoping Outline for B-12 South Commerce Drive - Traffic and Transportation". The Planning Board should review this document and determine if the scope of the traffic study for the proposed project is acceptable. If so, the Planning Board can direct the applicant to move forward with the proposed traffic study in accordance with the outline.

Response: Based on a review of the Planning Board Meeting Minutes regarding this project, our office understands that the Board accepted the scope provided by the Board's Consulting Traffic Engineer. As such, our office is working with Creighton Manning Engineering in order to provide the requested traffic study pursuant to the scope provided by the Board's Traffic Consultant.

3. The 'Zoning Summary Chart' on the plan should be revised for the PAD Zone requirements for the proposed warehouse use. It appears that the values shown in the PAD Zone column are

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those for "single-family dwellings", which is listed as the first principal permitted use in the Zone, whereas the warehouse use would be the third principal permitted use in the chart and has differing Lot requirements. It should be noted, that the "Minimum Lot Area" in the PAD Zone for the proposed use is 10 acres. As the total site is only 7.802 acres in size, the applicant may need to apply for an area variance with the Zoning Board of Appeals.

Response: *In December 2021 our office understands that the Lot was rezoned to be completely within the I-District, therefore eliminating the need to have the minimum Lot area be greater than 10 acres.*

4. The "Lot Area, s.f." in the Zoning Summary Chart should be revised to reflect a total area of 339,855.12 square feet (7.802 acres x 43,560 sf/acre). Other areas of the table that reflect Lot area should be verified.

Response: *The Zoning Bulk Table has been revised as necessary.*

5. The proposed values in the Zoning Summary Chart for "Side Yard (one)" and "Side Yard (both)" should be revised. The "Side Yard (one)" should be revised to 73 feet, as that is the minimum value provided per the plan, and the "Side Yard (both)" should be revised to 148 feet (73ft + 75ft) per the plan.

Response: *The Zoning Bulk Table has been revised as necessary.*

6. Permitting will be required for the wetland disturbances, which the applicant notes that they are currently working on per Note No. 3 on the plan. The Planning Board shall be copied on all correspondences to and from the Army Corp. of Engineers.

Response: *Permitting with the Army Corp. of Engineers is understood to be required. Our office will copy the Planning Board on all correspondence to and from the Army Corp. of Engineers.*

7. The applicant will need to seek approval from Orange County Sewer District No. 1 for connection to the Sanitary Sewer Collection System.

Response: *Our office understands that approval from Orange County Sewer District No. 1 will be necessary for the connection to the Sanitary Sewer Collection System. Our office will copy the Planning Board on all correspondence with Orange County Sewer District No. 1.*

8. The applicant will need to seek approval from the Village Board for water for the site.

Response: *Our office has coordinated the proposed water connection with the Village Board. Attached please find the Will Serve Letter request to the Village Board for the project.*

9. The plan shall be updated to reflect the location of the 100-year floodplain and associated elevation for the floodplain, per the latest FEMA mapping. As a portion of the site may be located within the floodplain, the applicant will need to comply with Chapter 82 of the Village's Code for the construction of the project.

Response: *The location of the 100 year floodplain and associated elevation for the floodplain has been updated pursuant to the last FEMA Mapping.*

10. The plan currently shows the Stormwater Management area to be constructed within the "floodway". Construction shall not occur within the floodway. If the applicant wishes to pursue construction of the Stormwater Facility within the floodway, they will need to comply with Section 82-14B (2) of the Village's Code. It should be further noted Stormwater Facilities are not recommended to be constructed within the floodplain, depending upon the type of Stormwater Facility to be constructed.

Response: *Our office has revised a plan to comply with Chapter 82 of the Village's Code for construction of the project; no development in floodway is proposed for this project. The Stormwater Facilities have been designed in accordance with the guidance from NYSDEC provided by the Village's Planning Board Engineer.*

11. The applicant should submit visual renderings and architectural drawings for the proposed project.

Response: *The applicant has not identified an end user for the project and as such has not finalized the final colors/elevations of the building.*

12. The plan shall demonstrate that there is sufficient room at the loading dock area for trucks to maneuver in and out of the loading docks.

Response: *Please find the truck turning diagrams for the proposed project to maneuver in and out of the loading docks.*

13. A Color Cut and Fill Analysis Plan shall be provided for the project.

Response: *Attached please find a color, cut and fill analysis plan for the project for the Board's review.*

14. A full Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for the project as the project advances.

Response: *Final edits are being made to the SWPPP for the proposed project and it will be submitted in the near future. Attached please find a Stormwater Pollution Prevention Plan for the proposed project for review by the Board and its consultants.*

15. The plan shall show the entrance/exit locations to the building, along with all proposed sidewalks around the building.

Response: *The plan has been updated to indicate the entrance/exit locations to the building together with all required sidewalks for the building.*

16. As the project advances additional plans shall be provided for existing site conditions, site grading, landscaping, lighting, signage, existing utilities within South Commerce Drive, proposed utilities to service the site and all pertinent construction details for the project.

Response: *The revised plan set has been updated to include the existing site conditions, site grading, utilities, drainage plans and pertinent construction details. Further submissions will include landscaping and lighting plans for the Board's review.*

Respectfully submitted,

MHE Engineering, D.P.C.



Shawn E. Arnott, P.E.
Senior Engineer

SEA/em

Cc: John Russo, P.E.
Dominic Cordisco, Esq.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 14, 2022

Ms. Irma Escallier, Chairwoman
Village of Harriman Planning Board
1 Church Street
Harriman, NY 10926

RE: 68 Commerce Drive
Village of Harriman
Tax # 108-1-10

Dear Chairwoman Escallier:

The applicant for the parcel located at 68 Commerce Drive South proposes to construct a 110,300 square foot building, that includes 108,000 square feet of warehouse and 1,800 square feet of office space, on a 7.8± acre parcel located in the Village's Industrial (I) Zoning District where warehouses are listed as a principal permitted use. The submitted narrative states no end user has been identified so the specific site operations and materials to be stored have not yet been identified. Our office has reviewed the following submitted documents:

- Project narrative dated September 2, 2022.
- Site Plan titled "68 Commerce Drive Site Plan" consisting of 16 sheets, dated September 2, 2022, prepared by MHE Engineering.
- Part 1 of the Full Environmental Assessment Form (EAF) dated August 1, 2022.
- Exterior Building Elevations prepared by MHE Engineering dated September 2, 2022.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by MHE Engineering dated September 2, 2022.

General Comments:

1. As the project is located within the 100-year Floodplain, the project will require a Floodplain Development Permit in accordance with Section 82-11 of the Village's Code.
1. The project will require Nationwide Permit Coverage from the Army Corp. of Engineers for the proposed disturbances to the federal wetlands located on the site. The Planning Board shall be copied on all correspondences to and from the Army Corp. of Engineers.
2. The project will require review and approval for the sanitary sewer service from Orange County Sewer District No. 1.
3. The applicant will need to seek approval from the Village Board for water for the site.
4. The plans shall be submitted to the Fire Department to allow for their input with regards to site access and any other concerns that they may have.

5. The provided bulk table demonstrates that the proposed warehouse building meets the required setbacks, and no variances are required.
6. The West Elevation on the Exterior Buildings Elevation plan should be updated to reflect the missing door and stairs towards the center of the building, as depicted on the site plan.
7. Landscaping and lighting plans shall be prepared for the project and made part of the plan set.
8. Proposed traffic signage shall be provided on the plans.
9. The applicant should be aware that the Section 140-28 of the Village Code only allows for a single identification sign, which can either be wall mounted or ground mounted sign. If the applicant is proposing a ground-mount sign, the location of the proposed identification sign shall be shown on the plans.
10. As the SEQRA document notes that 5.3 acres of the site will be disturbed, the applicant should either provide a phasing plan to show how they will remain under the maximum allowable disturbance of 5 acres or apply for a waiver.
11. The project name should be consistent throughout the submitted materials. The plan set and elevations refer to the plans as "68 Commerce Drive" while the SWPPP and EAF refer to the project as "E-Commerce Warehouse" and the Traffic study refers to the as "12 Commerce Drive".
12. As the proposed retaining walls are over 4-foot in height, the retaining walls shall be designed by a licensed engineer in the State of New York. The design of the walls shall be based upon actual soil conditions on site with regards to bearing capacity. The plans and design calculations shall be submitted to the Village Building Department for review. The design of the wall shall also take into account the live loads expected above the walls.
13. The plans shall include the short term and long term maintenance requirements of the various proposed stormwater facilities to be employed across the site. This would include the Jellyfish Filters, Contech Chambermaxx systems, the bioretention facility, etc.
14. A stormwater maintenance agreement should be prepared for the project and submitted for review.

Environmental Assessment Form:

15. It is acknowledged that the analysis is generic in nature and therefore any of the established thresholds that may be exceeded by the end user may require additional analysis of potential impacts.
16. The EAF identifies the Project Site as located over or immediately adjoining a Principal and Sole Source Aquifer. The applicant will need to evaluate potential impacts to this resource given the potential for trucks or other machinery to contaminate stormwater.
17. The EAF identifies the Project Site as having the potential to provide habitat for Northern Long-eared bats. The applicant will need to either agree to the generally accepted tree clearing mitigation or provide additional analysis.

18. The response to D.2.c.i. notes that the additional usage/demand for water to service the site will be 3,450 gallons/day. A break down shall be provided showing how the proposed daily usage was derived.
19. Responses to questions in Section D.2.c. should be reviewed. We believe that the response to the last bullet under D.2.c.ii. should be "Yes", as there is an existing waterline within Commerce Drive South that services the site. Noting this, the response to D.2.c.iii. should also be changed.
20. Response to Item E.3h should be "Yes" as the project is within 5 miles of Mary Harriman Park, Harriman State Park, and the Orange County Heritage Trail.

Sheet G-102:

21. Note No. 1 under "Survey Notes" should be checked for accuracy, as it appears that this may be discussing a survey completed for another location. We would also recommend that the elevation datum reference for the project be verified.
22. Note No. 15 under "Erosion and Sedimentation Control Notes" shall be revised to include wetlands as also being protected from contamination.
23. The "General Notes" on this sheet should be reviewed, as a few of them appear that they would apply to a municipally bid construction project. Specifically, notes 5 and 8 should be reviewed to see if they are even applicable to this project.

Sheet C-101:

24. There is a dashed line heading into the site in the northern corner, as well as in the middle of the site on the east side. What do these lines represent? If they are not needed, they should be removed. It should be further noted that these lines also appear on several other sheets, and those sheets shall be revised accordingly also.
25. The plan notes that the 20-foot-wide sewer easement running across the site is to be abandoned. The paperwork for this abandonment shall be provided to the Planning Board attorney for review.
26. The plan notes that there is a temporary easement in the easterly corner of the parcel, which is situated over an existing drainage line. The width of this easement shall be noted on the plan, as well as noting who the easement is in favor of. If this easement was to be provided to the Village of Harriman for the drainage line within it, then this easement shall be offered to the Village as a permanent easement at this time.
27. The plan shall be updated to reflect the size and material of the water, sewer and storm lines within Commerce Drive South, as well as providing the rim elevations and pipe inverts for the sanitary sewer manholes and stormwater catch basins.
28. The plan should include notes referencing the survey prepared for this project, as well as the wetlands that are shown on the plan. We would recommend that Notes Nos. 1 and 2 on Sheet C-102 be provided on Sheet C-101.

29. The plan shall note the 100-year floodplain elevation. Note No. 3 on Sheet C-102 should be provided on Sheet C-101.

Sheet C-102:

30. As the project site is now fully within a single zone, 'Lot area by zoning district' no longer needs to be provided in the Bulk Table.
31. Site Plan Note No. 5 refers to the PAD district. This should be corrected, as the Village's Zoning was amended in November of 2021 so that the entire site was located with the Village's Industrial (I) Zone.
32. There is a box located partially within the wetlands in the northern corner near the proposed building. The plan should be labeled as to what this box represents.
33. The striping for the delineation of the truck parking stalls on the west side of the building should be corrected. The delineation for the parking stalls is depicted to run through the access stairs. This is also shown on Sheet C-103.
34. Note No. 6 should be revised to reflect the floor being located a minimum of 2 feet above the floodplain in accordance with Section 82-17, paragraph A(1) of the Village's Code.

Sheet C-103:

35. The Con-Tech stormwater chamber systems at the rear of the building show the outlet manhole structure to be located along the side of the chambers, whereas the details on Sheet C-507 show these structures to be located on the end of the runs and connected by the means of a header pipe. If located as shown, how will the system be connected to the manholes and the chambers?
36. The box located off the north corner of the building shall be labeled as to what it represents.
37. Additional spot elevations shall be provided along the curb lines, including those running along the perimeter of the site.
38. The rim elevation of catch basins and manhole structures shall be provided on the plan.
39. Labeling on the plan shall be cleaned up so that all labels are legible and not covered over by lines or hatching.
40. Additional spot elevations shall be included within the grass-lines swale along the north side of the building.
41. It is unclear as to how the stormwater pipe from the drainage structure at the end of the trench drain for the loading docks will enter the catch basin on the north side of the docks given the skew that it would be entering the box. This should be looked at further by the applicant's consultant.

- 42. The plan shall include the size and material of all storm lines, along with the pipe inverts in and out of all structures.
- 43. Based upon the height of the proposed retaining walls, fall protection should be conserved along the top of the walls.

Sheet C-104:

- 44. As the project is only projecting a demand of 3,450 gallons per day, it is unclear as to why a 4" domestic water service is required for the building. Justification for the need for a larger service line shall be provided, or the size of the domestic service line shall be reduced to something more appropriate.
- 45. Profiles shall be provided for the proposed service lines based upon the number of utilities that are being crossed, to verify clearance between the proposed lines and that of existing utilities.
- 46. The connection of the proposed hydrant line to the existing water main within Commerce Drive South should be shifted further to the south to provide separation distance between the existing main line valve and the wet tap that will be required for the hydrant line.
- 47. The proposed valve for the hydrant line should be shown out at the connection to the existing water line, as the only valve required on this line will be that for the wet tap to allow for the connection.

Sheet C-105:

- 48. The plan should include the installation of orange safety fence along the limits of the wetlands and floodway to prevent intrusion into these areas during construction.

Sheet C-106:

- 49. The project is showing a need for over 50,000 cubic yards of fill. Certifications shall be provided to the Building Department when fill is being brought into the site to show that the fill is clean and from where the filling is being hauled from.

Sheet C-107:

- 50. The truck turn analysis does not demonstrate a truck's ability to back into the loading dock. The plan should be updated to reflect the ability of a truck to back into the loading docks.

Sheet C-501:

- 51. Construction details shall be provided for the installation of guiderail behind the retaining wall.

Sheet C-502:

- 52. The "Hydrant Assembly" detail shall be revised to reflect the hydrant to be a Mueller Super Centurion hydrant.
- 53. The "Wet Tap" detail shall be revised to reflect the tapping valve to be a Mueller T-2360 wedge tapping valve, and the tapping sleeve to be a Mueller H-615 tapping sleeve.

Sheet C-506:

- 54. The "Site Specific" data for each of the Jellyfish units to be employed on the site shall be provided in the tables included within the details.

Sheet C-507:

55. The "Site Specific" data for the Chambermaxx system shall be provided in the table in the upper right corner of the sheet.

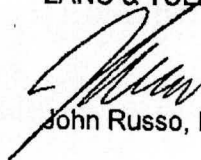
SWPPP:

1. Our office is in the process of the reviewing the stormwater pollution prevention plan prepared for the project. Once we have completed our review we will provide our comments to the project consultant, as well as the Planning Board.

This concludes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter should be provided with all future submissions responding to all comments.** If you have any comments, or require any additional information, please do not hesitate in contacting our office.

Sincerely,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Building Inspector
Louie Medina, Mayor