



Village of Harriman
1 Church Street, Harriman, New York 10926
Phone (845) 783-4421

**PLANNING BOARD MEETING
SEPTEMBER 18, 2023
7:30PM**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – MAY 15, 2023**
- 4. 102-4-10 & 102-4-11 – HARRIMAN MANOR APARTMENTS**
- 5. 102-2-5.12 – CONTRACT PACKAGING SERVICES/SUPERIOR PACK GROUP INC**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY OCTOBER 16, 2023, @ 7:30PM**

**SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
MONDAY OCTOBER 2, 2023**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING

**Regular Meeting
September 18, 2023**

102-2-5.12, Contract Packaging Services/Superior pack Group Inc.:

Mr. John Furst, Attorney and Mr. Larry Torro, Engineer representing the applicant. Last before the board in April 2022 existing facility at 2 Bailey Farm Road. The facility receives candy, which is packaged, then the product is shipped. The building is located within the Town of Monroe and Village of Harriman. The building is approximately 110,000 square feet, with an addition of 99,000 square feet proposed. 75% of expansion is in Monroe with 25% in Harriman. Have met with the Town of Monroe planning board April 2022, then in June met with consultants. It is the understanding that this board's intent is to be Lead Agency and Town of Monroe agrees to be heavily involved going forward. Mr. Torro with CivTech is currently reviewing prior plans and has made some slight modifications. We are looking forward to this board's comments on the project.

Mr. Torro basically the same layout with two biggest changes. Access has been pushed up Bailey Farm Road about 50 feet and have taken out parking behind the building. Wetlands were delineated in the spring, working on a storm water management and traffic study.

Mr. Russo's report is attached to the minutes. It was noted that a Notice of Intent was sent out May 19, 2022. Only 1 notice was received by the Planning Board Secretary which was forwarded to the office of Lanc & Tully. Not sure if any other responses were returned. The traffic consultant firm of Colliers was originally contacted and will be contacted again. What this board has in front of them is a conceptual plan to get the board's feeling. The Town of Monroe has its own regulations towards wetlands, not sure where they stand currently. Need to rely on their input. Water mains were relocated and need to be shown with easements.

Mr. Russo recommends that the applicant get together with both the Town and Village Building Departments for access and fire codes up front. Also contact the Fire Department, check with the Village Building Department to be coordinator. Confirm that the height doesn't exceed 35 feet and lane widths. Would like to see architectural rendering with visual impacts. Need to contact Orange County Sewer District for additional flows. SWPPP is being worked on by Mr. Torro including soil testing and infiltration.

Chairwoman Escallier was concerned about the trees and landscaping. Discussion amongst board members about their concerns about the current & future traffic, increase of additional parking for employees, additional bays, noise, and problem with trucks entering. Mr. Furst acknowledged they are working on the study which will be submitted to the board's consultants. There will be 3 shifts with an increase of 10% employees. Chairwoman Escallier would like to include the hours of operation.

Chairwoman Escallier reviewing that a traffic study to be done, additional parking in rear and overall design. Mr. Russo mentioned to Larry Torro the well on the south side. Need to look at HVAC on the roof with screening, check with the Building Inspector.

Ms. Wilson made a recommendation to wait, due to the state of the project, until the next meeting when the applicant is next before this board to declare Lead Agency to ensure no other replies were received. Mr. Russo only received from the Department of Health only. Attorney Wilson's major concern would be the Town of Monroe and that there is communication from them. Mr. Furst stated that the Town of Monroe's Planning Board reiterated that the Village of Harriman would be the lead. It was stated that the board can declare themselves Lead Agency tonight.

Member Klare made a MOTION to declare the Village of Harriman Planning Board to be the lead Agency on this application, **SECOND** was made by Member Murphy.

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

NAY: -0-

ABSTAIN: -0-

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
September 18, 2023

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of September 18, 2023, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: *Chairwoman Irma Escallier, Board Members Jim Kelly, Ron Klare, Neil Murphy, Juan Quinones, John Russo, Engineer; Sarah Wilson, Attorney; and Maria Hunter, Recording Secretary*

Member Klare made a MOTION to accept the Planning Board minutes of May 15, 2023, **SECOND** was made by Member Murphy.

| | | | |
|-------------|-----------------------------|-----------------|---------------------|
| AYE: | <i>Chairwoman Escallier</i> | NAY: -0- | ABSTAIN: -0- |
| | <i>Member Kelly</i> | | |
| | <i>Member Klare</i> | | |
| | <i>Member Murphy</i> | | |
| | <i>Member Rivera</i> | | |

102.4.10 & 102.4.11, Harriman Manor Apartments:

Chairwoman Escallier acknowledged Mr. Steve Brown was present to discuss his application. Mr. Brown updated the Board members that his engineer has spoken with Mr. Russo earlier. A thorough review has been done between both engineers. Mr. Russo's report will be attached to the minutes. Some issues need to be reviewed, waiting for the GeoTech Engineer report and sewer main review from Orange County.

Member Kelly asked if anyone had heard from the Fire Department. It was noted paperwork was submitted to them January 2022 with the original plans. Mr. Russo recommended to go thru the Building Inspector to follow up and to get his input. Member Kelly asked Mr. Russo about the GeoTech work. Need to look at soil bearing for walls, types of walls to be installed and height. A licensed engineer will prepare all of the wall specifications. The Building Department will be the issuing authority for the wall permits. Mr. Russo stated the board members should consider how you want the walls faced. Mr. Brown said let's wait to get the wall designs back then we can decide on their appearance.

Member Kelly asked about the free area, and you decided to build a path now. The walking trail is currently shown on the plans with benches and tables. No detail has been decided or shown yet.

Mr. Russo noted that Orange County Sewer hasn't stated if they will accept the sewer lines. A capacity analysis will need to be done. Water main is coming out to Route 17M. In regard to the water service the applicant will need to ask the Village. Mr. Brown stated the previous Mayor knew about this project. It was Mr. Brown's understanding with the current mayor is aware of this application and was fine. No letter has been received, flow test was done, for all intent and purposes we were treated as if water was available, we will get the official letter.

Mr. Russo noted detailed work needs to be done on the plans for improvements and revisions including drainage and utilities.

Mr. Brown asked procedurally about declaring Lead Agency. Mr. Russo noted that this hasn't been done yet, many questions needed to be answered. Next step could possibly be by the next meeting after review of a full set of plans. Member Kelly noted that the board members have been doing their due diligence in reviewing the application for the Village and the residents.

No other comments from the other board members were given.

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
September 18, 2023

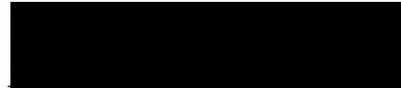
Member Kelly was concerned as to what the Lead Agency status means to Harriman. Mr. Russo explained since Harriman has impacts allows this board to work with the Town of Monroe Planning Board and be reviewed by both boards. Coordination is needed as this application moves forward. From this point on all comments between both boards will be sent to everyone.

Chairwoman Escallier made a MOTION to close the Planning Board meeting of September 18, 2023, at 8:13pm. SECOND was made by Member Klare.

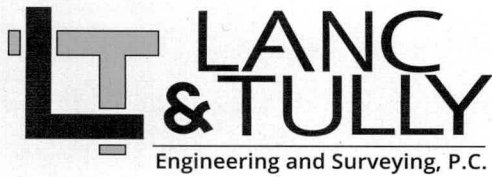
*AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Quinones*

NAY: -0-

Respectfully Submitted:



Marla C. Hunter, Recording Secretary



September 15, 2023

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

RE: Harriman Manor Apartments
Village of Harriman
Tax Parcels 102-4-10 & 11

Dear Chairwoman Escallier:

The applicant has submitted plans for a proposed 48-unit apartment complex, consisting of 2 buildings with 24 units in each building. The project is to be constructed along Route 17M on tax parcels 102-4-10 & 11, having a total area of 3.84± acres. The front portion of these lots are along Route 17M are located within the B-2 Zone, whereas the rear portion of the lots are located in the R-M Zone. A Zoning amendment was adopted by the Village Board on March 10, 2020, that amended subsection D of section 140-8 to read "Where a district boundary divides a lot under single ownership, any part of which is located in a R-100, R-50, R-M or PAD residential district, the regulations for any such residential zoning district may, at the owner's discretion, extend to the entire lot. Where any portion of such divided lot is located within a B-1 or B-2 Business district, the applicable Business District regulations may, at the owner's discretion, extend into a residential zone but no more than thirty (30) feet beyond the boundary line of the Business District." Based upon the submission, the applicant is combining the two parcels into a single parcel and will be applying the R-M zoning regulations across the entire parcel in accordance with the adopted zoning amendment.

Our office has reviewed the following documents and plans, as recently submitted by the applicant, for the above referenced project.

- Correspondence dated August 27, 2023, from Arden Consulting Engineers, PLLC.
- Correspondence dated August 21, 2023, from OCDPW – Division of Environmental Facilities & Services.
- Correspondence dated January 5, 2023, from Kevin Patton, P.E. with regards to the Stormwater Controls of R-Tank No. 2 on adjacent retaining wall.
- Report titled "Harriman Manor Apartments – Geotechnical Investigation Report", dated July 23, 2023, as prepared by Kevin Patton, P.E.
- Report titled "Site Plan for Harriman Manor Apartments – Stormwater Pollution Prevention Plan Narrative", with the latest revision date of August 29, 2023, as prepared by Arden Consulting Engineers.
- Plan titled "Cut & Fill Analysis – Harriman Manor Apartment", with the latest revision date of August 28, 2023, as prepared by Arden Consulting Engineers.

- Plan set titled “Site Plan for Harriman Manor Apartments – New York State Route 17M”, as prepared by Arden Consulting Engineers, and consisting of the following sheets:
 - Title Sheet (1 of 40), with the latest revision date of August 28, 2023.
 - Existing Conditions & Demolition Plan (2 of 40), with the latest revision date of August 28, 2023.
 - Site Plan 1 (3 of 40), with the latest revision date of August 28, 2023.
 - Site Plan 2 (4 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 50 scale (5 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 30 scale (6 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 20 scale (7 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 20 scale (8 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 10 scale (9 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 10 scale (10 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 10 scale (11 of 40), with the latest revision date of August 28, 2023.
 - Grading & Utility Plan at 10 scale (12 of 40), with the latest revision date of August 28, 2023.
 - Drainage Plan at 30 scale (13 of 40), with the latest revision date of August 28, 2023.
 - Drainage Plan at 10 scale (14 of 40), with the latest revision date of August 28, 2023.
 - Drainage Plan at 10 scale (15 of 40), with the latest revision date of August 28, 2023.
 - Drainage Plan at 10 scale (16 of 40), with the latest revision date of August 28, 2023.
 - Drainage Plan at 10 scale (17 of 40), with the latest revision date of August 28, 2023.
 - Drainage Profiles 1 (18 of 40), with the latest revision date of August 28, 2023.
 - Drainage Profiles 2 (19 of 40), with the latest revision date of August 28, 2023.
 - Drainage Profiles 3 (20 of 40), with the latest revision date of August 28, 2023.
 - Drainage Profiles 4 (21 of 40), with the latest revision date of August 28, 2023.
 - Drainage Profiles 5 (22 of 40), with the latest revision date of August 28, 2023.
 - Sewer Profiles 1 (23 of 40), with the latest revision date of August 28, 2023.
 - Sewer Profiles 2 (24 of 40), with the latest revision date of August 28, 2023.
 - Water Profiles 1 (25 of 40), with the latest revision date of August 28, 2023.
 - Water Profiles 2 (26 of 40), with the latest revision date of August 28, 2023.
 - DOT Entrance Plan (27 of 40), with the latest revision date of August 28, 2023.
 - Erosion and Sediment Control Plan (28 of 40), with the latest revision date of August 28, 2023.
 - Erosion and Sediment Control Details (29 of 40), with the latest revision date of August 28, 2023.
 - Construction Details 01 (30 of 40), with the latest revision date of January 4, 2023.
 - Construction Details 02 (31 of 40), with the latest revision date of August 28, 2023.
 - Stormwater Construction Details 01 (32 of 40), with the latest revision date of August 28, 2023.

- Stormwater Construction Details 02 (33 of 40), with the latest revision date of August 28, 2023.
- Stormwater Construction Details 03 (34 of 40), with the latest revision date of August 28, 2023.
- Stormwater Construction Details 04 (35 of 40), with the latest revision date of August 28, 2023.
- Sewage Disposal Details (36 of 40), with the latest revision date of August 28, 2023.
- Water Supply Details (37 of 40), with the latest revision date of August 28, 2023.
- Refuse Truck Turning Diagram (38 of 40), with the latest revision date of August 28, 2023.
- Fire Truck Turning Diagram (39 of 40), with the latest revision date of August 28, 2023.
- Construction Specifications (40 of 40), with the latest revision date of August 28, 2023.

Based upon our review of the above documents and plans, we offer the following comments. ***It should be noted at a number of our previous comments from our correspondence of January 20, 2023, have been repeated, as they are still outstanding and are noted by the applicant's consultant to be addressed in a future submission.***

General Comments:

1. The dates listed in the "Drawing List" table on Sheet 1 of 40 should be updated to reflect the actual revision dates listed on the plans. This pertains to sheets 26, 27 and 31.
2. The Village's Traffic Consultant, Colliers Engineering (Maser Consulting), has completed their review of the traffic impact report submitted by the applicant. Based upon Colliers (Maser) correspondence of March 18, 2021, there would be no significant traffic impacts from the proposed project, and the level of service for traffic in the area remains at acceptable levels. Colliers correspondence does go on to note 3 conditions that should be further considered by the Planning Board. The first is the improvement of sight distance at the entrance to the project. The second is submission of the plans to the fire department as related to vehicle circulation of fire trucks through the site. The third is any other improvements that NYSDOT may require during their review and approval of the site entrance. As the plans are further developed for the project, the applicant's consultant shall include all improvements required along NYS Route 17M, as required by NYSDOT. This would include any improvements required for sight distance improvement, such as grading, clearing, signage, etc. ***The applicant has shown the recommended area of clearing on Sheet 27 of 40 as per the NYSDOT request and has also submitted plans for review by the fire department as previously requested and awaits their input. The applicant should submit the SWPPP to NYSDOT for review at this time so that any comments NYSDOT has can be incorporated into the plans.***
3. The response to question D.1.b.b. (total acreage physically disturbed) on the EAF will need to be updated to reflect the actual acreage as the plans are further developed. ***The applicant has noted that the EAF will be updated once a final grading plan has been established.***
4. The applicant will need to appear before the Village Board for water to service the project. The applicant should provide the Planning Board with an update to the status of this.

5. The project will require review by the Orange County Department of Health for the proposed water system to service the project. An Engineer's Report and technical specifications shall be prepared for the water distribution system. The Engineer's Report shall also provide the current pressure and fire flows along Route 17M, as well as calculating the fire flows for the hydrants proposed at the site and the available pressure at the fixtures on the 3rd story of each building. ***The applicant has noted that the water distribution extension will be completed soon, and that the Engineer's Report and application will be submitted to the Village and DOH at that time.***
6. The project will require review and approval by Orange County Sewer District for the proposed connection to the sanitary sewer system. An Engineer's Report and technical specifications shall be provided for the sewer collection system. ***Applicant has noted that the proposed connection to the sanitary sewer system with Engineer's Report has been completed and submitted to the OCDEF for review, and that they recently received comments back from the OCDEF.*** A copy of the submitted Engineer's Report shall be provided to the Planning Board and our office. It should be further noted that a hydraulic conveyance capacity analysis is to be completed for the OCDEF. If this was completed, or is to be completed in the future, a copy of the analysis shall be provided to the Planning Board and our office.
7. As the project moves forward, plans shall be submitted for landscaping and lighting, and all pertinent construction details for the project for the landscape and lighting. Although the applicant is stating that a phasing plan is not required for the project, we would ask that the applicant submit a construction sequencing schedule as to how the project is to be developed. We question whether the applicant will focus on completing the improvements for Building 1 prior to doing the improvements for Building 2, or if both buildings are proposed to be constructed at the same time. If one area is to be improved prior to the other, then a phasing plan shall be submitted.
8. Enclosures and landscaping shall be provided for the dumpsters in accordance with Section 71-2 of the Village Code. ***Applicant has noted that dumpster locations have been shown on the plans along with the construction details for the enclosure, and that landscaping will be provided on a future submission.***
9. As the parcel appears to be heavily wooded, how will the residents use the open space at the rear of the parcel? The board may wish to consider having the applicant provide for more of a trail system with sitting areas along the upper open space area. The applicant has previously stated that a trail system with sitting areas could be provided, but is now stating that they are only extending a walkway to the wooded area so that they can enjoy the undisturbed natural state of the area. We are recommending that trails and sitting areas be provided for the residents of the project, as just providing a minimal walk part way up the hill is not conducive to people wanting to use this area. ***The applicant notes that the plans have been revised to include a walking trail and benches as discussed with the Planning Board.*** Sheet 3 of 40 now shows benches and tables to be located in the open area above Building No. 2. The construction detail sheets shall be updated to include construction details with regards to the type of benches to be installed and how they are installed, along with construction details for the walking trail as to how it will be surfaced.

10. The type of retaining wall to be employed on the site should be provided on the plans, along with the construction details for those walls at this time, as the installation of the walls may have impacts on the neighboring parcels. It should further be noted that given the height of the proposed walls, the walls shall be design by a licensed engineer in the State of New York. The type of walls to be used should be determined at this time, as they could impact the site layout, installation of utilities, and/or require easements from neighboring parcels for installation and maintenance. Construction details shall be provided on the plans for each of the wall types proposed. Plans for the walls designs, along with the associated calculations for each of the walls, shall be submitted for review. ***The applicant notes that the details will be provided in future submittals, but it appears that several of the retaining walls will need to be poured concrete walls.*** The board should consider what type of visual surface they would consider for the retaining walls that are to be poured concrete.
11. The applicant should note what will be provided in the fenced "Play Area". and note that this area is to be fenced. ***The applicant notes that the contents of the play area will be provided in a future submission.***
12. The plans should be provided to the Fire Department for their review and comments. This should be coordinated with the Village Building Department. ***The applicant notes that plans were submitted to the Fire Department on January 26, 2022, and are patiently awaiting their response.***
13. Traffic control plans shall be prepared and made part of the plan set for the proposed work within the NYSDOT right-of-way.
14. Additional construction details shall be provided on the plans for the pavement cross-section of the entrance within the NYSDOT right-of-way, as well as for pavement restoration within the NYSDOT right-of-way.
15. As the buildings are to be sprinklered, the location of the fire department connections to the buildings shall be shown on the plans.

Cut & Fill Analysis Plan:

1. Based upon the updated cut & fill analysis plan, there will be a significant amount of earth work required to "cut" the site to the required grades on the rear portion of the site, with the analysis showing approximately 4,134 cubic yards of material will be removed from the site. The plan shows that cuts will range to a depth of 30 feet in one location by the proposed play area, with the remainder of the cuts ranging from 0 to 25 feet along the rear of the site. The applicant has submitted a geotechnical report for the site in which several boring were conducted. Based upon the borings, it appears that rock will need to be removed for the construction of Building No. 2. The applicant shall provide information as to how this rock is to be removed, whether by mechanical means or blasting. We would further recommend that an additional boring be conducted in the area of the play area where the proposed cut will be in the area of 25 to 30 feet, to determine if the construction of the play area is feasible in this area.

Existing Conditions Plan (Sheet 2 of 40):

1. A catch basin is shown in front of the Teglas-Geissler property, on the north side of the parcel, across the road from the project parcel. The catch basin is shown to have a 12" storm pipe headed across Route 17M towards the project parcel but is only shown going part way across Route 17M. This drainage line shall be traced out to show where this line runs to, and the plan updated to reflect the full pipe run.

Site Plan 1 (Sheet 3 of 40):

1. The calculation of total usable is based upon the play area, open space behind Building No. 2 and the walking trail. The applicant's consultant shall confirm that the walking trail was not double counted as part of the area of the open space area noted.
2. The elevation for "each" floor within each building shall be provided on the plan. Based upon the architectural plans that were previously provided and discussed with the Planning Board, the entrances to the building were all located at ground elevation. With this in mind, it is unclear what the stairs along the front of each building are required for and shall be further explained.
3. It is recommended that a Stop sign be provided at the bottom of the drive coming down from Building No. 2 to reduce conflicts between cars traveling towards the exit from the parking lot for Building No.1 and those leaving the upper area from Building No.2 as they both head towards the project exit to NYS Route 17M.
4. No Parking signs shall be installed area the "No Parking" area on the north-west side of the parking area for Building No. 2.

Site Plan 2 (Sheet 4 of 40):

1. The proposed sewer easement shall be revised to note who this is to benefit.

Grading & Utility Plans (Sheets 5 thru 12 of 40):

1. As previously discussed with the applicant regarding the 8" sewer line proposed to run across Route 17M and through the Harriman Plaza parcel, the applicant should discuss with the Orange County Sewer District the possibility of offering this line to them as part of their collection system. If the Orange County Sewer District is not willing to accept this sewer run, then the applicant will need to form a transportation corporation for the proposed sewer line. **Applicant recently received comments from the OCDEF that need to be addressed.** The applicant should note as to whether or not the OCDEF would be willing to accept the proposed sewer line as it crosses NYS Route 17M and running through the Harriman Plaza Realty parcel.
2. The applicant shall provide all agreements and easements for the proposed 8" sewer line that is proposed to cross Route 17M and cross through the Harriman Plaza parcel on the opposite side of the road out to the sewer in Beattie Circle, as well as any agreements and easements for the sewer running through parcels on Beattie Circle. **Applicant states that this information will be provided in a future.**

3. The existing water and sewer utilities on the Harriman Plaza parcel shall be shown on the plan. ***Applicant states that this information will be provided in a future submission, as they are awaiting the information from the project surveyor.***
4. We would recommend that if the sewer main running across Route 17M is to be accepted by the OCDEF, that the manhole on the south side of Route 17M be shifted out into Route 17M to allow for the future extension of the sewer collection system by others.
5. The plans should be revised to reflect the location of soil testing conducted for the infiltration system located in front of Building #2.
6. The slope of entrance from the site to Route 17M is noted as 6%. In accordance with NYSDOT document titled "Policy and Standards for the design of Entrances to State Highways" (Appendix 5A of the NYSDOT Highway Design Manual), dated September 1, 2017, Paragraph 5A.4.4.1 states "All driveways shall be constructed to slope away from the edge of the travel lane at the same slope as the highway shoulder which normally varies in down-slope from 2% to 6%. It is recommended that the slope towards the state road be reduced to provided for a flatter area for cars to wait to enter the roadway without sliding out into the roadway.
7. The plans shall be updated to call out the type of water pipe to be used for the proposed 8" and 6" water lines. Section 136-6 of the Village Code clearly states that all water piping shall be ductile iron Class 52. We would recommend that the applicant's consultant review the requirements within this chapter of the code, as it also outlines other requirements as to hydrants, valves, etc.
8. The plans show "timber guide rail" to be installed atop of the retaining walls. Construction details shall be provided as to how this will be accomplished. It is recommended that the guide rail system be installed off of the wall on the interior/parking side of the wall.
9. It is recommended that the water line located behind the guiderail traveling up the entrance road to Building No. 2 be further shifted from the proposed guiderail so that it is not impacted by the installation of the guiderail system.

Drainage Plans (Sheets 13 thru 17 of 40):

1. Catch basins with outlet pipes heading into R-Tank systems shall include trash guards to prevent debris, floatables, etc. from entering the R-Tank system, with the trash guard being that as presented in the details on Sheet 28. This shall also be noted on each of the specific catch basins where this is to be provided.
2. The catch basins shall be clearly labeled as to whether they have a curb inlet casting or field inlet casting.

Drainage Profiles (Sheets 18 thru 22 of 40):

1. Profiles call out water pipe to be 6" C900 pipe. Please refer to Grading & Utility Comment No. 17, as the Village of Harriman Code only allows for Class 52 ductile iron pipe.

2. A profile for the drainage run between FI #6 and CB #12 notes the line to the hydrant to be C900 pipe. As per the Village's Code, water lines are to be ductile iron pipe. This shall be changed.
3. Based upon the drainage profiles, it appears that the proposed water main on site could be at depths of 13 feet. It is recommended that the depth of the water mains be shallowed up as much as possible, while still complying with separation requirements, so as to reduce the amount of excavation required to install the lines and to allow for easier maintenance/repair of the lines in the future.

Sewer Profiles (Sheets 23 thru 25 of 40):

1. The vertical scale of the profile on Sheet 25 is not to scale. Profile shall be adjusted so that it scales properly.
2. Consideration should be given to changing SSMH #3 to a drop manhole to allow for reducing the depth of the sewer line between SSMH #2 and SSMH #3. As presently shown, the sewer line is approximately 10 to 12 feet in depth for over half of its run.
3. Based upon the depth of the sewer main to cross Route 17M, it appears that the depth of the entry and exit pits could be reduced in depth.

Stormwater Construction Details (Sheet 32 of 40):

1. The R-Tank systems shall show where inspection/maintenance ports are to be installed on the systems. Presently there are no inspections ports shown for the R-Tank 2 system.

Water Supply Details (Sheet 32 of 40):

1. The in-line gate valve detail shall be revised to note the model of Mueller valve to be used.
2. The water meter pits shall be revised to include hatches over the meter and backflow prevention devices to allow for their removal if necessary. The meter pits shall also be adjusted to show the structure to be insulated to protect against freezing conditions.

Refuse Truck Turning (Sheet 38 of 40):

1. Applicant shall contact refuse hauler to verify size of refuse truck and turning movements. **Applicant notes that this will be confirmed shortly.**

Fire Truck Turning (Sheet 39 of 40):

1. The applicant's consultant shall confirm with the Fire Department as to the size and turning radius of the trucks that would respond to the site, to ensure that the vehicle movements represented on the plan are accurate. **Applicant has noted that they have submitted plans to the fire department and area awaiting comments.**

Construction Specifications (Sheet 40 of 40):

1. Testing requirements for the proposed sewer system should be provided on the plan. This should include pressure testing of the mains, mandrel testing of the mains, and vacuum testing of the manholes at a minimum. We would also recommend that the testing requirements for water mains be added to the sheet.
2. The "Paving" notes shall be revised to reflect the latest NYSDOT standard specifications.
3. The "Site Plan Map Notes" shall be revised to reflect the Federal Manual of Uniform Traffic Control (MUTCD) and the New York State MUTCD Supplement.

Stormwater Pollution Prevent Plan (SWPPP):

1. The report shall be updated to reflect the location of the soil testing that was conducted on the site as well as including the results of the soil testing conducted for the infiltration testing. The results of the soil testing conducted at the site shall be discussed within the front end of the report as well.
2. It is recommended that the pipe inlet elevations of the pipes entering into the R-Tank systems be raised so as not to have stormwater backing into the catch basins during the smaller storm events.
3. We would recommend that the outlet pipes from each of the R-Tank structures be raised to prevent short circuiting of the system.
4. The Stormwater Agreement found in the rear of the SWPPP shall be reviewed by the Planning Board Attorney for acceptance prior to the Village of Harriman entering into any agreement.

Architectural Drawings:

1. The floor plans shall be updated to show the location of the mechanical rooms. Rooms should be sized large enough to handle meters, backflow prevention devices, and fire sprinkler assemblies.

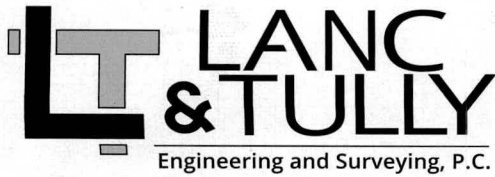
This concludes our review at this time. Further details comments will be forth coming based upon more detailed future submissions. **A written response letter should be provided with all future submissions responding to all comments.** If you have any comments, or require any additional information,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

Sincerely,
LANC & TULLY, P.C.



John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Harriman Building Inspector
Mayor Lou Medina



September 13, 2023

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

RE: Superior Pack Group
Village of Harriman
Site Plan – Tax # 102-2-5.12

Superior Pack Group, was last before the Planning Board in May of 2022 with a conceptual warehouse expansion as prepared by John Loch, P.E. Since their last submission the applicant has retained Barton & Loguidice as their engineers for the project moving forwards. Based upon the recently submitted plan titled “Building Expansion Site Plan – Superior Pack Group”, dated August 2023, as prepared by Barton & Loguidice, the applicant is proposing to construct a 99,922 square foot addition on the rear (north-west) side of the building. The site is split by the Village of Harriman and Town of Monroe, with roughly 25% of the existing and new building within the Village of Harriman and the remaining 75% within the Town of Monroe. The portion of the project site in the Village of Harriman is located in the PAD (Planned Area Development) Zone, while the portion located in the Town of Monroe is located in Monroe’s LI (Light Industrial) Zone.

At the May 16, 2022, Planning Board meeting the Village declared their intent to be Lead Agency with regards to SEQRA. A Notice of Intent was mailed out on May 19, 2022, to Involved and Interested agencies pertaining to this project. As the proposed project is located within the Village of Harriman and the Town of Monroe, the project will require approval from the Village of Harriman Planning Board as well as the Town of Monroe Planning Board.

The present plan has been submitted for discussion purposes with the Planning Board. Based upon our review of the submitted plan and previously submitted Long Form EAF, we offer the following comments.

1. Section 617.4(b) of the SEQRA regulations states “In a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area is a Type 1 Action.” Although the proposed additional is not more than 100,000 square feet, the regulations continue on to note that “for projects occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space the threshold is 25% of the above.” As the Heritage Trail runs adjacent to this project and is considered parkland, the project should be classified as a Type 1 Action.
2. The previously submitted Long Form EAF should be revised and resubmitted based upon the following previous comments:
 - a) The chart in Section B of the EAF should include a permit from Orange County Sewer District No. 1 since they will need to approve the additional sewer flows to their sewage plant.
 - b) Question E.2m shall be completed on the EAF. As the EAF identifies the site as having the potential to provide habitat for Northern Long Eared bats, the applicant will need to wether further evaluate these potential impacts or agree to the standard mitigation tree clearing restrictions.

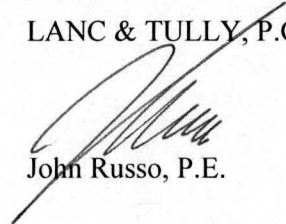
- c) Question E.3h on the EAF shall be completed in its entirety.
3. Given the amount of disturbance proposed on site, along with the amount of impervious to be created, a Stormwater Pollution Plan (SWPPP) shall be prepared for the project.
 4. Given that the Concept Plan proposes the use of infiltration basins, infiltration testing shall be conducted to ascertain that the onsite soils meet infiltration requirements as denoted in the "New York State Stormwater Design Manual" Section 6.3.1 and table 7.2 in Section 7.2, as well as Appendix D. Joint soil testing shall be conducted with the Village Engineer's office.
 5. A traffic analysis shall be prepared for the proposed project, as there will be an increase in the number of trucks and other vehicles entering and exiting the site, of which most will be using the roads through the Village of Harriman to access the site. The traffic study shall incorporate not only local intersections to the project site, but those of concern that will be provided by the Village and Town's traffic consultant for this project.
 6. Notes shall be added to the plan as to when the wetlands were delineated and by whom. The plan shall also note whether these wetlands are Federal or State wetlands. The applicant should be aware that the Town of Monroe also has specific wetland regulations as found in Chapter 56 of the Town of Monroe code.
 7. The submitted plan shall be updated to reflect all utilities (water, sewer, storm, etc.) that run across the site. The utilities shall be labeled as to their size and pipe material, and pipe inverts provided for storm drainage and sanitary sewer structures located across the site. It should be noted that the water main that was previously relocated along the north side of the existing building for the last improvements conducted at the site may need to be relocated. Plans for the relocation of this water line shall be prepared and provided.
 8. Existing easements across the site shall be shown on the plans.
 9. The plan shall clearly show the Floodway and 100-year Floodplain for the site.
 10. A traffic circulation plan should be prepared for the project along with a signage and striping plan.
 11. How will the proposed building expansion be serviced by water and sewer. The extension of all services shall be provided on future plans.
 12. Per the "2020 Fire Code of New York State", Section D105.1, "Where the vertical distance between the grade plan and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access shall be provided. It is recommended that the applicant's consultant confer the the Village and Town Building Departments, along with the Fire Department, as to the proposed layout and incorporate any requirements or changes they may have.
 13. The consultant shall ascertain if the building expansion, or increase in overall building area, affects the amount of ADA parking required, and if so, the site plan shall reflect this.
 14. As the project progresses, grading, utility, erosion and sediment control, lighting and landscaping plans shall be prepared for the proposed project, along with including profiles for the proposed utilities and all pertinent construction details required for the construction of the project.

15. The site is located in the vicinity of bats listed as endangered or threatened, so it is recommended that a note be added to the plan with respect to tree clearing.
16. Visual renderings of the proposed expansion and site shall be prepared and submitted for review.

This concludes our review at this time. Further comments may be forthcoming 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.
Stephen Giacco, Building Inspector
Shawn Arnott, P.E., Town Engineer
Bonnie Franson, Town Planning Board Chair