



Village of Harriman

1 Church Street

Harriman, New York 10926

TEL: (845) 783-4421

FAX: (845) 782-2016

PLANNING BOARD MEETING

MAY 15, 2023

7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES – MARCH 20, 2023
4. 101-1-1.31 – VILLAGE VIEW REQUEST FOR EXTENSION

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY JUNE 26, 2023, AT 7:30PM**

**SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
FRIDAY JUNE 9, 2023**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
March 20, 2023

Chairwoman Escallier opened the Village of Harriman Regular Meeting of March 20, 2023, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: *Chairwoman Irma Escallier, Board Members Jim Kelly, Ron Klare, Neil Murphy, Elban Rivera, John Russo, Engineer; Dominic Cordisco, Attorney; Stephen Giacco, Village Building Inspector and Maria Hunter, Recording Secretary*

Member Kelly made a MOTION to accept the Planning Board minutes of January 23, 2023, **SECOND** was made by Member Klare.

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

NAY: -0-

ABSTAIN: -0-

103-5-1 & 13-5-2, Student Bus Company – Review plans:

Chairwoman Escallier acknowledged the application before the board this evening.

Present: *Ira M. Emanuel, Esq, and Eve Mancuso with Brooker Engineers, PLLC. Project narrative from Student Bus Co., Inc is attached.*

Present: *Planning Board consultant John Russo with Lanc & Tully Engineering & Surveying, his report dated March 13, 2023, is attached.*

Ira Emanuel introduced himself as the attorney for the applicant with Eve Mancuso as the Engineer. Student Bus Company is a provider of providing transportation in this area for Monroe Woodbury public school system and other areas for other public-school systems. They have a need for an additional bus depot. They have identified a property on the corner of State Route 17M and Harriman Heights Road. Nice area for parking buses and the ability to expand in the future. We provided a conceptual plan as we consider this as Phase 1. We want to be up front with the board as to the intentions of our project. Phase 2 would be a more permanent situation. We have some ideas as to what we would like to do. Like to hear the board's ideas on this conceptual plan.

Eve Mancuso reviewed the location at the corner of Harriman Heights Road and Route 17M. This intersection has a signal which is beneficial to this plan which will help with the movement of the buses. Phase 1 will utilize the existing building which will eventually be demolished. This site is comprised of 2 lots. What will be demolished is the house and attached shed on the second lot and using the driveway on Harriman Heights Road for access. Along 17M there is no defined curbing. Showing parking for 8 full size buses and 39 van buses. To facilitate having a dispatcher on site and to provide services to the

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
March 20, 2023

drivers they do anticipate bringing in a temporary trailer. This will provide an office for the dispatcher and facilities for the drivers. The trailer would be self-contained, just need temporary electric service. Phase 2 hard connection to the sewer and water in the street when the applicant develops what would be the commercial site. The turning radius of buses was reviewed for movement through the site.

John Russo reviewed his report which is attached. Applicant would need to decide if proceeding with conceptual plan or be referred to the ZBA for interpretation.

Stephen Giacco noted the current state of the existing buildings may not be structurally stable. Property has some water damage; the water and electric services have been terminated.

Discussion about concerns: Time frame between Phases, NYS DOT, Orange County DPW, buffer strips along residential, refuse container locations, signage per code. Phase 1 doesn't comply with zoning.

Dominic Cordisco confirmed if the applicant wants to proceed with the conceptual plan ZBA referral would be needed.

Chairwoman Escallier confirmed that all members of the board agree to conditionally approve and authorize Attorney Cordisco to send a referral letter to the ZBA Board if the applicant requests to go before the ZBA with their current plans.

Stephen Giacco was concerned about gasoline stored on the property for vehicles.

Ira Emanuel thanked the board and consultants for their time this evening.

Orange County GML-239 – Review Intermunicipal Agreement (IMA):

Irma Escallier asked Attorney Dominic Cordisco to give an overview of the proposed IMA.

Dominic Cordisco stated the Orange County Planning Department is looking to streamline submissions for their review. Going forward all 37 municipalities to submit larger projects and/or intermunicipal or regional projects. No downside in doing this, increased flexibility for this board. Less expense and time for the applicant. Recommend this board authorize Chairwoman Escallier sign the agreement.

Member Klare made a MOTION to authorize Chairwoman Escallier to sign the Orange County Intermunicipal agreement. **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
March 20, 2023

Member Klare made a MOTION to enter into a close session with our attorney at 8:04pm. **SECOND** was made by Member Murphy.

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

NAY: -0-

ABSTAIN: -0-

Member Kelly made a MOTION to return to the Planning Board meeting at 8:14pm. **SECOND** was made by Member Murphy.

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

NAY: -0-


ABSTAIN: -0-

Member Klare made a MOTION to close the Planning Board meeting of March 20, 2023, at 8:15pm. **SECOND** was made by Chairwoman Escallier.

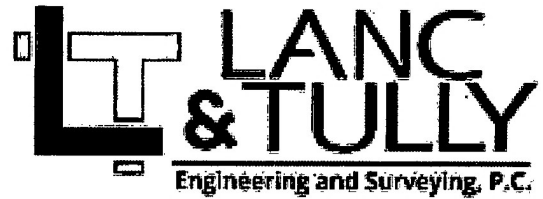
AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Rivera

NAY: -0-

Respectfully Submitted:



Maria/C. Hunter, Recording Secretary



MEMO

To: Village of Harriman, P.B.

From: John Russo, P.E.

cc: Stephen Giacco, Building Inspector; Lou Medina, Mayor

Date: March 13, 2023

Re: Student Bus Company – Intersection of NYS Route 17M & Harriman Heights Rd.

The applicant is appearing before the board to only discuss the proposed project bus terminal project to be located at the intersection of NYS Route 17M & Harriman Heights Road. The project consists of two (2) tax parcels, identified as 130-5-1 and 130-5-2, being 0.318± acres and 1.928± acres respectively. The project is located in the B-2 Zone (General Commercial). The applicant is proposing to merge the two existing parcels into a single tax parcel as part of the overall project.

Based upon a quick review of the submitted documents and plans, we offer the following:

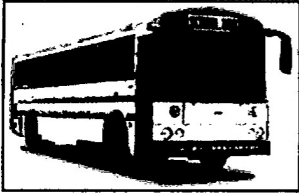
1. The applicant notes that Phase 1 will consist of the removal of the existing structures located on the two parcels and operation of a school bus depot (6 school buses and 30 vans) at the site. Phase 2 will consist of the construction of a 4,000 to 5,000 square foot building at the site to house 3 service bays, a driver's room, staff office, bathrooms, etc., along with improving the entire site. Based upon the above, as represented in the March 6th, 2023 narrative from Student Bus Company, we offer the following:
 - a) The entire project, Phase 1 and Phase 2, shall be presented to the Planning Board at this time to allow for a proper SEQRA review without segmentation.
 - b) Phase 1 consists of the parking and storing of buses and vans at the site. The B-2 Zone lists "Bus or railroad passenger or freight terminals" as a principal permitted use. A passenger terminal is considered a location where passengers load or unload from a bus. What is being proposed is an actual bus depot, or vehicle storage yard, which would not have the loading or unloading of passengers, and therefore does not appear to comply with the permitted uses

under the zoning. Phase 2 consists of the construction of a repair garage with bathrooms and offices. This may comply with the Special Permitted Use of "Gasoline service station and repair garages" listed for the B-2 Zone. It is recommended that the Planning Board refer the applicant to the Zoning Board of Appeals to seek interpretation as to whether the proposed project (Phases 1 and 2) comply with the Principal Permitted Uses or Special Permitted Uses allowed for the Zone.

2. If the project moves forwards, the following plans and report shall be required:
 - a) A survey of both parcels shall be submitted as part of the plan submission. The survey shall show existing structures on the site, existing conditions and topography of the site, existing utilities servicing the site, existing utilities within the roads adjacent to the site, any easements on the two parcels, and the location of the existing septic system servicing the residential structure at the site.
 - b) A separate demolition plan shall be prepared for the project showing all structures, utilities, etc. to be demolished/abandoned as part of the project. This would include the septic system serving the existing residential dwelling.
 - c) The plans shall include layout and design for both Phase 1 and Phase 2 of the project.
 - d) Grading and utility plans.
 - e) Lighting and landscape plans.
 - f) Erosion and sediment control plans.
 - g) All pertinent construction details for the construction of the project.
 - h) Preparation of a stormwater pollution prevention plan (SWPPP).
 - i) An Environmental Site Assessment, Phase 1 and Phase 2, shall be completed for the site.
3. If the project is allowed to be constructed in two (2) phases, and the Planning Board allows for a trailer to occupy the site during Phase 1, the following would need to be considered:
 - a) How long will the trailer be allowed to occupy the site (Phase 1) prior to proposed garage being constructed (Phase 2)?
 - b) How will the trailer be serviced by water and sewer?
 - c) How many employees will be using this site on a daily basis? The plans shall include sufficient parking for employees at the site.
 - d) Trailer setbacks do not comply with Zoning setback requirements.
4. Project will require NYSDOT and Orange County DPW review and approval for the proposed entrances onto the state and county roads.

5. In accordance with Section 140-12(B), there shall be no obstructions to vision over 30 inches in height at street intersections. The van parking in the northern corner of the lot at the intersection should be shifted to ensure the site triangle remains clear and in compliance with the Village Code.
6. In accordance with Section 140-18(A), a buffer strip shall be provided in a side or rear yard in a B-2 district adjacent to a residential district. The buffer strip shall have a minimum width or depth of 20 feet, which shall be landscaped and free of pavement, and that part nearest the residential district shall be planted with a screen of evergreens having a uniform height of not less than 5 feet and set in a double staggered row, spaced eight feet apart in each row. The proposed project would require a buffer strip along the westerly and southerly property lines.
7. The plans should show where refuse containers would be stored.
8. Any signage proposed for the site shall be shown on the plans and shall comply with Section 140-27 of the Village Code.

SBC



STUDENT BUS CO., INC

CORPORATE OFFICE
125 SOUTH GREENBUSH ROAD
ORANGEBURG, NY 10962
PHONE: 845.359.9200 FAX: 845.359.9217

MAIN DEPOT
16 HOFFMAN STREET
SPRING VALLEY, NY 10977
PHONE: 845.371.0800 FAX: 845.371.0559

PLANNING BOARD
VILLAGE OF HARRIMAN

NARRATIVE SUMMARY

INFORMAL REVIEW

STUDENT BUS COMPANY SITE PLAN
410 HARRIMAN HEIGHTS ROAD AND 85 ROUTE 17M
Tax Lot 103-5-1 and 2

Student Bus Company provides school transportation services. We would like to propose a two-phase approach to operating a school bus depot on the property at 85 Route 17M. This would include appropriate parking for a predetermined number of school buses, school vans and employee vehicles, a building of approximately 4000 or 5000 square feet to house three repair bays employee space as well as some office space. We would also be looking for approval for a 4000 or 5000-gallon gasoline above-ground storage tank (AST).

The site currently contains an existing commercial building, garage, shed, and dwelling. None of the buildings are usable, having suffered floods and other damage. All current buildings will be demolished as part of the project.

At this stage, the applicant is seeking informal review so that it can decide whether to move forward.

Phase 1a (Temporary operations pending County and State operational approvals)

1. Operate a school bus depot with parking for 6 full size school buses and 30 vans and Supplemental parking for personal vehicles not parked in vacant bus spaces
2. Locate a temporary office trailer on the property to accommodate Our staff and for our drivers to check in and out and a bathroom with sanitation services as well as temporary utilities
3. Demolish existing detached garage
4. Remove 15+/- Trees
5. Minor grading in 1 corner near existing detached garage

6. Construct a short retaining wall approx. 50' long
7. A concept plan for Phase 1 is included in this submission for informal review

Phase 1b (After completion of Phase 1a)

1. Demolish existing commercial building and stabilize with gravel
2. Demolish existing dwelling and stabilize with grass

Phase 2 (Permanent Development of the site)

1. Obtain all county and state operational approvals for full site plan development
2. Maximize utility of the site including removal of wooded area to the extent that it is allowable
3. Construct a new 4000-5000 square foot building (style to be determined) on the site to house 3 service bays (1 of which will double as a wash bay), driver's room, bathrooms, dispatch and staff offices
4. Install a 4000 or 5000-gallon above ground gasoline storage tank with dispensers on the site
5. Pave and stripe entire parking lot
6. Plans for Phase 2 will be submitted with a formal site plan application

Dated: March 6, 2023