

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 1**

*Chairperson Don Danzeisen opened the Village of Harriman Planning Board Regular Meeting of July 21, 2014 at 7:30pm.*

**ROLL CALL:**

**Present:**

*Board Members: Chairperson, Don Danzeisen; Irma Escallier, Frank Borowski, Martin Stanise and; John Russo, Engineer and Jane Leake, Deputy Clerk/Recording Secretary*

**Absent:**

*Juan Quinones, Member  
Kevin Dowd, Attorney  
Ron Walker, Building Inspector*

**APPROVAL OF MINUTES:**

*Motion was made by Martin Stanise to approve the December 16, 2013 Regular Minutes. Seconded by Irma Escallier. All in favor.*

*Motion was made by Irma Escallier to approve the April 21, 2014 Regular Minutes. Seconded by Martin Stanise. All in favor.*

*Mr. Danzeisen tabled the approval of minutes for March 17, 2014 Public Hearing & Regular Meeting, May 19, 2014 Regular Meeting and June 16, 2014 Workshop and Regular Meeting.*

**PL GROUP, LLC**

**108-1-11**

**Present: Alan Peck of PL GROUP, LLC & Mr. Youngblood of Sparaco & Youngblood, PLLC Engineering**

*Mr. Peck addressed the Board stating thank you for hearing us tonight on our new application for a self-storage facility. We retained Engineering services from Sparaco & Youngblood, PLLC and we have reviewed our previous application and your outstanding request for unanswered information and had determined to submit a new application to include a new updated survey, topo, land de-lineation, detest pro-perk and FEMA Study that you requested in the past and never received. Copies of all of these have been completed and will be provided to the Board and John Russo. We submitted a new site plan that we would like to discuss in our preparation this evening and I would like to go over that with you. This is the same sheet you have and it is double the size for demonstration purposes. The way the site works is you come in Commerce Drive South go through here, the office is over here, parking spaces over here for people who want to visit the office (showing on diagram). The flow goes through around the back of the site and around and goes through the center of the building and out. This is a state of the art approach to storage. There are three of these built – one in Dover, New Jersey, another in New York City and another one in Virginia. The same architect who did those will do this. When you go in thru the back, which is this view (pointing to the map), you enter the building and it provides you with three rows of traffic that are 35 feet wide with loading on both sides. We have 27 loading docks inside on each side. The travel way is in the middle and when you come out it looks like this (pointing to the map). So you enter through the back and come out through the front and there is electronics inside the ceiling that monitors*

## VILLAGE OF HARRIMAN PLANNING BOARD MEETING

Regular Meeting

July 21, 2014

Page 2

everything that is going in and out through barcodes. Security is the main issue. You have to stop here before you go anywhere. You have to have clearance to go through but it is oblivious to the weather. This is 270 feet long and 108 feet wide. Facing the road you have 108 feet and this is 40 (pointing to the map) and that is set up through the center so you can monitor people going out and coming in. We have worked very close to the wet lands. We are able to bridge the wet lands. We got a letter to that effect. While going forward we are going to try to make it that and we have to fill that while providing this area and or this area (pointing to the map) in exchange for them to allowing us to build there. As long as you don't disturb it they said, we can bridge it. So we can put triple T's across this and pour concrete over that (pointing to the map) and have no issues. This is the skeleton of the building on how it looks. What we are reflecting here is actually what is here. This is an actual site. We took pictures of the actual site and blew them up so you can see this is the real deal.

Mr. Danzeisen asked how does one get there storage items to the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors?

Mr. Peck replied there are elevators on both sides and everything is temperature controlled. The entire building is temperature controlled.

Ms. Escallier commented state of the art would mean it is temperature control.

Mr. Peck stated you can have loading from the outside here (pointing to the diagram) because these things have no walls, so you are loading into your area and then you can transport back to where the elevators are. You have about a 50 foot walk to get to where the elevator is in any direction. So there probably will be three elevators on this side and one on that side (pointing to diagram). The building is over 30 feet tall, we have an off set. You have to have a minimum 15 foot off-set and the travel way is 26 feet that is by State Code. So you have to have a ladder truck to go up this way (pointing to diagram) not straight up, so you have to have a minimum 15 foot off-set. We are hoping to do it in 50 feet, but it looks like we are going to have to go for a variance for an extra 10% because of the structural needs and the amount of space that is wasted with this pasture. You lose a lot of space. The beams are 42 or 48 inches in height because it is a clear span. You need to have a turn-around for fire trucks which is right here (pointing to map). You can drive around go thru and go back out. These can be potential parking spaces (pointing to diagram) but they are generic. People can store their stuff. They can load their materials. In and out. So the exterior spaces are the real vehicle parking spaces. The interior spaces are utilized by the tenants.

Mr. Russo commented I am looking at your bottom picture there on the right side and it is showing that those spaces all have enclosures, garage door enclosures. Is that the case that is going to be here?

Mr. Peck replied yeah.

Mr. Russo stated then you truly don't have parking spaces at all. It is storage units.

Mr. Peck responded right, we will have to adjust what we said.

Mr. Russo replied it is telling me there are 59 parking spaces inside, which are storage units.

Mr. Peck commented they are storage spaces and loading spaces.

Mr. Danzeisen stated no parking spaces.

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**July 21, 2014**  
**Page 3**

*Mr. Peck replied there not parking spaces. Unless someone wants to say I want this space and they want to park their equipment, material or whatever in there.*

*Mr. Russo asked in the enclosure?*

*Mr. Peck replied in the enclosure.*

*Mr. Russo responded it is still a storage unit. I am not looking at it as parking spaces.*

*Mr. Peck replied that is right.*

*Mr. Russo stated they may want to store their antique, whatever it may be.*

*Mr. Peck responded mislabeled, the exterior spaces. We only have three employees.*

*Mr. Danzeisen stated if they put lawn and garden equipment in there or they are going to store a car in that storage space you got to find a liquid storage space.*

*Mr. Peck replied no gasoline is allowed. Nothing combustible is allowed in this building. We are supporting vendors who have clothing. You don't want that smell going through the building.*

*Mr. Russo asked so no flammable liquid?*

*Mr. Peck replied no flammables.*

*Mr. Borowski asked how do you monitor and regulate what is actually stored in the facility?*

*Mr. Peck replied they will have to sign a lease with all of these different limitations and if they can't live with that then they can't do it.*

*Mr. Danzeisen commented that is pretty standard.*

*Mr. Peck responded no paint, no combustibles, no gasoline, no motors, zero. You have some facilities that allow people to put antique cars and thing like that. That is not what this is. In here (pointing to the map) this actual model they have an apartment in there, somebody lives there. We are not doing that because with that comes other problems. Then you have people cooking and I don't want anything that creates a fire hazard.*

*Mr. Borowski asked is this a 24/7 access?*

*Mr. Peck replied it is a 24/7 operation. We have one person on duty, may be two, never more than that. I would say the total number of people at one time, because you are going to have some over-lap, is three employees and everybody else is coming to put their stuff in there.*

*Mr. Borowski asked you said security, is that a man security or a badge access security?*

*Mr. Peck replied the security system is a multiple grade. To be honest, it comes from Israel. It is very high tech. Somebody bought it to us and I said, oh, wow this is something else. There is nothing like it in the market, so we are going with that.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 4**

*Mr. Russo asked why do you have so many excessive parking spots outside?*

*Mr. Peck replied these spaces here (pointing to the map) are truck spaces and we have car spaces. We are going to have rental trucks, so the tenant needs to bring their stuff in there.*

*Mr. Russo asked so you are going to have outdoor storage?*

*Mr. Peck replied we are going to have trucks parked outside.*

*Mr. Russo stated outdoor storage.*

*Mr. Borowski asked overnight.*

*Mr. Peck replied yeah, overnight.*

*Mr. Russo stated it still is outdoor storage, so that is going to be a special use permit, which is required for that. You have to have fencing around the entire thing.*

*Mr. Peck replied we are doing that anyway. We have to do that for security reasons.*

*Mr. Danzeisen asked what if people want to park motor homes and such on the premises, not in the building?*

*Mr. Peck replied no, we are not doing that. We are taking U-Haul type trucks and they will be parked there. Someone comes in and they want to move their stuff, they rent a truck. They bring their car, they park their car, they get in the truck and do whatever they have to do.*

*Mr. Russo asked how many trucks are you going to have?*

*Mr. Peck replied to be honest, I don't know yet. It could be 20 or 30, I don't know, I'm not sure.*

*Mr. Russo stated I am still thinking having the trucks and what you are doing, 59 spaces seems a bit much.*

*Mr. Peck replied the reason we went in that direction is because we went to the competition and every one of their spaces is full. They have trucks and they have no place for people to park. You have people parking on the highway because they have no place to park on the inside. So I don't want that condition. Although I may be providing more spaces than I really need, I would rather have it that way than not have enough. When people come in I don't want them to have the difficulty of having someone bring them, drop them off, go away, take their car someplace else. It should be simple. You come in, you park your car, get in the truck and do what you have to do then bring the truck back, take your car and go home.*

*Mr. Escallier stated there are on some occasions when someone is going to bring a U-Haul truck in there and empty out what the contents are.*

*Mr. Peck replied when they're parked their empty. When they are parked in the parking spaces they are empty, ready to be used. We also have all the rain water from the building. We recapture that and we reuse it. We flush toilets, for cleaning, washing. So we are not using the potable water for that. We are using potable water for drinking, not for all the typical uses. We are recycling it.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 5**

*Ms. Escallier commented that is a good thing.*

*Mr. Peck asked does anyone have any questions?*

*No Reply*

*Mr. Peck stated I will have Mr. Youngblood go forward with some of the technical issues.*

*Mr. Youngblood stated to the Board, I did receive some of Mr. Russo's comments earlier today. John do you want to go through them quickly?*

*Mr. Russo replied we can touch them. There are a couple of questions in the SEQRA form that are not filled in and need to be completed. In regards to the wet lands, you noted you are having that resurveyed, re-delineated.*

*Mr. Youngblood replied everything is done.*

*Mr. Russo responded okay,*

*Mr. Youngblood stated in reference to the wet-lands the specialist that had done it originally was from 03.*

*Mr. Russo responded you are going to have to update the plans note.*

*Mr. Youngblood stated the plans that were de-lineated on those plans are the ones that are referred to in this letter. Basically what happened was Neuwicke went out with the Corp. and re-verified that the wet lands were where they are. They were reflagged and then the previous surveyor went back, he staked them out, to verify it.*

*Mr. Russo replied the notes are going to have to be updated because they are still referencing everything from 2003. So you can note that they were done in 2003, re-verified or whatever else it may be. Additional notes put on.*

*Mr. Peck stated then we had it resurveyed a second time to make sure the first time was correct.*

*Mr. Russo continued the Orange County Sewer District #1 you need to make an application to them.*

*Mr. Peck responded I have a sewer permit from the other one, which is for the same site and it is the same numbers.*

*Mr. Russo stated then you are going to have to submit that to us. When was that issued because you may have to go back and get a new one?*

*Mr. Youngblood asked you are looking for the actual permit or a review letter from the Sewer Department?*

*Mr. Russo replied anything that says you are approved by them.*

*Mr. Peck stated I have the orange permit.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 6**

*Mr. Russo responded you have the Orange permit, but you need to go back and check because that was issued a while ago so it may not be valid anymore. Another thing I spoke with Bill about was increasing the scale of the plans and/or adding additional sheets because there is so much information on these plans. It does get hard to read them, so for clarity purposes and easier reading enlarge the plans. Maybe add a few additional sheets. Shift some things around on those sheets.*

*Mr. Youngblood asked can we possibly break it up to: landscaping and lighting plan or one landscaping plan and one lighting plan. I would like to try to stay within 24x36 just for ease for the Board and everyone else because once you go up to the 40 scale. If I went up to 30 scale, I would have to go up to a larger sheet.*

*Mr. Russo replied that is fine. Instead of 6 sheets you may wind up with 8 or 9 sheets. However you want to do it, just as long as we can read it because there was text over lapping.*

*Mr. Youngblood replied fair enough.*

*Ms. Escallier stated on the signage we need to see the detail.*

*Mr. Youngblood responded that hasn't been done yet because the architectural hasn't been done yet.*

*Ms. Escallier responded and the height.*

*Mr. Borowski stated the signage if it is going to be visible from the Thruway.*

*Ms. Escallier replied we don't want another one of those Walmart signs.*

*Mr. Peck responded we are not doing that. Even if we could do that, we are not doing that.*

*Mr. Youngblood stated that is self-standing (referring to the diagram) we will do something like that or on the building itself.*

*Ms. Escallier responded I think it is sufficient to have it on the building.*

*Mr. Peck replied me too, it is nicer.*

*Ms. Escallier stated yes it is. It is cleaner.*

*Mr. Russo continued they are building within the flood plain. Leonard Jackson's office is doing calculations for them. They are not building in the floodway, but they are doing calculations because they will need to obtain a permit from the Village to actually do the construction within the flood plain itself. We asked for a number of construction details to be added to the site. The retaining walls I have some concerns with. The retaining walls that are shown are right on the edge. The wetlands are probably going to require disturbance on both sides.*

*Mr. Youngblood responded I done walls right up to the wetlands and actually the Army Corp. likes that because what happens is you have real definitive de-lineation of that line where it is not going to be violated. So typically what we do is, our survey crew will stake out the wetland line, a silt fence is then installed and then the inside of the silt fence we would dig down to your sub-base, which would be 6-8 inches, lay down your sub-base, then you would have your interlocking block wall. So the disturbance we done in the past we've had pretty good success in. As long as it is done carefully and it is being*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 7**

*monitored. What we are planning on doing and Mr. Peck has asked us to do, is we are going to be on-site when all of this work is going to be done.*

*Mr. Russo asked is Army Corp. going to give you a letter stating that they are fine with this because now you are putting silt fence into the wetlands.*

*Mr. Youngblood replied we are going to put it right at the wet land line.*

*Mr. Russo asked how, because the wall is at the wetland line.*

*Mr. Youngblood responded the silt fence will be here and the wall will be constructed here (describing with his hands), and be building it back up.*

*Mr. Russo stated portions you are driving sheeting.*

*Mr. Youngblood responded what happens is if you remember or recall the history of why the Army Corp. doesn't want any more filling because typically you would be allowed to fill a 1/10 of an acre of wetland. Way back with Orange and Rockland they went a little bit over board in regards to the filling. So there is a bad taste in the mouth from the Army Corp. from what Orange and Rockland did when they originally developed that. So they said at this point we don't want any more fill. They went over-board, we didn't do it, but Orange & Rockland developed it. So what we are trying to do is say listen, we have a plan here that we can bridge the wetland and we have a letter from Army Corp. saying that that is fine you can do it. Do we want to do that? The answer is absolutely no it is cost effective it doesn't make any sense. So what we are trying to see is whether or not we can work with the Corp. and Mr. Neuwekie and remediate some of the wetlands there. So if we are able to remediate a little bit, other words create some wetlands. Typically when you remediate wetlands not only do you have to remediate first 10,000 square feet and then you are good. They want 10,000 and another 1/4. So they are getting like 1 1/4 more. So what we are looking into now is to see whether or not we can remediate a portion of this under that building in a few spotted areas because what happened is there is three areas here. There is an area here, a small area here and there is a small area right here (pointing to map) which they don't want to let us touch. Three areas; A, B & C and what happened is these areas are Federal wetlands; they are low areas with no outlet that were a depression that water sits in. We designed this to work around it. We don't want to work around it, but if we have to we will. Ideally it would be nice if we can eliminate some of these wetlands that are underneath the building, the two spotted areas and we have the areas up in front that we created. So that is what we are working on, but right now we have no choice but to show it in this design.*

*Mr. Russo replied okay, you will supply us with copies of both letters from Army Corp and Neuwekie.*

*Mr. Youngblood replied absolutely.*

*Mr. Russo continued I know you are using permeable pavers across the site for infiltration of ground water. I know a lot of the site is also being filled. Now it becomes an issue, will that water actually infiltrate because when you fill it you are going to be packing that soil so tight you may not get infiltration. The system may not work.*

*Mr. Youngblood responded the fill is going to be stone. So you are going to be compacting stone, so stone would not compact to be impervious. Right now, the soil out there is 3 foot, and you can see in Mr. Neuwekies letter he talks about some poor in drainage in the soil. We did some deep holes and percolation tests out there and there is about 3 foot clay land just below the surface, which doesn't allow*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 8**

*any of the surface soil to percolate down to the ground. Once you break through that 3 foot clay layer you get some sand gravel with a 4 minute perk. So if we have any low areas we can always sink a dry well. By the way that sand and gravel there is well above the water table, so it is actually ideal. So if we come through the clay we have a dry well with a 4 minute perk above the water table and we are good to go.*

*Mr. Russo asked so you will provide details for all of that?*

*Mr. Youngblood replied absolutely.*

*Mr. Russo responded we will need that because that is a concern. We know you are filling it, you are going to compact the fill material because you are going to be building on it and you are not going to want your perking areas to settle out of site.*

*Mr. Youngblood asked is this Board familiar with permeable pavers? Have you ever looked at it or had approved anything with them? Permeable paver is basically a paver, like you have for a typical driveway or walkway or so on, but it has a unique design where the pavers cannot be butted up against each other. So there is like a void in between it. There is a sub-base where we go down actually below the frost line. So what happens when it rains the water does not sit on top of those paver it becomes pervious versus impervious. The water now, or runoff is underneath the pavers and it has the ability to percolate into the ground. So rather just paving a parking lot with black top and then directing it into a storm drain which has to go through the whole process. What we are trying to do is take the water, we capture it, we store it and then we let it percolate in. It has worked out really well for us. We have done a lot of work with that. I don't know if you all know that. Like down in Rockland County they have what they call a 0 net increase in run-off. Meaning if you have any net increase, you have to capture that water and recharge it back into the ground. Sometimes it is really difficult and you don't want to have to put an extension base in or underground infiltrates so it becomes very cost effective. It works really well and the nice thing about it is it looks really nice. There is a little maintenance that you have to do every year as far as sweeping it and keeping it. For the most part it worked out really well. We have used them for close to eight years now.*

*Mr. Russo continued stating the remainder comments are just some construction details and more comments in regards to the storm water cistern information plan in regards to soils, flow paths and model itself.*

*Mr. Youngblood asked in regards to SWPPP is concerned we have over an acre of disturbance so there is no way of getting around a SWPPP. As far as the SEQRA, I think the reason why we left those two off is because we didn't have an answer and I think that if we were to research the DEC website we would see if there was anything that would oppose a problem there. The whole Commerce Drive area has basically been all developed. So my assumption would have been there was an approved lot at the time and there was some type of architectural study done. I would hate to assume anything, so we will check on the DEC Website to see if we can resolve those two comments on the short EAF.*

*Mr. Russo replied okay.*

*Mr. Peck stated on the water we did a test. We have a 12" water main on Commerce Drive South and we did a hydrant test to determine the pressure and what we would need for a sprinkler system for this size building. We need a 6" so we went one step higher to an 8". We paid for an 8" water tap which has been already paid for and taken care of.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 9**

*Mr. Russo responded submit those documents.*

*Mr. Peck replied okay.*

*Mr. Youngblood stated Mr. Peck talked about possibly doing an additional story, which would be a 5<sup>th</sup> story, that would require a building height variance that goes about 4 feet, from the ZBA. If that is the case, we would go to the ZBA and go through the process with them in regards to a Public Hearing. If we get our variance for the building height then of course he can go ahead with his architectural design and have it customized to his site. Our goal is to get to the ZBA and whether or not if we can get some relief on the building height and at that time we can go back to the Planning Board.*

*Mr. Danzeisen asked what would the total height be?*

*Mr. Peck replied 54 feet.*

*Mr. Youngblood stated see these two floors here (point to diagram) they required this additional floor because of the height of the beams.*

*Mr. Danzeisen commented what I am concerned with is the local fire-fighting equipment that the ladders and aerials will be able to get up on to the roof.*

*Mr. Peck replied it will be 54 feet and I believe the Hotel behind Kohl's got a height variance for 54 feet.*

*Mr. Danzeisen responded that is not in the Village of Harriman.*

*Mr. Russo stated that is Woodbury. You can check with the Village Fire Department.*

*Mr. Youngblood responded we can get a set of plans to the Fire Chief and have him take a look at it and if we can get a letter of recommendation whether or not he is in favor or not.*

*Mr. Russo commented and I would try to do that before you go to the ZBA because that should be something there should be access to.*

*Mr. Youngblood replied if we get a variance and then he says no way, then it becomes useless.*

*Mr. Russo stated one thing is you will have to update the plans since you are going to have storage units, vehicles and everything out back because it didn't show an 8 foot high fence. On this special use permits it requires an 8 foot high fence.*

*Mr. Youngblood asked for outdoor storage?*

*Mr. Russo replied yeah because now it requires a special use permit for that.*

*Mr. Youngblood asked a special use permit is through the Planning Board or Village Board?*

*Mr. Russo replied through this Board and stated spring by solid wall or fence of uniform color at least 8 feet in height. I don't know if you can limit where you will be storing things so you don't have this obtrusive fence all the way around.*

*Mr. Peck stated I think we are going to need fencing all the way around for security purposes.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 10**

*Mr. Russo stated you now are going to get into visual impacts if you put an 8 foot high fence around the entire site.*

*Mr. Youngblood responded just the area where you are doing the outdoor storage of the U-Hauls. You can enclose that and then drop it down to a typical 6 foot high fence.*

*Mr. Peck stated you can put it wherever you are going to have the trucks.*

*Mr. Russo responded that is what you have to figure out, where you are going to have the trucks or where you are going to have equipment stored. Where ever you are going to have any storage outside it has to be encapsulated by an 8 foot high fence. So just image in your mind an 8 foot high fence wrapping around this whole site. No.*

*Mr. Youngblood replied I agree with him.*

*Mr. Russo stated you are going to wind up with more problems than you want.*

*Mr. Youngblood commented it will look like a compound.*

*Mr. Russo responded it will look like you are walking by a construction site in New York City.*

*Mr. Youngblood replied we will work it out.*

*Mr. Peck stated we will make it look pretty. It has to look pretty.*

*Mr. Russo replied if you want them to come. That looks nice (referring to the diagram).*

*Mr. Youngblood asked what do you see we get accomplished? Go back and tidy it up. Do you want to look at Lead Agency? As far as the Negative Declaration I think I am going to do the tidy up on those last two items on the EAF. As far as getting to the ZBA, you probably want to hold off until we get a letter from the Fire Chief.*

*Mr. Russo stated I think we can still give you a referral to the ZBA so you can move forward.*

*Mr. Youngblood replied if you can give us a referral then we can do our homework.*

*Mr. Russo stated you can do your homework and get there and hopefully you get whatever information you need prior to getting to the ZBA. If not, you can tell them you are speaking with the Chief and you are being proactive.*

*Mr. Youngblood replied okay.*

*Mr. Russo stated as far as declaring Lead Agency I would like to see the plans cleaned up a little bit more first.*

*Mr. Youngblood asked before Lead Agency?*

*Mr. Russo responded yeah, I would like to see what the ZBA is going to do. I would like to see more cleaned up before the next meeting.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 11**

*Mr. Danzeisen stated so would I.*

*Mr. Youngblood asked do you want us to come back here for another meeting prior to going to the ZBA or can we do it simultaneous?*

*Mr. Russo replied you can do it simultaneous. I don't see a reason to go down one path. You can be working on this on this end and also take care of that at the same time because the site itself I don't think is really going to change based upon the height of that building.*

*Mr. Youngblood responded we are working on the drainage, the design, the flow, the look and the height.*

*Mr. Russo stated the drainage run off is not going to change because of adding another floor to the building. This is climate controlled, right?*

*Mr. Youngblood replied right.*

*Mr. Russo asked AC units?*

*Mr. Youngblood replied they are going to be right down the middle.*

*Mr. Russo stated just make sure that someone doesn't claim anything because I would hate to see somebody comes back later on and you have a variance for 54 and someone wants to say something about the AC unit that is at 56.*

*Mr. Peck responded in the Code it says the height of the building is not included in the units. The units could be 10%.*

*Mr. Russo replied that is what you have to check.*

*Mr. Youngblood stated we don't want to see it from the road, so we will either shield them with something or put them in the middle of the building so in line of sight you wouldn't be able to see them.*

*Mr. Danzeisen commented just remember gentlemen, if you are going to set those units on the roof, the crane has to be able to reach where you are going to set them.*

*Mr. Youngblood replied that is right, absolutely.*

*Mr. Danzeisen stated before you say you are going to put it in the middle of a building that size you better make sure you can reach it.*

*Mr. Youngblood replied absolutely.*

*Discussion broke out*

*Mr. Youngblood stated let me just recap. We will hold off on Lead Agency. We are going to work on the plans for the Planning Board.*

*Mr. Russo responded submit documents you have from the Army Corp on water and sewer. Definitely check with them because I think there is a time frame on that with addressing the connection.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 12**

*Mr. Youngblood replied they probably just want another connection to it.*

*Mr. Russo responded they may, but whatever it is let's make sure you are valid so there are no problems later on. I would go concurrently to the ZBA at the same time. Go check with the Fire District.*

*Mr. Youngblood replied we are going to check with the Fire and fill out a ZBA application. We will get that all together. If we get a letter from the Fire Chief saying we are good to go on the 54 then we will go to the ZBA and we will work with both Boards so we can kind of expedite this.*

*Mr. Danzeisen stated being this is a Joint Fire District now you need to go to the Joint Fire District Chief.*

*Mr. Youngblood replied okay and his name is?*

*Mr. Danzeisen replied I have no idea.*

*Mr. Youngblood responded I will ask your Chief, I'm sure he knows.*

*Motion made by Irma Escallier referring the PL Group to the ZBA for a height variance. Seconded by Martin Stanise. All in favor.*

*Mr. Youngblood asked I don't know if you are considering this a revised site plan, since this Board had reviewed it? It probably will not be a waiver for a Public Hearing from the Planning Board?*

*Mr. Russo replied no, because you are starting over.*

*Mr. Danzeisen responded it is too long.*

*Mr. Youngblood stated okay. (You know the old saying, if you don't ask you don't get).*

**VILLAGE VIEW ESTATES**

**101-1-1.4**

*Present: Dave Zigler, Engineer, Jim Sweeney, Attorney, not present*

*Mr. Zigler addressed the Board stating we had our Workshop on this and since that time two things have come up. We had comments from Mr. Russo, about three pages. I don't think anything is a killer most of it has to do with details.*

*Mr. Russo replied a number of them are repeats from the previous comments.*

*Mr. Zigler stated I don't think anything is too technical. Storm Water Pollution Prevention plan would probably be the biggest thing. Most of it is just details. So we don't have a problem with any of that. We also received the letter from the County Planning Department that listed four items which we responded to that and sent a memo back. Three of them were normal things we do anyway so they were just assuring that we are doing erosion control, storm water and everything else. The last had to do with some significant trees on site so we had Bob Torkinson go out to the site and there are three significant trees on site, in the middle of the old camp site. There is a picture of them and they are basically hollow. Although they are big they are dead. So we responded to those four items and at the Workshop the*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**

**Regular Meeting**

**July 21, 2014**

**Page 13**

thought was to, if the Board would be ready to have a Public Hearing and maybe continue the Public Hearing while Mr. Sweeney went to the Village Board to get some of these items straightened out as far as the drainage district or taxed area and some of these other items.

Mr. Russo replied also address what is needed on the SEQRA.

Mr. Zigler responded yes. I guess tonight would be just to ask the Board, at your convenience, to set a Public Hearing.

Mr. Danzeisen asked is 30 days going to be enough for you guys?

Mr. Zigler replied we can answer these. Will everybody be here in August?

Mr. Danzeisen responded I'll be here. Kevin will be back and Ron Walker should be back.

Mr. Zigler stated because we didn't want to have your advisors out.

Mr. Danzeisen responded Kevin will be back and Ron Walker should be back.

Mr. Zigler stated alright, at your earliest we request a Public Hearing and probably continue it or close it and then open it back up. Mr. Sweeney will then go to the Village Board and get some of these legal things answered.

Mr. Zigler asked are you sure you are going to be here?

Mr. Danzeisen replied it doesn't make any difference if I am going to be here or not because I can't vote anyway.

Mr. Zigler asked how many members do you have? You have a five member Board.

Mr. Danzeisen replied it doesn't make any difference. We also have an alternate that was supposed to be here tonight and didn't show up.

Ms. Leake stated she apologized that she could not make it, but she will be here next month.

Mr. Zigler asked usually if somebody doesn't attend the Public Hearing they will read the minutes and then vote, or is it your protocol if you don't attend the meeting you don't vote on the project?

Mr. Danzeisen responded that is what I'm trying to tell you, as a Chairperson, if I'm out and somebody fills in for me they can vote on the Project when I come back. I cannot as a Chairperson, unless the County decides they want a Super Majority, and then I will.

Mr. Zigler stated I don't think we need that because we did answer all the questions for the County so they would just be looking for normal.

Mr. Danzeisen replied I wouldn't worry about it.

Mr. Zigler responded okay.

Ms. Escallier stated it is still going to run smoothly.

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**July 21, 2014**  
**Page 14**

*Mr. Danzeisen commented you are still going to wind up with whoever is here.*

*Mr. Zigler replied okay. If you are comfortable, I'm comfortable.*

*Mr. Danzeisen stated we can't get people to sit on the Board. If you are interested in the future of the Village and you want to have a say in what is going on, the place to be is on the Planning Board. Otherwise, most people don't know what is going on.*

*Mr. Zigler responded all Towns are having the same problem. Most of them went from seven Board Members down to five because of that, with an alternate.*

*Mr. Danzeisen responded it is getting harder and harder to get people involved in free Public Service.*

*Mr. Zigler replied definitely.*

*Motion made by Irma Escallier to set the Public Hearing for Village View Estates on August 18<sup>th</sup>.  
Seconded by Frank Borowski. All in favor.*

**LOYAL TIRE FENCE**  
**102-4-4.2**

*Present Mr. Hagopian*

*Mr. Hagopian stated to the Board I will see you next month.*

*For the purpose of the minutes – Mr. Hagopian needs to submit a site plan to move forward.*

*Discussion on open fees was discussed.*

*Mr. Danzeisen stated you are going to see if you can do something about that site plan, right?*

*Mr. Hagopian replied yeah.*

*There being no further business, **MOTION** was made by Frank Borowski to adjourn the Regular Planning Board meeting at 8:20pm. Seconded by Martin Stanise. All in favor.*

Respectfully Submitted:

  
*Jane Leake, Recording Secretary*