Chairperson Don Danzeisen opened the Village of Harriman Planning Board Regular Meeting of May 18, 2015 at 7:35pm.

ROLL CALL:

Present:

Board Members: Chairperson, Don Danzeisen; Members, Irma Escallier, Martin Stanise, Juan Quinones, Ron Klare & Alternate Member, Jennifer Phillips-Carrillo and; John Russo, Engineer, Ron Walker, Building Inspector and Jane Leake Recording Secretary

Absent: Kevin Dowd, Attorney

APPROVAL OF MINUTES:

Motion was made by Ron Klare to approve the March 16, 2015 Regular Minutes. Seconded by Juan Quinones. All in favor.

Motion was made by Ron Klare to approve the April 20, 2015 Regular Minutes. Seconded by Irma Escallier. All in favor.

Harriman Family Dental
103-1-13.2
Site Plan for Dental Office with Additional Commercial Rental Space

Present: Bill Johnson, Sparaco & Youngblood, PLLC and Owner, Ms. Martirosian

Mr. Johnson addressed the Board stating the last time we were here we were advised we need a phased construction plan and a walkway in the front of the building to the basement entrances/exits and we have provided that on the plan. We have a walkway now going into the parking area that is proposed. We also did a construction phasing plan. John has reviewed it and he has a couple of comments that are well taken. We also had to get in touch with the State DOT, which we did and we received a letter today from the DOT that John also has. I just spoke to my client right now on what they would like to go ahead with, putting in a full commercial State entrance because that is what the State is asking for. They also want curbing across the whole front property to meet the existing curb which is down here (referring to the map). Our client agrees to that and they will have no problem in doing that. There are a couple of other issues that are involved which John will fill you in on each one as he goes over his comments. Are there any questions?

Mr. Russo stated they have approached the OCSD (Orange County Sewer District). Bill had received some comments back from them and I told Bill what we will need: the approval letter or something in writing from OCSD. Bill had mention DOT’s letter and there are quite a few things they are going to need to address and submit to them, which they will be able to do. They actually included on the plans now details for a free standing sign that is going to be located in the Southern corner of the property and it does comply with the Villages Code. They will still need to go and get a sign permit at the time that goes up. Although you are showing a single light bulb on the far side of the parking lot, is there going to be anything on the building itself, illuminating certain areas?

Mr. Johnson replied I don’t have full details as of yet. I can assume over each doorway there is going to be an entrance light of some kind. We put the one light because we felt two would be too much light in the area. They cover quite an area those lights. If you look at the lighting plan it fills up that parking area very well.

Mr. Russo stated I didn’t know if there was going to be anything on the front of the building facing that parking lot. The lighting down below you have the light on the light pole.
Mr. Johnson replied there is an existing light pole on the street with any existing dusk to dawn light that has been there for a long time. It does shine on the whole area, which is quite enough light for the area.

Mr. Russo stated recommendations that I had made to them, which the Board may wish to consider, they are showing a temporary gravel walkway running from the lower parking lot up to the proposed building so that would be considered temporary during the construction process and then they are proposing to remove it. I would like the applicant to consider making that a permanent walkway from that lower area so that people don’t have to walk through the parking lot or up the driveway itself to get to the entrance of the building. Although the grade deferential may require that there be a few steps within that walk itself to get up there. They do have handicap parking located in the front of the building. When they are installing the sewer they plan on boring underneath Route 17M, so one of the plans showed a receiving pit on the southern side of Route 17M being 20' long and 5’ wide. The question is; where is the States Right-A-Way on that side and are any easements or agreements needed with the owner of the property there since construction is going to maybe occurring on their property or having construction equipment on their property. That needs to be determined and ask for copies of those easement agreements to be submitted. With the DOT they are going to want the Right-A-Way line showing on that side, especially since they are working in their Right-A-Way. They are going to have to do that no matter what. The question is to what extent are they going to be encroaching on the neighbor’s property, even though it is temporary? We are also asking for the plan to show what is in that area and to provide details to the restoration of whatever is there along with the agreements/easements that may be required. With regards to the driveway access there is that narrow area that is 12’. The Village Code requires in a B-2 that it be 15’-30’ to be able to pass two vehicles safely through that area so it should be widened and that is going to go along with what the State is requesting for a commercial entrance. On the phasing and construction plan we asked for some additional safety fence to be installed to limit access into the new building area, down near the lower parking lot, to prevent anybody parking down there from walk toward the new building in that area.

Ms. Carrillo asked it is just temporary fencing?

Mr. Russo replied it is just temporary.

Mr. Johnson asked you are talking about in this area (referring to the map)?

Mr. Russo replied yes, right there.

Mr. Johnson responded those fences to portray along here will be difficult because you have a temporary walkway here also utilizing the building at the same time, but I am sure they will have different construction fencing.

Mr. Russo replied I think you can easily portray something there - putting another line in.

Mr. Johnson asked something like that (referring to the map)?

Mr. Russo replied yes, that would be fine. Something to limit.

Mr. Johnson asked do you want it to go past?

Mr. Russo replied I would go past because there is no reason for anyone to go down there. I would take it beyond just to limit people so there is no way someone is going to be walk into that area.

Mr. Johnson replied okay.

Mr. Russo continued stating dumpster?
Mr. Johnson replied we will discuss that with the client to see what would be the most feasible place and whatever is more convenient to the client and to their carting company.

Mr. Russo stated indicate the dumpster location and enclosure to screen it and to prevent stuff from blowing out of it.

Mr. Johnson asked can it be a chain link with slats or a concrete wall?

Mr. Russo replied make something that will blend with the new building. We did receive a revised drainage report and we are fine with that.

Ms. Carrillo asked going forward getting the DOT; I know that we talked about the last time there was some limited view going in/out of that property.

Mr. Johnson replied that all will be part of the State.

Ms. Carrillo stated I do want to mention personally once the DOT puts in those curbs they become your responsibility to maintain them and to keep them yellow. They don’t own that anymore.

Mr. Russo commented the last time the Board declared themselves Lead Agency, therefore the applicant is looking to get a Negative Declaration at this point if the Board is so willing.

Ms. Escallier asked is the Fire Department involved in the process?

Mr. Russo stated if you would like to get them involved, but that driveway is widened, so there shouldn’t be an issue. They may put one truck up that way and the rest of them would stay out on 17M.

Mr. Walker replied or they can be in the parking lot at the Post Office.

Mr. Russo state they could, but I don’t think they would because that is a steeper incline up on that side. It is up to the Chief where he designates the trucks to be stationed. With the new building they would be submitting building plans to Ron, so they would have to meet all State Codes with regards to exits and everything else.

Mr. Danzeisen stated please have Mr. Dowd prepare a Resolution on the Negative Declaration. All in agreement.

Motion was made by Member Escallier to Declare a Negative Declaration stating the conditions of the Engineers letter of May 15, 2015, the condition set forth in the correspondence from NYS DOT dated May 14, 2015 and any comments that were raised during the Planning Board Meeting. Seconded by Member Stanise. All in favor.

Village View Estates
101-1-1.4
Board Decision of Extension of Preliminary Approval
- tabled to next Planning Board Meeting

There being no further business, MOTION was made by Ron Klare to adjourn the Regular Planning Board meeting at 7:55pm. Seconded by Irma Escallier. All in favor.

Respectfully Submitted: [Signature]

Jan Leake, Recording Secretary