

VILLAGE OF HARRIMAN PLANNING BOARD MEETING

Regular Meeting

August 17, 2015

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Chairperson Don Danzeisen opened the Village of Harriman Public Hearing of August 17, 2015 at 7:30pm.

ROLL CALL:

Present:

Board Members: Chairperson, Don Danzeisen; Members, Irma Escallier, Ron Klare, and John Russo, Engineer, Kevin Dowd, Attorney, Ron Walker, Building Inspector and Barbara Singer Recording Secretary

Absent:

Board member Quinones, Member Stanise, Alternate Jennifer Phillips-Carrillo

APPROVAL OF MINUTES:

Motion was made by Member Escallier to approve the July 20, 2015 Regular Minutes. Seconded by Member Klare. All in favor.

HARRIMAN FAMILY DENTAL / LEONI

103-1-13.2

Revised Site Plan

Present: Bill Johnson, Youngblood; Leah Martirossian , owner

Chairperson Danzeisen asks about their escrow account.

Ms. Singer states that it has been replenished.

Mr. Johnson states we presented this plan before. There have been some changes. We did the state DOT changes for the entrance way. We did get Stage 1 Approval, and are waiting for Stage 2 Approval. I think it will go through according to Kim but I haven't gotten anything formal back from her yet from the state. We are also getting the temporary sewer easement for the store across the road and use of the property in front of it to do the excavation so they are not in the road while they are working as much as possible. That is in the process of being worked on. There is a chance that we may have to relocate the sewer slightly down the road a little further to make it more convenient for the property owner, so their operations can continue. They have a rental car office and a body shop, I believe. At any rate the negotiations I understand from Leah are going very well and as long as we can adjust the sewer which my boss already looked at it and the grade will work if we move the sewer down the road a little bit. We would have to make a change with the DOT and the Orange County Sewer District. We are in process of waiting for the approval from the Orange County Sewer District, which John and I have discussed, they are very difficult. They don't want to give you an approval letter; they just want to give you a permit. So unless you are absolutely, completely finished with the plans and they are happy, then they will call you up and say ok send us up four more plans, we'll stamp them, you have a permit. But you don't get an approval letter. I was told emphatically, no they do not give you an approval letter, and they can't even send you an e-mail that says yeah it looks approvable. So that's where we are with that situation. Other than that I believe there was an issue about the gravel walkway, possibly becoming a temporary walkway during the phasing, possibly becoming a permanent walkway. Mrs. Martirossian would like to speak to you about that. She feels that it is not necessary, that the lower parking area would be used by employees and it wouldn't be customers when the job is done. So therefore, the customers would all be coming in through these parking spaces and not using that. The only people that would be using that would be employees, whether it is during the day, lunchtime, they would be walking down the driveway. So if you're okay with that, we would like to leave it just as it is. So it get removed at the end of the construction. Is this correct? I said it alright?

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Mrs. Martirossian replies I think it was just a recommendation, not a requirement. We did that to accommodate the people during construction.

Mr. Johnson continues we also added the concrete walkway at the back of the building, which is actually the front of the building but the lower portion entrances, which was requested at the last meeting, and that was done. When we provided the state with the plan we also did site distances and we know that this area needs to be cleared and graded, and we show it as being graded. So they have a safe distance back here and all the way down to the intersection. Any questions?

Mr. Russo says I notice that they also ask for the drainage study.

Mr. Johnson replies that they provided that. We provided a full drainage study with a HEC 1 and everything.

Mr. Russo asks is this the same one that you previously submitted to us? Is it going to need to be updated because of the changes?

Mr. Johnson replies yes, it's the same one and there's no change in site so there will be no changes in the drainage study.

Mr. Walker asks wasn't there dumpster location on one of the other plans?

Mr. Johnson replies no I don't think we ever had a dumpster location on the plan. We could easily place one, there's plenty of room.

Mr. Russo states they would need to know where, see the enclosure for that, how it's going to be screened.

Mr. Walker suggests that they check with the carting company. I've seen them proposed in an area and then six weeks later it's moved because they can't get it. It happened over at Enterprise. They proposed it to be in the back corner, the carting company couldn't get in there and then they had to come back to the Planning Board because it had to be moved to another corner.

Discussion broke out.

Mr. Dowd states I was speaking with Jay Myrow this morning, the attorney you retained to draw up the easement, and he told me that he drafted it and given it to you and that you were going to provide it to us. It wasn't in our packets; Barbara said that she never received them.

Mr. Johnson responds the easement is not approved yet by the neighbor that we are applying to because they want us to relocate the sewer in a different direction, in a different location.

Mr. Dowd asks was it a different location or just a draft language.

Mrs. Martirossian replies it was a different location, they have no problem with the easement agreement, they just asked us to move it.

Mr. Johnson explains they were trying to get it signed they haven't reached that agreement yet.

Member Klare asks about the gravel on the walkway for the employees, are any of them handicapped?

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Mr. Johnson explains that the gravel is only temporary. Once the construction is finished it will be removed.

Mrs. Martirossian says the goal is to have a very minimal time frame.

Mr. Russo asks which parking stalls specifically will be used for the employees.

Mr. Johnson shows on the map seven spaces to be used by employees.

Mr. Russo asks if they have seven employees

Mrs. Martirossian explains that on certain days it may be less. On a busier day we will have seven employees.

Chairperson Danzeisen states that those parking spaces are going to have to be marked as employee parking because if someone parks there and walks up that gravel walkway and trips and falls there's a liability problem. And there should be temporary signage up on that gravel walkway that is for use by employees only.

Mrs. Martirossian states that they thought of the sign but if you recommend both, we can do both.

Chairperson Danzeisen states that this helps to protect everybody. You know that someone is going to walk up that walkway, it's going to happen.

Mrs. Martirossian says that she thought that the employees came in earlier than patients all of those parking spaces would be taken on the side.

Mr. Russo adds another question regarding that gravel walk, although it's temporary, it's going to be used by patrons while the building is being demolished and you're moving into the new office. Since it's a gravel surface what are you going to do if you get handicapped people that try and go up the gravel surface? It has to be well maintained, have you thought about skim coating it with asphalt? Something to give it a hard, durable surface that anyone in a wheelchair could use.

Mr. Johnson replies, even if it were macadam, it's too steep for handicap access. Even if we added steps to it, then it's not handicap accessible at all. It's purely a temporary method of getting people in and out of the building while they are in the completion of the rear parking lot.

Mr. Russo asks if they have a patient show up, who is handicap, during that time frame what are you going to do.

Mrs. Martirossian states this is so temporary and the schedule is made early on in time so maybe we can make arrangements once we know that we have a handicap patient coming in. I think in all honesty, we are really trying hard to get this approved and start the project, and we are a small business. It's a large project for us and we have already agreed to a number of things and a concrete walkway to the front of the building which was your requirement.

Mr. Russo states that I'm not requiring it, I'm recommending it.

Mrs. Martirossian adds we want to be able to finish the project then and that would not even be needed once the building is demolished.

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Mr. Russo adds this is still something that we have to look at. It's the big picture; we have to look at this. We have to make sure the public has a safe means of access. You're proposing this is a temporary access. As a temporary access, if you have a handicap person, or disabled person show up, we can't just approve a plan, knowing it may not be a safe passage

Mrs. Martirossian asks wasn't that passageway just for the employees?

Mr. Russo explains that it's in the phase that the building is already built and they have to complete the back parking area so that during that interim time your customers would be coming in here and walking in and also your employees in there. It's either that or you would have to keep the office operation not working at all until your parking lot is completed.

Discussion broke out.

Mr. Johnson suggests that by this time the stone bed would be in so anybody who is handicapped could possibly be allowed to drive in, in the interim, right up to the front door. I think that this would be possible. The grading would be done already.

Chairperson Danzeisen states even if it's not paved, you're going to have contractor's vehicles back there anyway. So if they can get back there, a car should be able to get back there. That would satisfy the requirement for now, I believe.

Mr. Dowd asks if a Public Hearing should be set on this.

Chairperson Danzeisen asks if there are any more questions there being none, a Public Hearing is set for September 21 at 7:30.

*There being no further business, **MOTION** was made by Ron Klare to adjourn the Regular Planning Board meeting at 7:50pm. Seconded by Irma Escallier. All in favor.*

Respectfully Submitted:

Barbara Singer, Recording Secretary