Member Escallier opened the Village of Harriman Regular Meeting of May 16, 2016 at 7:30pm.

ROLL CALL:

Present:
Board Members: Members Irma Escallier, Ron Klare, Juan Quinones, Martin Stanise; Kevin Dowd, Attorney, John Russo, Engineer, John Hager, Building Inspector and Barbara Singer, Recording Secretary.

Absent: Chairman Don Danzeisen.

MOTION was made by Member Klare to approve April 18, 2016 Regular Minutes
SECOND was made by Member Stanise.

AYE: Member Irma Escallier
Member Quinones
Member Klare
Member Stanise

NAY: -0-

Tri Star Management
102-4-1.221
Site Plan Approval

Present: Bob Valentine, excavating contractor.

Mr. Valentine states I am the excavating contractor on the job on Route 17M and I am here to ask for an amendment OF the site plan. In the course of working on the project we had encountered some very solid rock over there; we had to do a lot of hammering, which I am sure you are all aware of, plus spent a considerable amount of money. During the course of the hammering project we realized that we would not be able to mount the garbage enclosure in the stated location on the plan because the rock crept in to the area. By shifting it over five feet we were able to drill the holes to put the enclosure in. So we moved the garbage bin about 5', give or take, and by doing that we shorted ourselves a couple of parking spaces on that side. The layout didn't work with the parking spaces anymore.

Member Escallier asks that will leave you with thirty spaces.

Mr. Valentine replies I'm sure that John has a couple of comments on that. I expected two that there would be short, but he feels that there will be more because there are a couple that aren't deep enough. They could be compact car parking spaces.

Mr. Russo responds on the north side, where it says seven spaces, there are actually only six spaces shown there. In the westerly corner these stalls do not conform to the Village's Code, this is only 17 ½', and the other one might be 19", we might be able to squeak that one by, the other one does not comply.

Mr. Valentine replies they are actively parking in these spots. Even though they don't comply. A lot of Codes only require 18' space.

Mr. Russo states this Village's Code is 20'.

Mr. Valentine continues this site on the approved plan has a parking calculation that says the site is only required to have thirteen parking spaces as per the Village Code. So even if we subtracted four spots from our plan provided for thirty-four spots, so even if we took four spots off of the plan because of the ones that are short, we would still have thirty spots on the site.
Mr. Russo replies on the southeasterly side of the building, the side closest to Lexington Hill Road, that was also a parking stall, and now it's actually a drive through. They can actually drive around that building.

Mr. Valentine replies in the course of things, the little wall that is in there, it says existing stone wall, it was like a little wooden retaining wall, with railroad ties that were rotted away. When we were excavating and accessing with equipment that wall just got taken out, so we made a boulder wall there which kept that back a little bit more and gave it a much cleaner look and nicer access in there. It just seemed common sense wise to make it so that the building could be accessed from either direction. It would suffice for emergencies or anything else that needs to get in or out. I know that you know Freeman's is always packed with cars and the good thing is that they're moving, maybe in a month.

Mr. Dowd asks Mr. Valentine you said that you are the contractor on the site. Do you have any authority to talk on behalf of the owner? Usually we require some documentation that you are speaking on behalf of the owner. There was a letter that was issued on January 27, 2016 about what needed to be done. Has that stuff been done?

Mr. Valentine replies he sent me here. Most of the stuff has been done; I'm waiting for a letter on the sewer connection from the County Sewer that says it's been installed correctly. It's all been inspected by the County.

Mr. Dowd asks the DOT work permit? And one of the biggest things was the outside storage of materials.

Mr. Valentine replies DOT has already signed. We are replacing the dead trees; we were short two trees, Emerald Green Giants, so hopefully this week I'll replace the last two dead trees. Regarding the outside materials, I believe, I haven't been there recently. I drove by there today, but I hadn't really taken notice, but I know that he did clean up a bunch of stuff that was on the side of the building. He's moving, I'm finishing another building for him down the street.

Mr. Dowd asks what's going to be at this location.

Mr. Valentine replies I don't know. Mr. Sorrentino would have to answer that one for you.

Member Escallier asks are all of the requirements met.

Mr. Russo replies we are still waiting for a letter from Orange County Sewer District to say that they have accepted the work that was done. DOT I received direct e-mail from DOT themselves say that they are signing off. The parking spaces are one of the reasons that we are here, the trees that Mr. Valentine just said he started replacing some of them, but he still has a few to replace. As far as the storage of materials on the side, I can't say.

Member Escallier replies we can't say because of the fence; unless the Inspector goes out to see. The tires were the main issue there. There was debris left over.

Mr. Valentine replies there's no debris left over. I noticed that there was a comment from the Board; someone e-mailed me from the last meeting about us leaving trees there. We didn't leave any trees there because I brought all of the receipts from my clearing contractor, and I took two tractor trailer loads of trees, brush and stumps out of there and I also have the Hickory Tree Service because we did trimming along the power lines. I had the guy come in with the crane to do that. We made sure that all of our stuff was out of there. The neighbor on top throws all of their stuff down the hill. So that may be what you're seeing.
Member Escallier states there was a window, ladder and it was being stored outside.

Mr. Valentine replies that is not my stuff.

Mr. Russo adds when I was there back in January there were barrels, motorcycle frame.

Mr. Valentine states the tenant's stuff is not my stuff.

Mr. Russo states I know it's not your stuff but it was stuff that for the Planning Board it was stuff that wasn't supposed to be stored outdoors.

Mr. Valentine replies I'm sure that this can be verified by either the Engineer or the Building Inspector. The purpose that I'm here really for is for the amendment to the plan for the parking spaces and the garbage enclosure.

Mr. Russo adds the other thing that we are going to need is the plan needs to say "amended site plan". This says as built drawing but it was an improved site.

Mr. Valentine replies I can have Mark draw up a new plan.

Member Escallier replies and the movement of the dumpster.

Mr. Valentine explains we moved the dumpster, if you draw a line through the building like this; you can center this on the dumpster. On the original plan it would have been like this. The dumpster is about 5' forward because this is all solid rock. And we couldn't drill the holes for the 6x6's. Visually it's not noticeable. It's really solid rock over there. I broke two winch drills when I was there. The rocks flying over the building, little chips from the machine, there was nothing I could do, they just broke in such tiny little pieces.

Mr. Russo states you have to provide an amended plan; parking calculations need to be shown on that. I'm thinking that you're going to have thirty spaces, where before you have thirty-four.

Mr. Valentine responds we still have triple the parking spaces required.

Mr. Dowd asks when Freeman's moves out, do you know what will be going in there.

Mr. Valentine answers I would suspect he would try to rent it to another auto repair. That's what the building is really meant for; it's got lifts and everything in there, so I would suspect that's what he would do.

Mr. Russo asks when is Freeman's going to be out of there. Does Freeman's have a lot to bring over from this building to the other one?

Mr. Valentine answers we are putting the final blacktop on the parking lot, but they probably have a number of things to do inside the building. I'm not doing the building, just the excavating there but they are very close. Lifts are being brought in now and different things. I don't think he has a lot to move. A lot of the stuff is part of the building there. Hopefully somebody that moves in there won't be as busy as he is. I never saw such a busy auto repair place. When I worked there I couldn't comprehend how many car there were.

Member Escallier replied the needs of his business have always exceeded the site.
Mr. Dowd states they need to provide an amended site plan. If Mr. Valentine is going to come back next month with that plan, and the authorization.

Mr. Russo adds if Mark is preparing it, then somebody has to put together a letter more or less saying what all of the changes are from the original.

Member Escallier states and then we will continue.

Mr. Valentine states I didn't want to make an amended plan and have it not be acceptable to you.

Mr. Russo asks do you think that you'll be able to have the trees in by then; and maybe something from the sewer district?

Mr. Valentine replies I would think so. I'll go knock on the door at the sewer district. I've had to go there before to get things from them.

17 North Main Street
102-4-8
Site Plan Approval

Present: William Youngblood, Engineer, Sparaco & Youngblood PLLC, Ms. Basha, owner.

Mr. Youngblood states I am here to represent the Basha Site Plan, if you recall from last month, Mr. Russo had generated a few comments which were minor in nature. We agreed, on his recommendation, to revise the plans and submitted a check print to Mr. Russo two weeks ago and I did receive a letter back from him after reviewing our revised plans from last month and based on his letter of May 9th, he said the plans are acceptable, except that he suggested of possibly adding the title of the site plan rather than Bash Site Plan it would be DBA Suzy's Sips & Scoops, and we've done that. The plan has been revised and as far as I know there are no other comments that Mr. Russo had. We addressed the stripping, some of the details of the trees for the buffer between the residential house in the rear and the commercial side. I think this Board last month also voted to waive the Public Hearing and one of the things that we got jammed up on was the County referral, the GML, the thirty days that they needed. Did we ever receive anything from them?

Ms. Singer replies just today.

Mr. Youngblood asks is it approved or disapproved.

Mr. Dowd replies it was approved local determination with one comment about storm water management.

Mr. Youngblood responds we are not increasing any of the impervious area. We are actually reducing our increase of runoff.

Mr. Dowd adds they are asking you to construct or install several green infrastructure/runoff reduction techniques on the site. It's only an advisory comment.

Mr. Youngblood replies what we were hoping here tonight is this Board to vote for site plan approval and then we can start serving some ice cream.
Mr. Dowd replies we neg dec'ed it last month, so you're ready to go. We have a conditional final approval which is pending any fees. Do you have any more comments, John?

Mr. Russo replies no I have no more comments

**MOTION** was made by Member Quinones to grant site plan approval for Basha DBA Suzy's Sips & Scoops.

**SECOND** was made by Member Klare.

**AYE:** Member Escallier
Member Quinones
Member Klare
Member Stanise

**NAY:** -0-

Mayor Welle introduces Michael Zwarycz to the Planning Board as the new alternate.

**MOTION** was made by Member Klare to close the meeting at 7:45pm.

**SECOND** was made by Member Stanise.

**AYE:** Member Escallier
Member Quinones
Member Klare
Member Stanise

**NAY:** -0-

Respectfully Submitted: Barbara Singer, Recording Secretary