

**PLANNING BOARD MEETING  
APRIL 19, 2021  
7:30PM**

1. **PUBLIC HEARING**  
**38 COMMERCE DRIVE LLC**  
**108-1-12**  
**SITE PLAN**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES MARCH 15, 2021**
5. **38 COMMERCE DRIVE LLC**  
**108-1-12**  
**SITE PLAN**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR  
MONDAY MAY 17, 2021 AT 7:30PM  
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS  
MONDAY MAY 3, 2021.**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**April 19, 2021**

**MOTION** was made by Member Klare to open the Public Hearing.

**SECOND** was made by Member Quinones.

**AYE** Member Klare  
Chairwoman Escallier  
Member Kelly  
Member Quinones

**NAY:** -0-

**PUBLIC HEARING**

**38 COMMERCE DRIVE LLC**

**108-1-12**

**SITE PLAN**

*Present: Larry Toro, Engineer, Civil Tec Engineering & Surveying PC*

*Mr. Toro: The application is for a 40,000 square foot warehouse proposed on a property approximately 3.2 acres with the required parking. There are five loading docks in the rear of the building. Along with the application there's a Storm Water Management Plan and a SWPPP to be prepared and the post maintenance for the storm water. Part of the application also required that we went to Army Corp of Engineers for the wetland disturbance and follow up mitigations for the wetlands on site, that's all been reviewed and approved by Army Corp. There were some requirements with easements, and we've provided them on the plans.*

*Mr. Russo: As Mr. Toro noted, conservation easements were depicted on the plans for the wetlands. I have asked for a written description for the attorney to review. They're still waiting to hear from Orange County Sewer District. There's an easement that's being provided for the storm drainage pipe and the storm water pond, I've had some conversations with Mr. Toro in regards with the language with that. I want to ensure that the Village has the ability to maintain the storm drainage pipe from the road to the pond but not the pond itself. I've asked them to make a note on the plans that the applicant shall apply for a road opening permit for the work that has to occur on Commerce Drive South. There's some cleanup on the plans. Soil testing was conducted at the site witnessed by my office on April 6, 2021. They have to reorient the storm water facility as it's shown on the plans, It's an underground infiltration system. The plans were already in before the testing was conducted and they're working on that. The final SWPP for the project has to be finalized, the soil testing had to be conducted before that was prepared. I spoke with Mr. Toro regarding the utilities in the road, concern being connection with the water main. He's going to be shifting his water service to the west to allow the separation of the water and sewer lines.*

*Mr. Toro: Does the Planning Board have a preference of the color of the proposed retaining wall? We were looking at a grey or a light brown.*

*Chairwoman Escallier: A beige or light grey is fine.*

*There were no comments from the Board or the public.*

**MOTION** was made by Member Klare to close the Public Hearing.

**SECOND** was made by Member Quinones.

**AYE** Member Klare  
Chairwoman Escallier  
Member Kelly  
Member Quinones

**NAY:** -0-

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**April 19, 2021**

**PLEDGE OF ALLEGIANCE**

*Chairwoman Escallier opened the Village of Harriman Regular Meeting of April 19, 2021 at 7:30pm.*

**ROLL CALL:**

**Present:** *Chairwoman Irma Escallier, Board Members Juan Quinones, Ron Klare, Jim Kelly, John Russo, Engineer, Kevin Dowd, Attorney Kimberly DeSocio, Building Inspector and Barbara Singer, Recording Secretary.*

**Absent:** *Board Member Neil Murphy.*

**MOTION** was made by Member Klare to accept the Planning Board minutes of March 15, 2020.

**SECOND** was made by Member Kelly.

**AYE** Member Klare  
Chairwoman Escallier  
Member Kelly  
Member Quinones

**NAY:** -0-

**38 COMMERCE DRIVE LLC**  
**108-1-12**  
**SITE PLAN**

**Present:** *Larry Toro, Engineer*

*Chairwoman Escallier: I want to say that you did an awesome job on the gardening. You changed out the trees, got rid of the ones that were pervasive and you added the Maples, that I was very happy to see.*

*Member Kelly: Where does the Board stand as far as granting an approval?*

*Mr. Russo: The applicant has to finish the Storm Water Pollution Prevention Plan (SWPPP) which is the full storm water report. He has some revisions to do to the plans, it's nothing significant.*

*Chairwoman Escallier: Are the fees all up to date?*

*Ms. Singer: Yes, they are.*

*Mr. Dowd: By next month, do you think the plans will be finished?*

*Mr. Toro: Yes.*

*Chairwoman Escallier: What's happening with the felled trees?*

*Mr. Toro: We can't do anything with them until after we have approval and SWPPP is in place and we start construction. Does the Board want to entertain a conditional final approval?*

*Chairwoman Escallier: We can't approve anything yet.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**April 19, 2021**

**OLD BUSINESS**

*Mr. Russo: I've been contacted by Nick Panayotou, engineer for 12 Commerce Drive Real Estate LLC. If you recall at the last meeting, there was discussion. We hired a traffic consultant, Maser Engineering, Phil Greeley, on the Village's behalf to review their traffic study once they perform it. Maser Engineering has been bought out, now it's Collier's Engineers but they're still going to move forward with us. In March, I received a draft scoping that Phil Greeley's office had laid out as far as the traffic study and what would be required for it. I forwarded it on to the applicant's engineer and the Village. He asked that I ask the Board if they had any comments or questions regarding it or if they can proceed forward with it. I spoke with the engineer and explained that before the Board can discuss this project any further a complete application with a complete SEQRA has to be submitted for your review. They can't keep coming back for discussion.*

*Discussion broke out regarding discussing any projects that the applicant is not present and weren't on the agenda. Mr. Dowd advised that the Board not make a decision, but in this case, the engineer was simply informing the Board of information he obtained from the applicant's engineer.*

*Chairwoman Escallier: Regarding Right Choice Builders, have you reviewed the maintenance agreement that they submitted? Is it acceptable?*

*Mr. Dowd: yes, it is acceptable.*

*Chairwoman Escallier: Ok, then they can proceed with their project.*

*Mr. Russo: The question that I raised was that they were before the Board, they were going to be doing some amendments, if you recall they brought in some revised plans that had comments on them. We haven't seen them come back so I asked the engineer, John Loch, where the project was and if they were coming back to the Board with revised plans and was told that the project was going forward as they were originally approved to do. The fill permit hasn't been issued yet.*

*Member Kelly: Also, there's going to be a shredder at St Anastasia Church this Saturday.*

*Chairwoman Escallier: The last thing I would like to discuss is SPG. Since I signed the plan, they haven't completed their gardening. They have not planted the trees and that's the completion of their site plan. So now our new Building Inspector is going to be sending out a letter stating that as a completion of the plans, they have to do the landscaping and they have 30 days to comply.*

**MOTION** was made by Member Kelly to close the Planning Board meeting of April 19, 2021 at 8:00pm.

**SECOND** was made by Member Quinones.

**AYE** Member Klare

**NAY:** -0-

Chairwoman Escallier

Member Kelly

Member Quinones

*Respectfully Submitted:* \_\_\_\_\_  
Barbara Singer, Recording Secretary