



Village of Harriman

1 Church Street, Harriman, New York 10926

(845) 783-4421

PLANNING BOARD MEETING AUGUST 19, 2024 7:30PM

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF MINUTES – JULY 15, 2024**
- 4. 108-1-12, 38 COMMERCE DRIVE – PUBLIC HEARING**
- 5. 106-1-27 – CJAM HOLDINGS, SUBDIVISION**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY SEPTEMBER 16, 2024, AT 7:30PM**

**PAPERWORK SUBMISSION DEADLINE FOR THE
PLANNING BOARD MEETING IS
12:00PM ON THURSDAY AUGUST 29, 2024**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
AUGUST 19, 2024
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Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of August 19, 2024, at 7:32pm. She welcomed everyone, the Pledge of Allegiance and roll call followed.

Present: Chairwoman Irma Escallier, Member Klare, Member Rivera, Engineer John Russo, Attorney Dominic Cordisco, and Secretary Maria Hunter.

Absent: Member Murphy and Member Quinones

Member Klare made a MOTION to accept the minutes from July 15, 2024.
SECOND by Member Rivera, ALL IN FAVOR.

108-1-12, 38 COMMERCE DRIVE for KJ PLUMBING: Chairwoman Escallier opened the public hearing (Notice of public hearing attached). No one present to speak, she asked Mr. Russo, Village Engineer to review his memo to the board (memo of August 12, 2024, attached to minutes). Mr. Russo noted the applicant's engineer used a WB-62 truck (overall length of 69 feet, with trailer of 48 feet) on their plans. He tried to simulate the WB-62 truck and was unable to achieve the movement. Mr. Russo stated the WB-40 (overall length of 45.5 feet, with trailer of 33 feet) would work better. Site plan needs the following added: 1. Deliveries are scheduled so that they are completed midday, 2. Layout of the building's interior, 3. Landscaping, 4. Location of transformers, 5. Bollards to protect electrical. Mr. Larry Torro, Engineer for the applicant, will revise the plans with the input from Mr. Russo and Mr. Giacco, Village Building Inspector.

Chairwoman Escallier made a MOTION to close the public hearing.
SECOND by Member Rivera, ALL IN FAVOR.

No further comments from the board members. Chairwoman Escallier thanked Mr. Torro for attending.

106-1-27, 37 South Main Street for CJAM Holdings, LLC: Mr. Timothy Rendle was present for his application. Chairwoman Escallier asked him the location of the property being proposed for the subdivision. It was determined to be to the left of where the house is currently situated. Mr. Russo was asked to review his memo to the board (memo of August 12, 2024, attached to minutes). Mr. Russo asked that "Preliminary" be removed from the plans. Per the previous resolution need to obtain water through the Village of Harriman and sewer service to the property. Prior to the plans being signed both approvals need to be completed. Discussion pertaining to drainage across the property will be clarified by Mr. Rendle once the plans are revised.

Attorney Cordisco noted this board needs to reaffirm the Negative Declaration. This project was previously before the Village ZBA Board in 2011 which gave their approval and does not expire. The applicant never finalized the Final Decision from the previous public hearing that was granted with conditional approval. This board can proceed with 1. waive the need for a public hearing, 2. reaffirm the Negative Declaration, and 3. authorize the attorney to prepare a resolution from 2011 and addressing the outstanding issues presented. He confirmed with Chairwoman Escallier there wasn't a need to establish Lead Agency again.

Chairwoman Escallier asked Mr. Rendle if he was the President of CJAM Holdings. Mr. Rendle confirmed he is the CEO & President of CJAM Holdings LLC.

Member Klare made a MOTION to waive additional public hearing for CJAM Holdings.
SECOND by Member Rivera, ALL IN FAVOR.

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Member Klare made a MOTION to reaffirm the Negative Declaration for CJAM Holdings.
SECOND by Member Rivera, ALL IN FAVOR.

Chairwoman Escallier made a MOTION to authorize Attorney Cordisco to draft a Resolution of Approval which will be emailed to the planning board members and engineer. Once Mr. Russo signs off, then Chairwoman Escallier can sign the resolution.
SECOND by Member Klare, ALL IN FAVOR.

Chairwoman Escallier made a MOTION to close the Planning Board meeting of August 19, 2024, at 8:02pm.
SECOND by Member Klare, ALL IN FAVOR.

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

LEGAL NOTICE

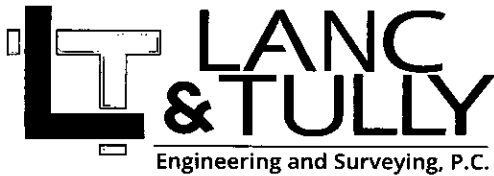
Notice is hereby given that the Planning Board of the Village of Harriman, County of Orange, State of New York will hold a Public Hearing at Village Hall, 1 Church Street, Harriman, NY on Monday, August 19, 2024 at 7:30 P.M. or as soon thereafter as the matter can be heard, on the application of KJ Plumbing Sales (the "Applicant") for a project referred to as KJ Plumbing Sales relating to property located at 38 Commerce Drive and designated on the tax map as Section 108 Block 1 Lot 12.

The Applicant proposes to amend the previously approved site plan for Medex Supplies, approved in August 2021, to allow for a plumbing supply warehouse at this location. The new tenant would occupy the 40,000 square foot warehouse currently under construction at this location. The plans and related materials for this application are on file with the Building Department and are available for the public to review during normal business hours of Village Hall, Monday to Friday from 8am to 4pm.

The Planning Board will, at the above time and place, hear all persons interested in the application. All written communications should be received by the Board at, or prior to the hearing.

Dated: July 29, 2024

By Order of the Planning Board
Village of Harriman
Irma Escallier, Chairperson



August 12, 2024

Ms. Irma Escallier, Chairwoman
Village of Harriman Planning Board
1 Church Street
Harriman, NY 10926

RE: CJAM Holdings, LLC.
Minor Subdivision – 37 South Main
Village of Harriman
Tax # 106-1-27

Dear Chairwoman Escallier:

We have reviewed the following submitted documents and plans for the minor subdivision of the parcel located at 37 South Main Street, as proposed by CJAM Holdings, LLC.

- Correspondence dated May 15, 2023, from Timothy Rendle.
- Planning Board Application dated May 15, 2023.
- Short Environmental Assessment Form dated September 14, 2023.
- Copy of previous subdivision approval resolution dated August 17, 2011.
- Copy of Zoning Board of Appeals resolution dated May 2, 2011.
- Plans titled "CJAM Holdings, LLC.", consisting of Sheets 1 of 5 through 5 of 5 with the latest revision date of February 5, 2024, as prepared by Sparaco & Youngblood, PLLC.

The project is a minor subdivision of the existing 0.8326-acre parcel located at 37 South Main Street into two (2) parcels, with Lot 1 being 0.4698 acres in size with the existing residence, and Lot 2 being 0.3628 acres in size. The proposed project received variances for Lots 1 & 2 in May of 2011, and received conditional final approval from the Village's Planning Board in August of 2011. As the applicant has never filed with the County Clerk's office in a timely manner, and extensions were not granted, the applicant is appearing before the Planning Board to re-approve the project. The project is considered an "Unlisted" action under SEQRA. Based upon our review of the submitted plans and documents, we offer the following comments:

General Comments:

1. The plans shall be revised to remove the work "Preliminary" from each of the sheets.
2. As per the previous resolution, one of the conditions placed upon the applicant was to obtain water through the Village of Harriman and sewer service for the property. The applicant will need to seek obtaining water through the Village of Harriman Village Board, as well as obtaining sewer approval through Orange County Sewer District No. 1. The applicant will need to receive these approvals prior to the signing of the plans.
3. The description for the revised drainage easement to benefit the Village of Harriman shall be submitted for review.

4. The applicant will need to pay the residential subdivision approval fee in accordance with Section 74-5H of the Village Code. This fee will need to be paid prior to the signing of the plans.
5. The applicant will need to pay the fee for Parkland in accordance with Section 74-5D of the Village Code. This fee will need to be paid prior to the signing of the plans.

This concludes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter should be provided with all future submissions responding to all comments.** If you have any comments, or require any additional information, please do not hesitate in contacting our office.

Sincerely,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Stephen Giacco, Building Inspector



August 12, 2024

Ms. Irma Escallier, Chairwoman
Village of Harriman Planning Board
1 Church Street
Harriman, NY 10926

RE: KJ Plumbing Sales
38 Commerce Drive
Village of Harriman
Tax # 108-1-12

Dear Chairwoman Escallier:

We have reviewed the following submitted documents for the KJ Plumbing Sales project to be located at 38 Commerce Drive South.

- Correspondence dated July 31, 2024, from CIVILTEC Engineering & Surveying.
- Plans titled "KJ Plumbing Sales", consisting of Sheets 1 of 12 through 12 of 12, with the latest revision date of July 31, 2024, as prepared by Civil Tec engineering & Surveying.

The applicant is proposing to amend the previously approved site plan for MEDEX Supplies, approved in August of 2021, to allow for a plumbing supply warehouse (KJ Plumbing Sales) at this location. The new tenant would occupy the 40,000 square foot warehouse that is currently under construction at 38 Commerce Drive South. The project is in the I (Industrial District) Zone of the Village, which allows for warehouses as a Principal Permitted Use. The project is considered an "Unlisted" action under SEQRA. Based upon our review of the submitted documents we offer the following comments:

General Comments:

1. Although the applicant is showing on Sheet 3 of 12 a figurative truck turning diagram, we believe that this should be expanded upon using Auto-turn, or a similar vehicle tracking program within CAD, to show the actual tire tracking and overhang of the vehicle. The tractor and trailer figure represented on the plan does not represent a typical design vehicle such as a WB-40 (overall length of 45.5 feet, with trailer of 33 feet), WB-62 (overall length of 69 feet, with trailer of 48 feet), or a WB-67 (overall length of 73.5 feet, with trailer of 53 feet). The turning movements depicted on the plan(s) shall be representative of the actual size vehicles to be present on the site. The plan shall include details of the design vehicle used, including overall length, trailer length, turning radius, wheel base dimensions, etc.
2. A note shall be added to the plan stating that "Deliveries are scheduled so that they are completed midday", as per the response provided for deliveries by applicant.

3. A layout for the interior of the building for the new tenant shall be provided to the building inspector. This layout shall include location of all storage areas height of material storage, racking systems, location of hazardous materials storage, etc., as this may have an impact on the sprinkler system within the building. **Applicant has stated that the new tenant will provide the interior layout to the building inspector.** It is recommended that the interior floor plan be provided at this time, as depending upon the layout, it may require that additional emergency egress doors be provided around the building which would require additional walks.

This concludes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter should be provided with all future submissions responding to all comments.** If you have any comments, or require any additional information, please do not hesitate in contacting our office.

Sincerely,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Stephen Giacco, Building Inspector