



Village of Harriman

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**PLANNING BOARD MEETING
DECEMBER 20, 2021
7:30PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES NOVEMBER 15, 2021**
4. **PSC HARRIMAN LLC
AMENDED SITE PLAN
108-1-11**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY JANUARY 24, 2022, AT 7:30PM
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
MONDAY JANUARY 10, 2022.**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
December 20, 2021

Chairwoman Escallier opened the Village of Harriman Regular Meeting of December 20, 2021, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: *Chairwoman Irma Escallier, Board Members Juan Quinones, Ron Klare, Jim Kelly, Neil Murphy, John Russo, Engineer, Dominick Cordisco, Attorney, and Barbara Singer, Recording Secretary.*

MOTION was made by Member Kelly to accept the Planning Board minutes of November 15, 2021.

SECOND was made by Member Klare.

AYE Member Klare

Member Quinones

Chairwoman Escallier

Member Kelly

Member Murphy

NAY: -0-

PSC HARRIMAN LLC
AMENDED SITE PLAN
108-1-11

Present: *Bill Johnson, Sparaco, Youngblood Engineering and Land Surveying PLLC*

Mr. Johnson: We presented a plan, it's the original plan with some changes where we've taken away some parking areas toward the rear left side of the building if you're looking at the street or the southeast side of the building. We also took a little parking away in the front by the wetland detention pond. The site is pretty much the same, we are still going to do the same wetland mitigation, we still have the turnaround for the firetrucks and have the ability for tractor trailers to come in and out. We have proposed a gate that raises and lowers for security purposes; there won't be anyone allowed entry if they don't have a card or code for entry. John (Russo) gave me some comments prior to the meeting. We had some really poor details in the plan set, they were just unreadable, and I apologize for that. We didn't know that they were that way but looking back it seems that the original plans that were approved were similarly blurred. We have a full 12 sheets that include a lighting plan. We have the wetland mitigation, 8 additional pages, attached. This is the latest revised set. As far as John (Russo)'s comments we don't have any issues there except that I haven't received an answer back on the security lighting, if there is going to be security lighting full-time or if it will be dropped in elevation and have it for the doors and walkways. If they decide to revise it, we will get that revision done by Ramp Lighting, the company that does our lighting.

Mr. Russo: As Mr. Johnson alluded to, they are reducing the parking area and paving. They are reducing the impervious surface on the site by over 20,000 square feet. That's a significant reduction. At the southeast corner, they're eliminating the bays that they originally had in that area and since they're doing that, they don't need to have the parking and paving in that area. That's a nice reduction and it also pulls away any construction that may have been occurring near the wetlands in that area. So they are reducing impacts to the site also. As I discussed with Mr. Johnson, they need to transfer the stormwater permit that was issued for the site by the Department of Environmental Conservation (DEC) for the previous owner, and they are in the process of doing that. They've had some discussion with the DEC in how to do that and they are going to take care of that. I also noted that all 12 sheets need to be submitted, we only have a few of the sheets here. The wetland mitigation and the architectural building plans need to be submitted.

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Mr. Johnson: I just received the architectural plans today and have them with me now. Who needs to receive them?

Mr. Russo: Those would go to the Building Department. I think in your original proof set there was one architectural drawing and it had to do with the two elevations and how the building height was calculated.

Mr. Johnson: That's no longer the same building because now we're doing four stories instead of three stories, but it's the same height and same footprint.

Mr. Russo: Yes, it's the same height that was approved in 2018 so that key should be part of that set. Somewhere we need to see how you calculated the overall building height. There were a number of details that were grainy and illegible, also they need to be corrected. There are a few notes on the coversheet that need to be corrected as for current owner and applicant. I don't know if it's still being call Add Storage.

Mr. Johnson: No, it's being call Cube Smart now.

Mr. Russo: On the westerly front corner of the building there was a tree located on top of the sewer lateral.

Mr. Johnson: That's been moved.

Mr. Russo: As Mr. Johnson noted, in the southeast corner in the back where we were talking about the lighting. There are two light fixtures that are about 30' in height on the building, they were place high to illuminate the parking area. Since it's only a walkway there, I was questioning if we needed to have that much light being brought down, across the site.

Chairwoman Escallier: And are they going to be hooded?

Mr. Russo: They were night sky, previously approved. They didn't change the lighting from the original approval, but since there's no reason to have that much lighting on that side anymore, I was wondering if they were still going to keep them up at that height or bring them down. They still need to have lighting for the walkway in accordance with the Fire Code, but you don't need to overshadow that much of the site.

Mr. Johnson: Unless the client feels that it's needed for security purposes.

Mr. Russo: The luminary schedule lists 7 different types of luminaries but it's unclear where each of the luminaries are.

Mr. Johnson: As soon as I get the answer from the client as to what they want to do with those lights, I'll get Ramp Lighting to clarify that.

Mr. Russo: That's just about it. They're really not changing that much on the site. They're actually reducing the impacts to the site itself. They have started work on the site already. Because the building isn't changing, they're starting to get things graded, put erosion control in. I think they may have submitted foundation plans already to the Building Department. I know that they were in the process of getting that in and soil testing done.

Mr. Russo: I haven't seen the foundation plans yet, but they have done some soil testing, but they haven't gotten a report back yet.

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Mr. Russo: I heard that it wasn't favorable, as far as the soil sampling.

The architectural drawings were given to the secretary to give them to the Building Inspector.

Member Kelly: This is a storage unit now. Is there going to be an employee there 24 hours a day?

Mr. Johnson: I haven't got an answer for that right now. I assume it's going to be a card or code entrance and exit. There is an area in the front of the building for an office. I don't know if it'll be manned 24 hours a day or not. I can find out from the owners. They apologize for not being here tonight.

Member Kelly: So, everything that'll be delivered will go through the front? They're doing away with the back; I don't really understand that.

Mr. Johnson: The people will drive up in the front to where there's a proposed gate, at which they will have to either punch a code in or swipe a card and then they can drive around. People who have rented units by where they bays are, they can park, unload and put their things in the unit. There's also access into the back of the building where there are loading docks.

Mr. Russo: Basically, all they did was eliminate some parking and overhead doors. Everything was coming in at the side and the rear of the building, on the left side if you're facing the building. They've eliminated those bays on the left side.

Chairwoman Escallier: I have a question regarding the application. The application asks about the LLC, you don't give us the principles. On the owner's endorsement, David Reischer, is authorizing Mike Castelitto to be here, is he one of the principles?

Mr. Johnson: I don't know David Reischer. The person who I believe was the applicant was Mike Castelitto.

Chairwoman Escallier: You don't know who the president, vice president, treasurer of the LLC is?

Mr. Johnson: I believe the company is Broad Reach and Mike works out of Baltimore, MD.

Chairwoman Escallier: We should still have their names. To at least have the president's and vice president's names. We have made that a point to put that on our application.

Mr. Johnson: Ok, I will find that out.

Mr. Cordisco: In connection with that Mr. Reischer signed the owner's endorsement but he didn't indicate what his official title with PSC Harriman LLC is; that's an open issue. My suggestion would be that this could be satisfied subsequent of this meeting.

Chairwoman Escallier: I'm sure it will be. They want to move on. It's been a long time coming, this project.

Mr. Cordisco: Understood, and in that regard, because this is essentially a reduction in the overall development of the site, it's an amendment to the original site plan approval so that approval has been pending for a very long time. Now the site is starting construction, my suggestion to the Board is that you should consider waiving the Public Hearing on this site plan amendment.

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MOTION was made by Member Klare to waive the Public Hearing.

SECOND was made by Member Kelly.

AYE Member Klare
Chairwoman Escallier
Member Kelly
Member Quinones
ABSTAIN: Member Murphy

NAY: -0-

Chairwoman Escallier: Can you tell me the name of the company that will be occupying this building?

Mr. Johnson: Cube Smart is the name that will be on the building.

Chairwoman Escallier: I think that's everything. I like the fact that the project, by eliminating the paving in the rear, is going to be further away from the wetlands. This is one of the few properties left in the ICC (Interstate Commerce Center) section.

Mr. Russo: Does the Board want to entertain an approval with conditions? Conditions being updating the application, addressing the engineer's comments? There are a few comments that need to be addressed in the next couple of weeks as far as the lighting. I would recommend to the Board that they consider approving it with conditions.

Chairwoman Escallier: I think that's viable. In this case, I think that we've already gone through everything. The only thing that I'm concerned about is the lighting.

Mr. Russo: The lighting has night shielding on. Mr. Johnson can verify that with the lighting company. The lighting that is presently on the plans was already previously approved. They don't have light spillage on to the neighboring property. I was looking at it as though they might be able to lower those lights so they don't have as much light spread across the property but that also depends upon what they want for security. There's nothing on that side, I'm sure they concerned with someone sneaking along that side.

Mr. Cordisco: Depending on the Board's practice, one option would be for me to prepare a written resolution that would contain the history of the project as well as the conditions. That way there would be clear record for the file. I would be happy to do that if that's the Board's preference. If you have it contained in the minutes, then that's your practice as well, I certainly don't want to create more work than is necessary. What I typically do is to prepare a written resolution.

Chairwoman Escallier: Then let's go with what you typically do.

Mr. Cordisco: My suggestion would be that you consider a motion granting conditional final approval with the conditions outlined by Mr. Russo in authorizing me to prepare a written resolution of the same. We can do this at the next meeting, or it can be signed by you (Chairwoman Escallier) before the next meeting. The conditions aren't going to change, and I would hate to hold things up for an entire month and also bring everyone back here in January, especially if there's nothing else on the agenda.

Chairwoman Escallier: That would be good.

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MOTION was made by member Klare granting conditional final approval with the conditions outlined by Mr. Russo in authorizing Mr. Cordisco to prepare a written resolution of the same.

SECOND was made by Member Quinones.

AYE Member Klare

Member Quinones

Chairwoman Escallier

Member Kelly

NAY: -0-

ABSTAIN: Member Murphy

Chairwoman Escallier: Before we leave here tonight, Barbara (Singer) I wanted to say from the entire Board, that we wish you the best. We were happy that you were with us all of this time and all of the things that you've done for us, individually. We would call you and you were always there for us, and we appreciate everything that you've done for us.

Member Kelly: You (Barbara Singer) helped us a lot. Good luck in the future.

Ms. Singer: Thank you very much.

MOTION was made by Member Kelly to close the Planning Board meeting of December 20, 2021, at 8:00pm.

SECOND was made by Member Klare.

AYE Member Klare

Chairwoman Escallier

Member Kelly

Member Quinones

Member Murphy

NAY: -0-

Respectfully Submitted: _____
Barbara Singer, Recording Secretary