

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING  
SEPTEMBER 16, 2024**

**Page 1**

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of September 16, 2024, at 7:28pm. She welcomed everyone, the Pledge of Allegiance and roll call followed.

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

**Absent:** Member Quinones

**Member Klare made a MOTION** to accept the minutes from August 19, 2024.

**SECOND** by Member Murphy, **ALL IN FAVOR.**

**108-1-12, 38 COMMERCE DRIVE for KJ PLUMBING:** Chairwoman Escallier invited Mr. Larry Torro, Engineer for the applicant to join the meeting. Mr. Torro noted receipt of comments that have been and will be revised from the August meeting and Mr. Russo's memo. The down spouts will be acknowledged. He noted that the 1 parking space that was considered to be tight has been moved, the total count of 26 spaces is the same as the prior approval.

Chairwoman Escallier then asked Mr. Russo, Village Engineer to review his memo to the board (memo of September 13, 2024, attached to minutes). Discussion about the down spouts that will be tied into the storm drainage collection system per the original SWPPP. The interior layout will be submitted to the Village Building Inspector for his review. It was noted that this application is an amendment of the prior 2021 approval which is being modified. Mr. Russo did request that the applicant clean and maintain the site, which Mr. Torro spoke with applicant.

Mr. Torro requested that the board issue a site plan approval obviously acknowledging Engineer and Building Inspector comments and consider these as field changes based on what has been built. Mr. Russo confirmed they already have the permitting in place with the Army Corps, Orange County Sewer District #1 is already tied in, water has been approved with the original approval.

Mr. Torro confirmed that at this time the mezzanine will not be in use. Mr. Cordisco stated that the applicant would need to come back to the board with any changes. Mr. Cordisco stated that this was classed as Type 2 action already.

**Member Klare made a MOTION** to authorize Attorney Cordisco to draft a Resolution of Approval with conditions discussed, which will be emailed to the Planning Board Members, Engineer, and Secretary. Once Mr. Russo signs off, then Chairwoman Escallier can sign the resolution.

**SECOND** by Member Murphy, **ALL IN FAVOR.**

**Chairwoman Escallier made a MOTION** to close the Planning Board meeting of September 16, 2024, at 7:43 pm.

**SECOND** by Member Klare, **ALL IN FAVOR.**

**Minutes respectively submitted,**

**Maria C. Hunter**  
**Planning Board Secretary**