



Village of Harriman
1 Church Street, Harriman, New York 10926
Phone (845) 783-4421

**PLANNING BOARD MEETING
JANUARY 22, 2024
7:30PM**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – NOVEMBER 20, 2023**
- 4. 102-4-10 & 11 – HARRIMAN MANOR APARTMENTS**
- 5. 108-1-10 – 68 COMMERCE DRIVE SITE PLAN**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY FEBRUARY 26, 2024, @ 7:30PM**

**SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
MONDAY FEBRUARY 9, 2024**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING

January 22, 2024

Page 1

Chairwoman Escallier welcomed everyone to the Village of Harriman Planning Board Meeting of January 22, 2024, at 7:30pm. Everyone was asked to stand for the Pledge of Allegiance.

ROLL CALL: Chairwoman Irma Escallier, Board Members Elban Rivera, James Kelly, Ron Klare, Engineer John Russo, Attorney Dominic Cordisco, and Secretary Maria Hunter.

Member Klare made a MOTION to accept the Planning Board minutes of November 20, 2023, SECOND was made by Member Kelly.

AYE: Chairwoman Escallier NAY: -0- ABSTAIN: -0-
Member Kelly
Member Klare
Member Rivera

102-4-10 & 11 HARRIMAN MANOR APARTMENTS: Steve Brown, applicant of project and owner, noted another submission was made. Pretty much in agreement with notes from Engineer Russo. (Lanc & Tully engineer report dated January 19, 2024, will be attached to the minutes.) Mr. Russo noted that the applicant needs to go to the outside agencies per the report. Additional notes have been requested for the plans (shifting of storm drainages, hydrant locations, water lines, construction details, etc).

Mr. Russo asked the board members to review the type of block to used. The color will be similar to the segmented block wall. The board members agreed to have 8" x 16" split face block, style # 1407. This board will have a chance to see the colors that are to be used. Mr. Russo suggested that the applicant speak with the Building Inspector about the slope with egress and ingress.

Mr. Brown requested a draft Negative Declaration can be made tonight. Chairwoman Escallier asked for a motion to have our attorney draft Negative Declaration (NegDec). Member Klare made a MOTION to authorize the preparation of the NegDec, SECOND was made by Member Kelly. Discussion with engineer and members stating no significant impacts to the community. Attorney Cordisco agreed as well and acknowledged this will be going to other agencies. Motion carried with 4 AYES.

Attorney Cordisco asked the board to consider conditional approval. Applicant still needs various approvals and bonding. The Planning Board can authorize him to prepare the resolution with the Chairwoman to sign or come back to another meeting. Mr. Russo will work with Attorney Cordisco to have a draft resolution sent to Secretary Hunter to forward to board members for review. Member Kelly made a motion for the attorney to prepare a resolution for review and to be considered at our meeting on February 26th, SECOND was made by Member Klare. Motion carried with 4 AYES.

108-1-10 68 COMMERCE DRIVE SITE PLAN: Shawn Arnott, Engineer, and Aidan Mahoney with MHE Engineering were present for the applicant. Reports from Lanc & Tully engineer dated January 18, 2024, and Colliers September 14, 2023, will be attached to the minutes. Since the last meeting, the building has been slightly reorientated, proposed fire retention facility on the Southeast corner, relocated the loading dock and placed parking to the Northwest side of the building.

Mr. Russo noted that the project is within the 100-year flood plain. Approvals will be needed from the Army Corps and Orange County Sewer Department. Pictures are attached with Lanc and Tully report. Not sure the Bio-retention pod might not work properly. Discussion occurred between the Engineers pertaining to the reports from Lanc & Tully and Colliers traffic consultants. Chairwoman Escallier requested that 1 red maple tree be planted on the site.

Mr. Russo requested segmented block walls, also noted the building height exceeds 30 feet. Per the Building Inspector plans need to be revised showing access road around the building not to be less than 15 feet from any sides. Currently the owner does not have a tenant for this project, this is being built as a spec warehouse. The EAF needs to be updated with the square footage and D.2.c needs to be revised too "Yes."

VILLAGE OF HARRIMAN PLANNING BOARD MEETING

January 22, 2024

Page 2

Chairwoman Escallier asked if any Board Member had questions. Member Rivera was concerned about the extensive amount of water calculations. Member Kelly asked about the underground tank that will be used to convey water away from the building.

Mr. Russo noted that the exit doors need to have pathways and need to be shown on the plans. Once the owner has a tenant a note needs to be included that they would have to come back before the board to make sure no additional changes need to be made to the plans. Attorney Cordisco noted this board would need details of the floor configuration, hours of operation, and number of employees once the owner has a tenant.

When the applicant comes back with an actual tenant the water calculations will be adjusted accordingly.

Chairwoman Escallier thanked the applicant's engineers.

Member Kelly made a MOTION to close the Planning Board meeting of January 22, 2024, at 8:29pm. SECOND was made by Chairwoman Escallier.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Rivera

NAY: -0-

ABSTAIN: -0-

Respectfully Submitted:

Maria C. Hunter, Secretary