

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
January 23, 2023

Chairwoman Escallier opened the Village of Harriman Regular Meeting of January 23, 2023, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: Chairwoman Irma Escallier, Board Members Jim Kelly, Ron Klare, Neil Murphy, Juan Quinones, John Russo, Engineer; Dominic Cordisco, Attorney; and Maria Hunter, Recording Secretary

Member Klare made MOTION to accept the Planning Board minutes of September 19, 2022, **SECOND** was made by Member Quinones.

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

NAY: -0-

ABSTAIN: -0-

102-4-10 & 11, Harriman Manor – Review revised plans:

Chairwoman Escallier acknowledged the application before the board this evening.

Present: Michael Morgante with Arden Consulting Engineers, PLLC and Steven Brown Applicant. Project narrative dated January 5, 2023 from Arden Consulting Engineers, PLLC is attached.

Present: Planning Board consultant John Russo's comments, with Lanc & Tully Engineering & Surveying, are in his report dated January 20, 2023 is attached.

Mr. Morgante: Last time we were here was to get the Storm Water plan in shape. Based on Mr. Russo's comments some are still outstanding, at this point some house cleaning items will be addressed. In large part Storm Water Pollution plans are in a good spot. Will continue to make those revisions, once done after just receiving Mr. Russo's report dated January 20th. We will be hiring a Geo Technical Engineer to do some of the borings in agreement with Mr. Russo's comments.

Mr. Russo: Comment #8 speaks of the wooded area in the back that was to be an open area for people to use. Previously the board had talked about the trail up there in a sitting area and trail system loop. Still recommending some sort of trail system to be put in with seating areas for people after walking up there to enjoy the area.

Discussion with the concerns pertaining to the open area for residents. Suggestions to have the trail loop around the area or possibly the buildings, install some benches. Mr. Morgante will review the plan and revise.

Audience member questioned where the plans can be viewed. Mr. Russo and Mr. Cordisco opined that maps can be viewed at Village Hall. It was asked to call in advance so plans can be made available.

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Mr. Kelly asked if the fire department has been contacted, Mr. Russo noted that was one of his comments and advised it should be coordinated with the Village Building Department Inspector.

Mr. Morgante: On a previous submittal actually went to Mombasha and had a meeting with them on a plan with the same layout. Will provide their comments and update the plan. Will include location of hydrants with breaks along guide rail as requested by Mr. Russo.

Mr. Kelly confirming that this is a 3-story building and wants to make sure pressure is ok. Mr. Russo noted they will have to assess the existing pressure within the water system with a report from their engineer as well as fire flows. Applicant will have to comply with the Village code.

Mr. Morgante: We did do flow testing with the Village's Engineer Mr. Lanc and it appears we have adequate flow and pressure. The main holdup has been the storm water management system for the project. We need to determine proper locations, can't shape the rest of the site until we establish the system.

Mr. Russo: Eventually the Village will approve the SWPPP, with some revisions being asked to be included. NYS DOT is also asking to review it. Village will not approve until all changes and/or modifications have been done and approved. OC DOH and OC Sewer Department will not ask to see the SWPPP. Another issue is extending the sewer line on Beattie Road to the end of the circle all the way through the site. Question was raised before as to whether the county would be willing to accept that as a sewer main extension so they wouldn't have that as a service line. Basically, it is a line servicing their lot and will be crossing multiple parcels. They will be required to have a transportation corporation. The corporation will be responsible for maintaining that line.

Discussion on the grade and slope were discussed per Mr. Russo's report. Applicant will attempt to reduce the slope and see what NYS DOT will approve.

Discussion on Architectural Drawings were discussed. It was noted that the black & white and the color elevations don't match. It was requested that 1 or 2 options be shown. Mr. Brown stated going forward the height will be listed, as well as all 4 elevations. Once additional renderings are received this board will weigh in on the colors and elevations. The applicant will need to follow all Building Department codes. Mr. Murphy noted that the gable and bump outs were a nice feature.

Mr. Morgante: We will make sure the elevations are correct and will offer earth tone colors for the buildings. Goal was to demonstrate the footprint of the building and the heights. The project will be following the Village Building code.

Chairwoman Escallier noted this project has come a long way. It was noted that the holdup has been with the OC Sewer Department which has been taking time for all approvals before them.

Mr. Cordisco stated for the record as this project moves along a resubmission will be needed before a public hearing is scheduled.

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It was requested that going forward submission of 11 copies of all plans and architectural drawings (printed on 11" x 14" size paper) be submitted with a digital file to the Village Planning Board.

Chairperson Escallier thanked the consultant and applicant for streamlining future submissions.

101-1-.31, Village View Estates – Extension requested to May 15, 2023:

Chairwoman Escallier acknowledged that the Planning Board Secretary received an email request from Larry Adler on September 30, 2022, requesting to be placed on the October agenda. No meetings were held in 2022 for October, November, or December.

Resident Dina Andren was present and voiced her concerns to the members of the Planning Board.

Mr. Russo explained that the Town of Monroe Highway Department is the responsible agency that on August 10, 2013, issued the "Street Opening/Curb Cut Permit" of approval for the entrance on Overlook Road. The Village of Harriman Planning Board granted "Conditional Final Subdivision Approval" on November 20, 2017. It was also noted that applicant is waiting on outside agencies to give their approvals.

Mr. Cordisco advised with the request for the 6 (six) month extension as long as no changes in Village law or zoning code, this board is compelled to grant the extension.

Member Kelly made MOTION to approve an extension for Village View Estates 101-1-1.31 to May 15, 2023, **SECOND** was made by Member Murphy.

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

NAY: -0-

ABSTAIN: -0-

Mr. Cordisco stated that the Planning Board does not have the authority, as the Village Board has, in allowing the public to speak at their meetings unless it is at a scheduled public hearing. A simple question can be addressed to the Planning Board Chairperson and can be answered at their discretion. It isn't fair to the applicant if they are not present to discuss their application amongst board members.

Member Kelly made MOTION to close the Planning Board meeting of January 23, 2023, at 8:20pm. **SECOND** was made by Chairwoman Escallier.

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

NAY: -0-

Respectfully Submitted:

Maria C. Hunter, Recording Secretary