



Village of Harriman

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**PLANNING BOARD MEETING
JANUARY 24, 2022
7:30PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES DECEMBER 20, 2021**
4. **HARRIMAN MANOR
AMENDED SITE PLAN
102-4-10 & 11**
5. **RISING STARZ CHILD CARE CENTERS INC.
DISCUSSION
103-4-20**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY FEBRUARY 28, 2022, AT 7:30PM
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
MONDAY FEBRUARY 14, 2022.**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
January 24, 2022

Chairwoman Escallier opened the Village of Harriman Regular Meeting of January 24, 2022, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: *Chairwoman Irma Escallier, Board Members Ron Klare, Jim Kelly, Neil Murphy, John Russo, Engineer, Maria Hunter, Recording Secretary*

Chairwoman Escallier: Acknowledged that Carol Schneider, Deputy Mayor was in attendance.

Member Kelly made MOTION to accept the Planning Board minutes of December 20, 2021.

SECOND was made by Member Klare.

AYE Member Klare

NAY: -0-

Chairwoman Escallier

Member Kelly

Member Murphy

HARRIMAN MANOR, AMENDED SITE PLAN, 102-4-10 & 11:

Present: *Michael Morgante, P.E. with Arden Consulting Engineering, PLLC and applicant Steve Brown*

Mr. Morgante: Did Board circulate Lead Agency? EAF corrections were submitted. I did not receive any correspondence from the Planning Board.

Mr. Russo: Not sure, need to confirm with Attorney.

Mr. Morgante: We will leave it to the Board to verify.

Chairwoman Escallier: Will verify prior minutes and will update everyone.

Mr. Morgante: Last time we were told the Board, we have conceptual location approved from DOT on our driveway. We have decided based on some revisions to move forward. Received a very thorough report from Mr. Russo. Comments were well received, no exceptions to any of them. Many useful design suggestions, as a reminder I gave the board 50% submittal. Would like to work directly with Mr. Russo to work thru some of the technical comments. Requested the Board to consider allowing him to work with Mr. Russo outside of meetings.

Mr. Kelly: With Mr. Morgante's and John's response gave me the ability to go thru the actual plans themselves for a better understanding. I noticed a lot of comments, like 50% of them are in the future. Most of this stuff which will be managed by John. I am not an engineer but have a concept of least what is happening.

Chairwoman Escallier: What is being asked now by the board is to approve Mr. Morgante to speak with John outside of our meetings so they can quicken this up.

Mr. Russo: So instead of boring you with all the technical issues he would like the ability to call my office.

Mr. Morgante: Ultimately, I will prepare a response letter, so John and I are on the same page, so the response is correct.

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Mr. Russo: Once I have the applicant's response, I will send another report to the board

Mr. Kelly: I can only speak for myself, I prefer to have a report on anything that is done. It is up to Irma if she is comfortable enough.

*Chairwoman Escallier: I will propose the **MOTION** that John Russo and Mr. Morgante can meet outside of the meeting so they can help the applicant and the applicant can help and we can work together to make this happen faster with no decisions to be made, must come back to the Board.*

Mr. Kelly: Any questions they can come back to Irma if it is something she can answer.

SECOND was made by Member Kelly.

AYE Chairwoman Escallier

NAY: -0-

Member Kelly

Member Klare

Member Murphy

Mr. Morgante: Second request is that John Russo requested colored copies of cut and fill analysis this is something the board may not really look at much. Unfortunately, one of these costs \$30.00 (colored map was held up for reference to the Board members). I would like to submit as I have done before with the drainage reports, 3 copies. 1 for the file, 1 for Mr. Russo and 1 for the Building Inspector, I don't want to provide copy of things that are extremely expensive.

Mr. Kelly: That is about moving the dirt. I have a question about that if you don't mind.

Mr. Murphy: The color of the blueprints, is it necessary.

Mr. Morgante: What the colors do is they reflect how much soil we are cutting or filling in that one particular location.

Mr. Kelly: Hopefully, I'm getting get this right, you are trying to level this off.

Mr. Russo: What I'm trying to actually get to is, how much earth is being brought into the site or taken out. Right now, taking out 1,000.

Mr. Morgante: It is a balanced site.

Mr. Russo: I'm trying to look at, is how many trucks is that going to generate as far as material coming onto the site.

Mr. Morgante: 60, 70 trucks moving the dirt. As we work, we can tighten that up.

Mr. Russo: I'm thinking you might be doubling that if you are figuring 10 yards per truck

Mr. Morgante: I didn't include the foundations and the storm water facilities. I figured with some of the other comments I can that may adjust even more.

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Mr. Russo: This way the board knows if you can have 170 trucks coming off with material from that site so if someone starts questioning why so many trucks, you know up front. We all know trucks will be bringing in lumber, concrete, and stone to the site.

Discussion continued amongst all present regarding the colored copies of cut and fill analysis sheets.

Mr. Russo: 4 copies would be needed, 1 each for him, Building Department, Planning Board for their file and the applicant.

Chairwoman Escallier: 4 copies are good. We can get a copy to the board members to pass around.

Mr. Murphy: I have a question about the trucks going onto 17. With so many trucks, is there a way that you are going to have, I've seen it on sites before, so they are not dragging mud onto 17M.

Mr. Morgante: We have what is called stabilizing construction entrance. Which is a big layer of stones that sits at the front of the site that cleans the wheels of the trucks.

Mr. Kelly: Will you be cutting or going under 17M? Will the DOT be contacted?

Mr. Morgante: Yes, we will be boring under Route 17M for the sewer.

Mr. Russo: You will need to show me boring sizing and everything else needed. Also, if any easements are needed.

Mr. Morgante: Finishing the site on the inside will dictate where exactly I will finalize that spot for the sewer line.

Mr. Russo: Actually Jim, it is a combination of both the Orange County Sewer District has to approve the sewer system and what they are going to install, if they have to put a sleeve in. Since the work is occurring in NYS DOT's right of way (ROW), they will have jurisdiction of how operations will occur in their ROW. Another project had to go for an open permit because of rock. Once you start meeting with DOT ask them what you will need.

Mr. Morgante: I did submit plan set to the DOT including the SWPP. I can forward the correspondence to Mr. Russo. We will submit responses to Mr. Russo and the Board as well.

Mr. Russo: If the board has any other questions about the Project.

Mr. Kelly: Once John comes back with a new report, most of it is all answered. Everything seems to be in the future as you move along. It will move quicker once approvals are given.

Mr. Russo: Just to make you aware that this stuff will have to come in sooner than later, the board will not grant conditional approval.

Mr. Morgante: We understand.

Mr. Russo: When they design their systems, they have to look at what is coming off their site now. The rate is One (1) gallon per minute, now they have to build the site out to have all this impervious on the site, they can still only come off the site at 1 gallon per minute. They have to retain and store all this water and have a controlled

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release. Now what they are proposing is actually to infiltrate the storm water back into the ground. The water will seep back into the ground and the ground water will recharge and hopefully you would not have anything leaving the site. There will be catch basins on the site to collect the water and brought into this underground chamber system that will allow this infiltration into the ground.

Mr. Morgante: The soils on the site are overall pretty good, sandy type soil. Actually, interesting enough, the excavator that we chose to do the test pits for us was actually the excavator that worked on Lexington Hills right next to us. He was familiar with the site and told us what to expect on this site. I will organize with your office for the stormwater test.

Mr. Russo: Behind building #2, the upper building, they have a very steep slope where they are proposing a trail and sitting system. Concerned of how people are going to walk this. What does the board envision for this usable space area? Are you looking for a dead-end trail, a loop trail system, how many benches?

Mr. Morgante: Playground will be handicap accessible, not aware if trail system needs to be. We will take a look at the requirements with the 20-foot slope. The walking trail can be adjusted.

Mr. Russo: Look at loop trail instead of a dead end.

Chairwoman Escallier: In this area public likes to do laps. A loop system is what we would like to have. Concern about the ground within the playground area.

Mr. Klare: Do they have to contact the Board of Health to confirm if grass/soil or other material(s) are used to protect the children?

Mr. Russo: The applicant will have to check with the Building Department for code requirements.

Discussion between Mr. Russo and Mr. Morgante about the catch basins, snow storage area, the water line within the ROW of DOT. This will be an ongoing discussion between the engineers outside of the meeting, coming to an agreement to present to the board members.

Mr. Russo: Need to see what the DOT determines of where pipes will be placed.

Mr. Brown: Concerned about the necessity in extending the water line outside of his property.

Mr. Morgante: Once DOT reviews the plans and tells us where all piping can go, we will report back to Mr. Russo. Not sure of the benefit but will look into the water line extension. We will make this work once everything is looked at.

Mr. Kelly: Need to go by what Mr. Russo says to protect the Village.

Mr. Morgante: Will do what is necessary and required with connecting the water line. Need to see about the additional 1000 feet with the Village.

Mr. Russo: Let us talk about the sewer.

Mr. Morgante: We have had a conversation with Orange County DPW. The plans have been given to them.

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Mr. Russo: Talk with OC DPW about the utility access hole placement sooner than later. Need to see if the Village Fire Department has been given the plans for review. Where would the hydrants be placed, turning radius of trucks.

With the height of the buildings a ladder truck will be needed.

Mr. Morgante: For the benefit of getting started we will contact the Fire Department to get things started.

Mr. Russo: The retaining wall along the access road going up. Need to review the neighboring property as well.

Chairwoman Escallier: Will we meet the amount of the usable space?

Mr. Kelly: Going back to the fire truck, on this report about contacting the Fire Department.

Mr. Russo: On the plan being submitted need the Fire Department to state where they want the hydrants placed. The applicant needs to show how the truck going thru the site with their simulation program.

Side discussions occurred amongst board member and engineers.

Mr. Russo: They have two (2) underground storm water facilities, each of them being constructed under their parking lots. Out of sight, more like capped pipe systems. Concerned about the upper facility within eight (8) feet of the retaining wall. Infiltration system needs to be twenty-five (25) feet away from a structure.

Mr. Morgante: Will look into placing one (1) infiltration system in the lower lot.

Mr. Russo: If this is done the sewer system can be placed in front of the upper building.

Mr. Russo: We received an answer from the Orange County Department of Planning. Information should have been circulated. Applicant has stated in their response letters they know to move forward with DOT progressing this along. A lot of work with the water main installed, sewer installed, the entrance way, improvements in the ROW for sight distance.

Chairwoman Escallier: Will verify that Lead Agency was circulated properly to all parties.

Member Kelly made MOTION to close the Planning Board meeting of January 24, 2022, at 8:32pm.

SECOND was made by Member Klare.

AYE Member Klare

NAY: -0-

Chairwoman Escallier

Member Kelly

Member Murphy

Respectfully Submitted: _____
Maria C. Hunter, Recording Secretary