

**PLANNING BOARD MEETING
JULY 19, 2021
7:30PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES JUNE 21, 2021**
4. **38 COMMERCE DRIVE LLC
108-1-12
SITE PLAN APPROVAL**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY AUGUST 16, 2021, AT 7:30PM
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
MONDAY AUGUST 2, 2021.**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
July 19, 2021

PLEDGE OF ALLEGIANCE

Chairwoman Escallier opened the Village of Harriman Regular Meeting of July 19, 2021, at 7:30pm.

ROLL CALL:

Present: *Chairwoman Irma Escallier, Board Members Ron Klare, Jim Kelly, Neil Murphy, Kevin Dowd, Attorney and Barbara Singer, Recording Secretary.*

Absent: *Board Member Juan Quinones, John Russo, Engineer*

MOTION was made by Member Klare to accept the Planning Board minutes of June 21, 2021.

SECOND was made by Member Kelly.

AYE Member Klare

NAY: -0-

Chairwoman Escallier

Member Kelly

Member Murphy

38 COMMERCE DRIVE LLC

108-1-12

SITE PLAN

Mr. Dowd: Last month, unfortunately, I was unable to attend due to illness. This Board approved the site plan for 38 Commerce Drive LLC. However, when I was reviewing the minutes, I realized that the SEQRA process was not completed. So that negates the approval you granted at the June 21 meeting. So tonight we need to complete the SEQRA process and then to re-approve the site plan with the same conditions that you did last month.

MOTION was made by Chairwoman Escallier to issue a Negative Declaration for 38 Commerce Drive LLC.

SECOND was made by Member Klare.

AYE Member Klare

NAY: -0-

Chairwoman Escallier

Member Kelly

Member Murphy

MOTION was made by Member Klare to approve the Resolution as outlined below.

SECOND was made by Member Kelly.

AYE Member Klare

NAY: -0-

Chairwoman Escallier

Member Kelly

ABSTAIN Member Murphy

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
July 19, 2021

RESOLUTION GRANTING SITE PLAN APPROVAL TO 38 COMMERCE DRIVE, LLC TO PERMIT THE CONSTRUCTION OF A 40,000 SQUARE FOOT WAREHOUSE AT 38 COMMERCE DRIVE SOUTH.

WHEREAS, the applicant, 38 Commerce Drive, LLC, has made application to the Planning Board of the Village of Harriman for site plan approval to permit the construction of a 40,000 square foot warehouse with accessory parking and site improvements on a 3.268 acre parcel of land located at 38 Commerce Drive South and designated on the Village Tax Maps as Section 108, Block 1, Lot 12; and

WHEREAS, the applicant submitted an application for site plan approval dated July 1, 2019, a short environmental assessment form dated July 1, 2019, a long environmental assessment form dated August 1, 2019, a preliminary Storm Water Pollution Prevention Plan dated September, 2019 as prepared by CivilTec Engineering & Surveying, P.C. last revised June, 2021 and a site plan entitled "Site Plan for Medex Supplies" dated June 30, 2019, last revised June 4, 2021 consisting of 12 pages as prepared by CivilTec Engineering & Surveying, P.C.; and

WHEREAS, the site is located in the I (Industrial) Zoning District where warehouses are permitted uses subject to site plan approval; and

WHEREAS, on December 21, 2020, the Planning Board declared its intent to be Lead Agency for this Unlisted Action; and

WHEREAS, by correspondence dated January 14, 2021, the applicant provided the Planning Board with a copy of the Wetland Disturbance Permit dated December 29, 2020 issued by the Army Corps. of Engineers; and

WHEREAS, on March 15, 2021, the Planning Board declared itself Lead Agency; and

WHEREAS, on April 19, 2021, the Planning Board conducted a public hearing on the application at which all interested parties were heard; and

WHEREAS, by correspondence dated June 2, 2021, the Orange County Department of Environmental Facilities & Services approved the issuance of a permit for a sewer connection for the proposed warehouse; and

WHEREAS, on July 19, 2021, the Planning Board issued a Negative Declaration pursuant to SEQRA; and

WHEREAS, the Planning Board believes that it is appropriate to grant Final Site Plan approval to 38 Commerce Drive, LLC subject to appropriate conditions.

NOW, THEREFORE, it is resolved as follows:

1. That the Planning Board does hereby grant site plan approval to 38 Commerce Drive, LLC to permit the construction of a 40,000 square foot warehouse with accessory parking and site improvements located at 38 Commerce Drive South in accordance with the plans and specifications heretofore submitted and approved by the Planning Board upon the following terms and conditions:

- a) *That the applicant shall amend the site plan in accordance with the comments of the Village Engineer in a letter dated June 17, 2021.*
- b) *That the applicant's attorney will prepare and submit the necessary drainage easement and conservation easements to the Village Attorney for review and approval whereupon the same shall be duly recorded in the Office of the County Clerk at the sole expense of the applicant.*
- c) *That any outstanding fees due and owing to the Village for review of this application be paid.*
- d) *Once the above conditions are met, the Planning Board Chairwoman is authorized to sign the site plan without further action by the Planning Board.*

On a motion made by Member Klare, seconded by Member Kelly, the resolution was adopted as follows:

*Aye: Chairwoman Irma Escallier
Member Ronald Klare
Member James Kelly*

*Absent: Member Juan Quinones
Abstain: Member Neil Murphy*

*Dated: Harriman, NY
July 19, 2021*

Mr. Dowd: I will work with the attorney for the applicant to prepare the necessary drainage easements and conservation easements. They have some fees to pay and once these things are all done, the Chairwoman will be able to sign the site plans.

MOTION was made by Member Klare to close the Planning Board meeting of July 19, 2021, at 7:40pm.

SECOND was made by Member Kelly.

AYE Member Klare
Chairwoman Escallier
Member Kelly
Member Murphy

NAY: -0-

*Respectfully Submitted: _____
Barbara Singer, Recording Secretary*