



# *Village of Harriman*

1 Church Street  
Harriman, New York 10926  
TEL: (845) 783-4421

## **PLANNING BOARD MEETING**

**May 16, 2022**

**7:30PM**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES APRIL 18, 2021**
- 4. 103-1-13.2, Harriman Family Dental: Amended site plan for proposed handicap access and parking upgrades**
- 5. 102-2-5.12, Superior Pack Group: Discussion about Lead Agency**
- 6. Motion needed to change the June Planning Board meeting**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR  
MONDAY JUNE 27, 2022, AT 7:30PM  
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS  
MONDAY JUNE 13, 2022**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**May 16, 2022**

*Chairwoman Escallier opened the Village of Harriman Regular Meeting of May 16, 2022, at 7:30pm.*

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Present:** *Chairwoman Irma Escallier, Board Members Ron Klare, Jim Kelly, Elban Rivera, John Russo, Engineer; Dominic Cordisco, Attorney; and Maria Hunter, Recording Secretary*

*Chairwoman Escallier: Introduced and welcomed Elban Rivera to the Planning Board as the Alternate Member.*

**Member Klare made MOTION** to accept the Planning Board minutes of April 18, 2022.

**SECOND** was made by Member Kelly.

**AYE:** *Chairwoman Escallier  
Member Kelly  
Member Klare*

**NAY:** -0-

**ABSTAIN:**  
*Member Rivera*

**103-1-13.2, Harriman Family Dental – Amended site plan for proposed handicap access and parking upgrades:**

**Present:** *Michael R. Berta, A.I.A. with Lothrop Associates*

*Chairwoman Escallier: Acknowledged the application before the board this evening.*

*Mr. Berta: They received prior approval to put in a handicap lift in the back of the building as part of the approval process. By moving the handicap ramp to the front, the sidewalk will be revamped and adding one (1) additional parking space. Minor site work to be done to cut in the parking. Additional lighting will be shielded, ramp to be ADA compliant. Lights will be going off at 10PM with a timer. Couple days of the week they have a couple late nights.*

*Chairwoman Escallier: Acknowledged and read the Orange County Department of Planning GML response. They have determined that this would be a Local Determination.*

*Michael R. Berta: Received some comments from John Russo which have been answered.*

*Chairwoman Escallier: Confirmed that 5 final copies are needed for signature and files.*

*Mr. Russo: Two (2) comments previously which have been addressed.*

*Mr. Cordisco: Since you have the County's response and the board has waived the public hearing at your previous meeting, this is a Type 2 action under SEQRA, at this point the board could authorize signature on the resolution. There are no special conditions associated with this particular project, so my suggestion would be a motion to grant amended site plan approval for this project. I'll prepare this for the Chairwoman to sign.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
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**Member Klare made MOTION** to have Attorney Cordisco prepare the Resolution of Approval and to have Chairwoman Escallier sign.

**SECOND** was made by Member Kelly.

**AYE:** Chairwoman Escallier  
Member Kelly  
Member Klare  
Member Rivera

**NAY:** -0-

Mr. Cordisco: Will prepare the resolution and send to Maria to arrange for signature from the Chairwoman. Once done you can proceed to obtain your building permit.

Mr. Berta: Thanked the Board and Consultants for the efforts put in and the ease it was to proceed.

Mr. Kelly and Chairwoman Escallier thanked Mr. Berta for presenting a well-documented application and his comments.

**102-2-5.12, Superior Pack Group – Discussion about Lead Agency:**

**Present** – John Furst Esq, with Catania, Mahon and Rider, John Loch with AFR Group & Mr. Jacobowitz

Chairwoman Escallier: Called the representatives for Superior Pack Group to present for their application.

Mr. Russo: We are here for this board to declare themselves Lead Agency.

Mr. Cordisco: At last month's meeting it was discussed regarding being Lead Agency between this board and the Town of Monroe Planning Board. It was discussed that a letter be written suggesting that both boards would be Co-Lead agencies for a coordinated review. It has turned out that the Monroe Town Board has deferred to the Village Board be Lead Agency. They were asking for a heightened level of coordination at a point when you're ready to conclude your environmental review you would at minimum check in with the Town at that point to make sure that the Town hasn't identified anything they see as a concern. When you do a coordinated review and your lead agency, your lead and what that means is when SEQRA determination that this board makes in connection with this project finds with all other agencies. Now that the Town has deferred to the Village, you're at a point tonight to declare yourselves Lead Agency, with a notice to be sent out to the Town and any other agencies that may be interested.

**Member Klare made MOTION** to declare the intent of the Village of Harriman Planning Board to be Lead Agency.

**SECOND** was made by Chairwoman Escallier.

**AYE:** Chairwoman Escallier  
Member Kelly  
Member Klare  
Member Rivera

**NAY:** -0-

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
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*Member Kelly: Want to make sure that all information is shared between both boards.*

*Mr. Cordisco: The applicant wants this as well so that this application goes thru the process as efficiently as possible. There is even the possibility in the future when you get to the point where you're ready to have a public hearing perhaps the Town wants to join us.*

*Mr. Furst: Your attorney is correct we would like to have a consultant meeting between the Village and Town consultants. We can share information so there is no overlap.*

*Mr. Russo: A joint meeting can occur with this board authorizing your consultants to attend.*

*Mr. Cordisco: Up to two (2) planning board members can attend the joint meeting with the Village and Town consultants.*

*Chairwoman Escallier: All consultants need to work it out and then we will get the information back to us. Since we are declaring ourselves Lead Agency the meeting should be held in Village Hall preferably during the day.*

**Chairwoman Escallier made MOTION** to authorize the Village consultants to meet with the Town consultants and the applicant with his consultants in a work session meeting.

**SECOND** was made by Member Kelly.

**AYE:** Chairwoman Escallier  
Member Kelly  
Member Klare  
Member Rivera

**NAY: -0-**

*Mr. Cordisco: We will coordinate the meeting and securing this building.*

*Mr. Furst: The issues of Lead Agency and authorizing a joint meeting have been discussed. Our client has met with your Building Inspector and the Mayor on site, and they put together a list of action items. We are working with the Building Inspector on a regular basis to address those concerns.*

*Mr. Russo: My office will prepare the Notice of Intent to be Lead Agency, send the draft to Mr. Cordisco for review and then will be circulated by our Planner Kristen O'Donnell. We will bring her in as we go thru SEQRA.*

*Discussion regarding open issues that were brought up at last month's meeting are done or in the process of being addressed between Mr. Jacobowitz and the Building Inspector. Per Mr. Russo with this application before the Planning Board everything will be looked at and addressed.*

*Mr. Russo: Asked Mr. Jacobowitz when the Fire Inspection is being done that Stephen Giacco, Building Inspector be invited to attend as well.*

*Member Kelly: Asked that we send a copy of our minutes to the Town of Monroe Planning Board to keep them updated thru out this process. This communication will be helpful with this application.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**May 16, 2022**

*Chairwoman Escallier: Since Village Hall is closed on Monday June 20<sup>th</sup>, we need to change our June meeting to June 27, 2022.*

**Member Rivera made MOTION** to cancel the June 20<sup>th</sup> meeting and to reschedule the Planning Board meeting to June 27, 2022, at 7:00pm.

**SECOND** was made by Member Kelly.

**AYE:** Chairwoman Escallier  
Member Kelly  
Member Klare  
Member Rivera

**NAY:** -0-

**Chairwoman Escallier made MOTION** to close the Planning Board meeting of May 16, 2022, at 8:00pm.

**SECOND** was made by Member Klare.

**AYE:** Chairwoman Escallier  
Member Kelly  
Member Klare  
Member Rivera

**NAY:** -0-

*Respectfully Submitted:* \_\_\_\_\_  
*Maria C. Hunter, Recording Secretary*