

**PLANNING BOARD MEETING**

**MAY 20, 2019**

**7:30PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES MARCH 18, 2019, APRIL 15, 2019**
4. **HARRIMAN PLAZA REALITY**  
**102-4-9.12**  
**REVISED SITE PLAN APPROVAL**
5. **FRANKIE'S EXPRESS WASH**  
**106-5-12.1, 106-5-12.2, 106-5-14**  
**SITE PLAN**
6. **VILLAGE OF HARRIMAN SUB-DIVISION SOUTH MAIN STREET**  
**103-3-3, 103-3-4, 103-3-20**  
**SUB-DIVISION**
7. **DISCUSSION – OLD BUSINESS**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR  
MONDAY JUNE 17, 2019 AT 7:30PM  
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS  
MONDAY JUNE 3, 2019**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**May 20, 2019**

Chairwoman Escallier opened the Village of Harriman Regular Meeting of May 20, 2019 at 7:30pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Present:** Chairwoman Irma Escallier, Board Members Ron Klare, Juan Quinones, Jim Kelly, Kevin Dowd, Attorney, John Russo, Engineer, John Hager, Building Inspector and Barbara Singer, Recording Secretary.

**Absent:** Board Member Stanise.

**MOTION** was made by Member Klare to accept the minutes of April 15, 2019

**SECOND** was made by Member Quinones.

**AYE** Member Escallier

Member Kelly

Member Klare

Member Quinones

**NAY:** -0-

**HARRIMAN PLAZA REALITY**

**102-4-9.12**

**REVISED SITE PLAN APPROVAL**

**Present:** Scott Berliner, Owner; Liam Byrne,

Chairwoman Escallier: You were successful getting the information that you needed from the Zoning Board of Appeals, I'm very happy.

Mr. Russo: The applicant has received the required variances for the project. I'm asking for those specific variances should be added to the notes on the plans, spelling out the variances that were received. In regard to the location of the "No Parking Any Time" sign at the end of the accessible aisle located between the ADA parking stalls should be relocated back towards the building so as no to block access through the access stall. The handicap parking detail itself should call out the color of the stripping and should be adjusted to reflect the location of the "No Parking Any Time" sign. The Zoning Board of Appeals decision granted the applicant with a side line variance, a total side line variance and a parking variance. The ZBA did not see the project to be undesirable, not impacting anything in regard to the neighborhood. There was no detriment to the neighboring properties issuing these variances.

**MOTION** was made by Member Klare to schedule a Public Hearing on June 17, 2019 at 7:30pm

**SECOND** was made by Member Kelly.

**AYE** Member Escallier

Member Kelly

Member Klare

Member Quinones

**NAY:** -0-

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
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**MOTION** was made by Member Klare to declare the Village of Harriman Planning Board as Lead Agency.

**SECOND** was made by Member Quinones.

**AYE** Member Escallier

**NAY:** -0-

Member Kelly

Member Klare

Member Quinones

**FRANKIE'S EXPRESS WASH**

**106-5-12.1, 106-5-12.2, 106-5-14**

**SITE PLAN**

**Present:** John Loch, AFR Engineering & Land Surveying; Frank O'Brien, applicant.

*Mr. Loch: The site is an existing car wash and the applicant is proposing to take the car wash, update the interior and the mechanical equipment extensively. About ¾ million dollars' worth of equipment to make this all work. In terms of how that effects the exterior of the site, we are changing the direction that you will go through the main car wash. We are proposing to put in a gate system and a kiosk, which is really a little keypad for controlling entry into the car wash. We are also proposing to take out the vacuum aisles and replace them with vacuum units that would be located in the perimeter of the property, a much greater number of them. They are a different style of construction and that's the extent of the project. We are looking to install 16 vacuum units, realistically we are not going to have those occupied at all times, but we want to make sure that we don't have any backup on the site. Somebody comes out of the car wash and wants to pull up to a vacuum, we want them to pull up to a vacuum and people tend to take a little bit more time when they're vacuuming their cars. You can run a lot of cars through the carwash faster than you are having people vacuuming.*

*Member Kelly: So, you're going to be going in the opposite direction than what the car wash is now. And then when you're going out of the car wash, you'll be going in the direction of the vacuum units.*

*Mr. O'Brien: When you come out of the tunnel, you can vacuum your car, or you can leave. It's supposed to be like flex serve. Right now, what I'm running is full serve, where we do everything for you, but this will be cheaper, faster. There's not that many people working there.*

*Mr. Russo: Are these like the vacuum units that they have in Middletown?*

*Mr. O'Brien: The exact same ones. The kiosks just came out last week, so I will get pictures of them for you.*

*Chairwoman Escallier: How did you arrive at the number 16? It seems a little excessive.*

*Mr. O'Brien: To be honest I think 16 will be enough, but I think we're still going to be busy, so we'll have to keep track of cars. Monday through Thursday, of course they won't all be used. But Friday, Saturday and Sunday will be very busy.*

*Member Kelly: Still seven minutes for \$1.50?*

*Mr. O'Brien: I'll have to time out the minutes and see. This flex serve, it's already built in, you pay at the kiosk, if you want to vacuum your car. It's the new car washing way of business now. I'm trying to have both to offer to the customers. The way they have it set up now, you're going to come in and make a quick left, you'll arrive at two kiosks, they both timed so if two cars come up at the same time, they know what package each of you bought.*

*Member Kelly: When you leave the vacuum cleaning part of it, where do you go to? Route 17? Route 17M?*

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*Mr. O'Brien: The vacuums will be along the road. You'll exit onto Route 17M.*

*Mr. Loch draws on the plans on the easel to demonstrate the flow of traffic on the site.*

*Mr. Dowd: You're not changing the access onto Route 17M?*

*Mr. Loch: No.*

*Mr. Russo: The entrance on the left side of the property, is going to be entrance only?*

*Mr. Loch: It's not now, but that's what I would anticipate happening.*

*Mr. Russo: I was thinking about the signage, making one an entrance only and the other exit only. Otherwise, you're going to have people leaving the vacuum stations crossover the people coming in off the street. That's a lot of conflict in the one entrance way, probably not the other. I didn't have that in my comments, but I would make that a comment as far as looking at how you plan on having the traffic flow I and out of these curb cuts.*

*Mr. O'Brien: Both curb cuts are very wide. It would definitely work better having one entrance and one exit.*

*Mr. Russo: What I'm looking at is when you come in, you're splitting them into two and where you're splitting them is where somebody would have to be coming out.*

*Mr. Loch: Trying to think of the best way to do this, I don't really want to get into installing signs in the right of way. Installing them on the property the signs becomes less effective.*

*Mr. O'Brien: I was thinking of putting cones up. It would be hard coming out of the tunnel; you would have to make a 90 degree turn to go back out.*

*Mr. Russo: Yes, but I'm more concerned about those vacuum units along Route 17M, the cars back up and turn to the right and now they have to cross the traffic. If you have people lined up, and hopefully with this car wash supposed to be so fast, you won't have people backed up.*

*Mr. O'Brien: The car wash is fast, but it's the vacuums that get backed up. The car wash in Middletown is adding double the vacuums. I'm just trying to prepare for the problems that I'm having right now is Friday, Saturday and Sunday I can't keep up with the business. I'm trying to give the customers that complain they don't want to wait in line behind people, this will be the clear shot for that. This is what this car wash is going to be made for.*

*Mr. Russo: I would definitely take a look at that John (Loch) and see how that would work. Maybe the other entrance is an in and out because you still have the oil change building. Unless people are going to go around. I'm not sure of the circulation for those using the oil change.*

*Mr. O'Brien: The oil change, I'm not sure what I'm doing with that building just yet. I might keep it for oil changes, or maybe an express, mini detail. I don't see the business too good down there. It all depends on the traffic. When I got this place, (Frankie's Car Wash, 194 Route 17M) I didn't expect it to be as busy as we are. That's why I'm getting involved with this place. This is the new car wash thing that people like. It's quicker, you're in and out. If you want to take 5 minutes to vacuum your car. We get people that come to our vacuums and*

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*they're just pumping quarters in, so this is going to be able to make both people happy. And then you get the person right out of work, they want to wash just the exterior of their car, they don't want to wait on line on 10-12 people that are getting vacuums, getting the full service stuff that we offer. It'll take care of that person also.*

*Chairwoman Escallier: How many employees do you have?*

*Mr. O'Brien: For the car wash that I have now? Eight on the car wash side and five mechanics.*

*Chairwoman Escallier: You'll need to increase that, after the renovation?*

*Mr. O'Brien: This new place will have 2-3 people tops. This is going to be an express.*

*Chairwoman Escallier: Where do they park currently?*

*Mr. O'Brien: In the back, by the oil change building.*

*Mr. Loch: We'll mark that out as far as striping.*

*Member Kelly: I know how much you've changed the other car wash, and I've noticed that there's a lot more suds, soap for some reason. I'm curious about the runoff and how that effects things.*

*Mr. O'Brien: I have to test my water every 3-4 months.*

*Mr. Russo: Do you recapture and recycle?*

*Mr. O'Brien: Yes.*

*Member Kelly: Are you going to recapture and recycle this car wash?*

*Mr. O'Brien: I have to clean everything in this car wash. Just like I did for this car wash, it's the same thing. Just maintaining and cleaning. He has two tanks that he has for recycle. All of the soaps and that stuff that they make these days, it's all safer. There's nothing that's bad about it.*

*Mr. Russo: Your application states the project is located at 26 State Route 17M, yet the plan and the short EAF say 22 State Route 17M.*

*Mr. Loch: I checked this today and there's actually three addresses assigned to this property. We have 22 & 26 State Route 17M and 44 South Main St. there are three different tax parcels. We can make sure the application and plans reflect all three.*

*Mr. Russo: Either all three or pick one. I would say just pick one.*

*Mr. Loch: The building is on 26 State Route 17M.*

*Mr. Russo: The short EAF notes that "two payment kiosks" will be added. I wasn't sure what they looked like, I just saw two little squares and they weren't called out as kiosks. I wasn't sure if that was an attendant in a pay booth, or totally automated.*

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*Mr. O'Brien: It's a pay booth, but no, there's nobody working in it. It's a girl on a tv screen, it's all automated.*

*Mr. Russo: The application should explain why 16 vacuum stations; we were just trying to understand where you came up with the numbers. Is it just because that's what fits?*

*Mr. O'Brien: That's just how many can fit but I honestly think that's how many I need, if not more.*

*Mr. Russo: I didn't know if there was some way of calculating or if other people had done studies, based upon this, we found this.*

*Mr. O'Brien: I'm basing most of this off my own car wash now. They're basically 1.5 miles apart and I've sat and watched my cameras, where people turn around because I'm too busy, 90% of them drive down here.*

*Mr. Russo: All existing lights on the site should be shown on the plan and those to be removed should be noted as such on the plan. The only light that I saw was the one over by the vacuum island.*

*Mr. Loch: We don't anticipate changing any lights, just maintaining what we have.*

*Mr. Russo: I think that one was to be removed with the island. It would have to be honestly because it would impact getting in and out and I didn't know if there was any other lighting. Looking at aerials and shots of the site, there's one at the end of the building and I didn't know if there were any other lights and is there any lighting being proposed. The plans should include a table explaining the required parking for the uses on the site along with showing where the parking is provided, ADA compliant parking should be provided on the site. I was looking at the oil change facility that you have there. If somebody comes in, do you have any ADA compliant parking for someone using that facility. As the vacuum units are an accessory to the car wash, accessory structure is to be located a minimum of 5' off a property line. The units along Route 17M should be located so that they are at least 5' from the property line. Is there any paving or site restoration of the site being done?*

*Mr. Loch: We have been talking about trying to fix up some of the pavement that's there, but we don't anticipate expanding any of the paving areas.*

*Mr. O'Brien: We're going to cap the spots that need it, nothing's changing. Just for appearance.*

*Mr. Russo: Construction details for the new kiosks, gates, vacuum stations and striping. Question 20, on the EAF, is marked "yes", you need to fill it out, what it is. That's for the hazardous waste, subject to remediation, on going or complete. If "yes" describe.*

*Mr. Dowd: This matter may be one that you would like to take Lead Agency. This project has to be referred to Orange County Planning Department since it's on Rte 17M. Since you're not altering the entrance onto Route 17M, I don't think the NYS Department of Transportation would be involved. And you'll have decide if you want to have a Public Hearing on this as well.*

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

**SECOND** was made by Member Quinones.

**AYE** Member Escallier

**NAY:** -0-

Member Kelly

Member Klare

Member Quinones

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*Mr. Russo: I have another question, regarding the oil tanks on the side of the oil change building. What size are those tanks?*

*Mr. O'Brien: I think the bigger one is 1250.*

*Mr. Russo: Do you have permitting for those tanks? The bigger question would be are those tanks full and they are required to be permitted by the DEC if they're over a certain gallon size. With that, would come the requirements for inspections.*

*Mr. O'Brien: I don't know.*

*Mr. Dowd: You're renting the space? You're not buying it?*

*Mr. O'Brien: Yes, I'm renting. I'm not buying it right now.*

*Mr. Dowd: You would still want to know before you start operating it.*

*Mr. Russo: The size of those tanks and if they're regulated or not. If they're empty and not being used.*

*Mr. O'Brien: They're most likely waste oil tanks.*

*Mr. Russo: You're still storing that volume; it's going to be regulated by the DEC.*

*Mr. Hager: Is there any signage proposed?*

*Mr. O'Brien: No, I think that I'm going to upgrade the existing that he has there. I'm trying not to change too much, like with my place. Just make it nicer, that's all.*

*Chairwoman Escallier: Do you think that you'll be ready with your oil tank review to come before us next month?*

*Mr. O'Brien: I should be able to.*

*Chairwoman Escallier: And you'd be able to plot out the parking for the customers and the employees?*

*Mr. Loch: That's the toughest part is trying to figure out what the required parking would be.*

*Mr. Russo: I think you may have to base it on the number of employees for the car wash. And then also the oil change.*

*Mr. Loch: The interesting thing about the handicap parking is regardless if you're going there for a car wash or going for an oil change. If you're going for a car wash, you're staying in your car. If you're going there for an oil change, you're getting out of your car and your pulling your car in for an oil change.*

*Mr. Russo: Unless the cars are backed up. I don't know how much they do as far as oil changes go. If you have people waiting and somebody is disabled, they have to have a place to park.*

*Mr. O'Brien: Is it easier to just get rid of the oil change all together? For me to get this approved.*

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*Mr. Russo: That's up to you. You may be able to locate some spots on that site. If you know that you're going to eliminate that, I would note that it's to be removed, or changed to the detailing, if that's what your plans are for the future. Then I would recommend getting those tanks pumped out, if they're not already and then removed from the site. If they're not legal on the site and if you're not doing the oil changes anymore, then you should get rid of them.*

*Mr. O'Brien: How do you feel about the vacuums? They have the option of having solar lighting.*

*Mr. Russo: How much light is it going to throw out off the property. You're not supposed to have any light leaving the site. Another question, what are the hours of operation? Are you going to be there at night?*

*Mr. O'Brien: Yes, probably 8 to 8 in the summertime and then 8 to 6 in the wintertime. This car wash is more of a flex serve. When you pay for your car wash, the vacuum automatically comes on. That's why I need to have one entrance and one exit.*

*Member Klare: What about the five parking spaces in the front of the building?*

*Mr. Russo: They are going to lay out all of the parking on the site.*

*Member Kelly: Even though you have the kiosk there, people don't understand, you do because you've been planning this but you've got a lot of vacuum cleaners, they come in and they don't want to go around, they can just go to the vacuum thinking they're going to vacuum.*

*Mr. O'Brien: What most people do at the exit is they put up gates. So, it's censored when you're leaving, it knows to open the gate. You can't enter the exit. At all of the flex serve, they have a gate at the exit.*

*Mr. Russo: Are you going to have gates at the entrances off Route 17M? That's the question, can someone pull in the second entrance, right where the vacuums are and think that they can just go and vacuum.*

*Mr. Loch: We're going to have to do signage, entrance only, exit only.*

*Mr. O'Brien: If that is a problem, the vacuums come with tokens that can be handed out with each car wash. That way the vacuum won't turn on until you put your token in.*

*Mr. Russo: What if I want to come in and just vacuum my car?*

*Mr. O'Brien: There's no way for that to happen.*

*Mr. Russo: After a while, people will learn.*

*Member Kelly: If you close at either 6 or 8, you should try to close those vacuums.*

*Mr. O'Brien: They won't be on; you won't be able to use them. If I have to put up cones, that's fine. I just don't want to violate any town rules or regulations either. The car wash in Middletown, it's a little different because they have a laundromat, but he doesn't have any parking spaces other than the vacuum spots. Everyone knows it, they get off the highway and the line is starting.*



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*Chairwoman Escallier: The only thing that concerns me, I wouldn't want to see traffic going in and out and cutting in where the pumps are, how do you prevent that? Do you make lanes for them?*

*Mr. Dowd: The cones are blocking the path to the vacuums, so you decide you want to back out. Now they're going out the same way they came in.*

*Mr. Russo: I think the cones are only there at night. During the day the cones would be removed. The cars would have to treat the vacuum area the same as a parking lot, driver courtesy.*

*Mr. O'Brien: When you come in, I'm going to have lined aisles with arrows. You'll know where to go. I'll have two solid lines that come around with arrows in the middle that lead you right to the kiosk and then when you come back out, same thing.*

*Mr. Russo: They can come in the one entrance, but you may need additional signage posted on the building with an arrow "oil change".*

*Mr. O'Brien: You can go around the back. That building has double doors. I was going to make three lanes but obviously the oil change lane would be separate.*

*Member Kelly: What is the timing inside the car wash? Is there anybody wiping down the cars?*

*Mr. O'Brien: Two to three minutes. We have six blowers; nobody will be hand drying. There could be three-four cars in the tunnel.*

*Mr. Russo: There are a lot of things that the Board has presented as far as traffic flow and that I think the applicant needs to think about. You need to make a determination whether you're going to keep that oil change center or not. That may eliminate some of the conflicts that we were just talking about.*

*Mr. O'Brien: My gut is saying no with the oil change. It is too much confusion with the parking lot but if it's all car wash, it makes things much easier. If it was detailing, you would still have to go through the tunnel, you would have to make a hard left to get out of there to go to the detailing. It's hard to tell now because no one goes there. This car wash is a totally different way of car washing to offer to the customer. It will be an upgrade from what it is now.*

*Chairwoman Escallier: Don't forget, you don't have to give up the oil part. Think it through.*

*Mr. O'Brien: I understand. I could offer coupons at this car wash for my other place. There's a lot that you can do at the kiosk, and I'll bring those pictures also, that you can incorporate without me even having to tell a customer. The computer tells them.*

*Discussion on the need or lack of need for a Public Hearing.*

**MOTION** was made by Member Kelly to waive the Public Hearing for Frankie's Express Wash

**SECOND** was made by Member Klare.

**AYE** Member Escallier

**NAY:** -0-

Member Kelly

Member Klare

Member Quinones

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*Discussion regarding the three parcels and the three addresses, which would be the best to use when referring to the project.*

**VILLAGE OF HARRIMAN SUB-DIVISION SOUTH MAIN STREET**  
**103-3-3, 103-3-4, 103-3-20**  
**SUB-DIVISION**

**Present:** John Russo, Engineer, Lanc & Tully, PC

*Mr. Russo: The Village has a parcel, 103-3-4, the main parcel. This parcel runs from South Main Street through to James Street. The Village is proposing to split this into two residential lots with single family dwellings on each lot. As part of that, they would be retaining some of the land from those parcels for the road right of way. The Village will also be providing a little additional land to the park parcel and to adjoining parcel, 103-3-3, that's another vacant lot next to the existing house that's located behind Village Hall. The parcels will be tied to existing water and sewer in both the roads and the application to Orange County Sewer District has already been submitted to them. The Village is not building the homes, but they have to be represented on the plans to show that the lots are viable. The parking requirements are three cars. The lot on James Street is 15420 square feet, and Lot 2 is 14680 square feet. The minimum lot area for this zone is 5000 square feet. Right now, the property line for Lot 2 is in South Main Street, so the Village is going to retain part of this property as the road right of way. It will be dedicated to the Village of Harriman. On James Street, there is also some property to be dedicated to the Village of Harriman. There is a fire hydrant in that area and a culvert, so it is easier for the Village to retain that and have some road right of way for their utilities.*

*Mr. Russo shows the Board where the Village Hall, the existing home and the Fire House are located in reference to the parcels.*

*Mr. Dowd: I spoke with John (Russo) today to ask him if any part of this property is being subdivided is parkland and he said no. They're actually adding to and not subtracting from the parkland, which of course, is a different issue.*

*Mr. Russo: The Village is actually adding about 500 square feet to the park. The existing lot line is being brought out with a fence and we're providing more so the Village doesn't have to touch anything in the park area. They could plant some trees inside the fenced area to give it a little buffer for those at the park from the residents there. It's an unlisted action as far as SEQRA is concerned.*

*Chairwoman Escallier: Is there any other agency that we have to contact?*

*Mr. Russo: We should send it to Orange County Planning.*

*Mr. Dowd: Do you have the permits from the sewer district?*

*Mr. Russo: No, we haven't gotten the permits yet. They're just reviewing for sewer connection, they're not an involved agency.*

*Mr. Hager: On the lot that faces South Main Street, it's showing that there's overhead electric going to a pole that is to the left of that house. Is that pole going to be eliminated?*

*Mayor Welle: That pole has been removed.*

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*Mr. Russo: I will remove that from the plans.*

*Mr. Dowd: This project requires a Public Hearing since it's a subdivision.*

**MOTION** was made by Chairwoman Escallier to declare the Village of Harriman Planning Board as Lead Agency

**SECOND** was made by Member Klare.

**AYE** Member Escallier

**NAY: -0-**

Member Kelly

Member Klare

Member Quinones

**MOTION** was made by Member Quinones to hold a Public Hearing on June 17, 2019 at 7:45pm.

**SECOND** was made by Member Kelly.

**AYE** Member Escallier

**NAY: -0-**

Member Kelly

Member Klare

Member Quinones

*Discussion regarding the need or lack of need for Public Hearings.*

**MOTION** was made by Member Klare to close the Planning Board meeting of May 20, 2019 at 8:40pm.

**SECOND** was made by Member Kelly.

**AYE** Member Escallier

**NAY: -0-**

Member Kelly

Member Klare

Member Quinones

*Respectfully Submitted:* \_\_\_\_\_  
*Barbara Singer, Recording Secretary*