



*Village of Harriman*  
1 Church Street, Harriman, New York 10926  
Phone (845) 783-4421

**PLANNING BOARD MEETING  
NOVEMBER 20, 2023  
7:30PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES – OCTOBER 16, 2023
4. PUBLIC HEARING 102-4-10 & 102-4-11 – HARRIMAN MANOR APARTMENTS

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR  
MONDAY DECEMBER 18, 2023, @ 7:30PM**

**SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS  
MONDAY DECEMBER 4, 2023**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**November 20, 2023**

Chairwoman Escallier welcomed everyone to the Village of Harriman Planning Board Meeting of November 20, 2023, at 7:30pm.

PLEDGE OF ALLEGIANCE, moment of silence was acknowledged for former First Lady Rosalyn Carter and Allen Peck.

Chairwoman Escallier read the legal notice of the public hearing this evening for Harriman Manor Apartments.

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

Member Kelly made a MOTION to accept the Planning Board minutes of October 16, 2023, SECOND was made by Member Klare.

AYE:	Chairwoman Escallier	NAY: -0-	ABSTAIN: -0-
	Member Kelly		
	Member Klare		
	Member Quinones		

**102.4.10 & 102.4.11, Harriman Manor Apartments:** Mr. Michael Morgante project Engineer, updated the Board members and public of the location of the two 3 story buildings being proposed on the site plan. Entrance will be off of State Route 17M. Building #1 will be on the lower level closer to the main entrance with building #2 on the upper level with a connecting driveway. The buildings are located in the RM Zone of the Village of Harriman. The site will be served by the 2 storm water management systems, water will be captured into the infiltration units. The water will be stored underground which will infiltrate back into the ground water. The goal is to keep the property in pre-condition as best as possible. The soil has been tested and witnessed by the village engineer.

The water main will be extended near the intersection of Lexington Hills on the north side, down 17M and actually connect into by our property and extended a bit further. It will extend to a dead-end T by the hydrant. Later on, in the future if the village ever needs to extend the line they can. The sewer line will extend from the property towards the sewer main downward across 17M to Beatty Circle manhole. Plans have been submitted to Orange County Sewer District One which they have reviewed and are in pretty good shape.

Lighting plans and landscape plans have been submitted. The lighting plan has been designed to minimize spill off onto other properties. An extensive landscaping plan has been put together.

Chairwoman Escallier invited the public to come forward to speak.

Ms. Soumitra Dalta lives on the cul-de-sac behind the project. Wants to confirm that the water line does not go through their property. Mr. Morgante showed Ms. Dalta on the plan where the water line would be traveling downward to Route 17M right of way. Confirmation was given that the water line is only crossing the applicant's property.

Ms. Laura Mosher lives nearby and had questions pertaining to grading the property and retaining walls due to the significant slope. She hasn't had time to review the contour lines yet. Mr. Morgante referred to sheet #7 showing the northern and southern retaining wall locations. No renderings of the retaining walls but will be cast and placed concrete retaining walls. The project technical manager is designing plans, already discussed with the board to try, and establish a type of fascia. Patterns can be added with segmented walls. Ms. Mosher inquired about the rock walkway. Mr. Morgante stated it is basically a walkway with benches for recreation.

Ms. Mosher asked about the NYS Highway entrance cut that is being worked on. What plans have been made and is it directly opposite the driveway across the highway? Also concerned about traffic control after construction is completed. Mr. Morgante acknowledged plans have been submitted to NYS DOT, updated plans will be submitted.

Mr. Michael Hagopian Sr. was concerned about this property being within a commercial zone. Mr. Russo explained this property was within 2 different district boundaries. The front portion is in the Commercial Zone and rear section is in the RM Zone. This is allowed with the Zoning amendment that was adopted by the Village Board on March 10, 2020, as long as the property has 2 district boundaries with a single ownership. Discussion about the water line and sewer hookup across Route 17M.

Ms. Carol Schneider inquired about the water line connection into the Village. Conversations between Engineers and Ms. Schneider occurred with showing locations on the map. Soil testing has been done.

Secretary Hunter noted for the record that the applicant mailed out 84 certified notices with 55 notices received. No written comments were submitted.

Member Klare made a MOTION to close the Public Hearing. SECOND was made by Member Quinones.

AYE: Chairwoman Escallier                      **NAY: -0-**                      **ABSTAIN: -0-**  
Member Kelly  
Member Klare  
Member Quinones

Chairwoman Escallier thanked the audience for being here this evening. Mr. Morgante will address Mr. Russo's memo. Both Mr. Russo and Mr. Morgante will be in contact once all outside agencies have reviewed and submitted their comments.

Chairwoman Escallier made a MOTION to close the Planning Board meeting of November 20, 2023, at 7:58pm. SECOND was made by Member Klare.

AYE: Chairwoman Escallier                      **NAY: -0-**                      **ABSTAIN: -0-**  
Member Kelly  
Member Klare  
Member Quinones

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