

**PLANNING BOARD MEETING  
NOVEMBER 18, 2019  
7:30PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES OCTOBER 21, 2019**
4. **38 COMMERCE DRIVE LLC**  
**108-1-12**  
**SITE PLAN**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR  
MONDAY DECEMBER 16, 2019 AT 7:30PM  
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS  
MONDAY DECEMBER 2, 2019**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**November 18, 2019**

Chairwoman Escallier opened the Village of Harriman Regular Meeting of November 18, 2019 at 7:30pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

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

**Absent:** Member Juan Quinones

**MOTION** was made by Member Klare to accept the Planning Board minutes of October 21, 2019.

**SECOND** was made by Member Kelly.

**AYE** Member Klare  
Chairwoman Escallier  
Member Kelly

**NAY:** -0-

**38 COMMERCE DRIVE LLC**

**108-1-12**

**SITE PLAN**

**Present:** Lawrence Torro, PE, CivilTec Engineering & Surveying.

Chairwoman Escallier: This project, which is 38 Commerce Drive LLC, located in the ICC, Interchange Commerce Center, comprises of 40,000 square foot warehouse building used as a distribution center for medical supplies.

Mr. Torro: As far as the overall proposal, nothing has changed from what we had before you. We have made some additional comments and recommendations from the engineer's last review letter. I see he's provided an additional letter so there's additional housekeeping to be done. I don't think there's anything major that changes the project, other than crossing more t's and dotting more i's.

Mr. Russo: Mr. Torro's correct, basically there's nothing major. The only thing that would change the project would be the wetlands. If you didn't get the permitting to do. The applicant is still working with their wetland specialist for permitting on the wetlands disturbance that they're going to be doing on the site along with the mitigation. They will be submitting to the Orange County sewer district for connection. Where we have asked for the wetland remediation plans to be made part of the sets, which will be made part of that in the future. The existing sewer and drainage easements on the plans should note whom the easements are in favor of. The "existing conditions" plan we ask that the "fill area" labeling be removed from the plan. On Sheet 3, the existing wetland limit lines should be labeled on the plan to clearly identify it. They have a proposed 6' high retaining wall, in some areas it's less than that. The walls need to be designed by a licensed engineer and the plans and calculations to be submitted for review. The plans show a tractor trailer parking on the east side of the building where the loading docks are going to be. We have concern with one of the trucks, possibly two of the trucks on the north east side of the loading dock. We see how they're going to pull in to the site and back into the loading dock, but I don't see how they are going to make that turn out so we're asking that you show the movements of that.

Mr. Torro: We'll put the template on it, it'll be a couple point move in order to get out of the space.

Mr. Russo: They have an emergency exit walkway on the south side of the building that heads towards the parking lot but with the 6' high retaining wall, I wasn't sure if you were going to have steps or what the grade was in the back. Also looking for some additional grading along the backside of the building because you have

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*the wall. I know what the floor elevation is but with the walkway, I'm not sure what's happening in between. We've asked for the spot elevation at the corners of the building and the finished grade. We've asked for a table showing the grades at each of the elevations and the building height at each location so they can verify the height of the building in accordance of the zoning code. Additional labeling on the wall as far as top and bottom elevation. We would like the ADA ramp shown in the sidewalk in front, right now it doesn't show anything. The outlet of the storm drainage pipe entering into the existing detention basin from the catch basins at the entrance, needs some armoring at the outlet. The proposed underground storm water facility be shifted away from the rear of the retaining wall to reduce any hydrostatic pressure pushing on the wall and causing failure of the wall. That's really dependent on the type of system that they ultimately use in that area. On sheet 5, we're looking for a note to be added to the plans stating, "total area disturbance" and delineating the limits of disturbance. Proposed grading for the site should be included on the plans so everything can be verified. Sheet 7 of 10 which is know as L-101, should be labeled as sheet 7 of 10 in the title block. You need to have your landscape architect turn all of the utilities drawing layers on, they actually put the trees on top of the utilities. Some of the other comments are just minor technical comments in regard to the construction details. In regard to the Storm Water Pollution Prevention Plan (SWPPP), we need to set up testing of the soils if you're going to be doing infiltration. We need more information on the systems once you decide what system you're going to be using, the details for that system are also going to have to be included. That's where we are at this time.*

*Chairwoman Escallier: Our next meeting is December 16<sup>th</sup> with a submission deadline of December 2<sup>nd</sup>*

*Mr. Torro: We'll go through these comments and address as much as we can. Obviously, we're not going to get to the point where we're going to have a firm resolution on the wetlands. Notwithstanding that, would it be possible for the Board to get Lead Agency and items like that? With the applicant taking a chance on the wetland issues. If not, I may as well wait a couple of months.*

*Mr. Russo: He hasn't submitted to them yet?*

*Mr. Torro: To the best of my knowledge, he has it almost ready to go. If it requires to wait for more feedback, then we'll wait.*

*Mr. Russo: I think it's going to require more feedback before we can more forward with it.*

**DISCUSSION**

*Chairwoman Escallier: I have a comment about some work THAT Mr. Hager, Mr. Dowd, Mr. Russo and the Mayor are working on. They have already had one meeting on the section 140 of our Code book, for accessory apartments. What we'll be doing is wait for them to meet again and by that time they'll have hashed it all out and we should be getting a copy of it, two or three weeks from today, more or less, but before our next meeting so don't be surprised when you get an e-mail.*

*Member Kelly: Did they tell you that it was going to be within that timeframe?*

*Chairwoman Escallier: Yes, I spoke with the Mayor today.*

*Mr. Dowd: The most recent draft was pretty comprehensive and it captured the first meeting comments that we all had and I would expect it could be finalized at least to the point that it could be put before you and potentially the Village Board.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
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*Chairwoman Escallier: I expect by the time we get it; it'll be perfect. All you have to do is look at it and if you have an opinion on it or a question on it, then you can send an e-mail off to all of us.*

**MOTION** was made by Member Klare to close the Planning Board meeting of November 18, 2019 at 7:45pm.  
**SECOND** was made by Member Kelly.

**AYE** Member Klare  
Chairwoman Escallier  
Member Kelly

**NAY:** -0-

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