



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

**PLANNING BOARD MEETING  
OCTOBER 16, 2023  
7:30PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES – SEPTEMBER 18, 2023
4. 101-1-1.31, VILLAGE VIEW ESTATES – EXTENSION REQUEST
5. 102-2-5.12, CONTRACT PACKAGING SERVICES/SUPERIOR PACK GROUP INC – REVIEW TRAFFIC CONTRACT WITH COLLIERS
6. 102-4-10 & 102-4-11 – HARRIMAN MANOR APARTMENTS

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR  
MONDAY NOVEMBER 20, 2023, @ 7:30PM**

**SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS  
MONDAY NOVEMBER 3, 2023**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**October 16, 2023**

**Chairwoman Escallier** welcomed everyone to the Village of Harriman Planning Board Meeting of October 16, 2023, at 7:30pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Chairwoman Irma Escallier, Board Members Ron Klare, Neil Murphy, Elban Rivera, Engineer John Russo, Attorney Dominic Cordisco, and Recording Secretary Maria Hunter.

**Chairwoman Escallier made a MOTION** to accept the Planning Board minutes of September 18, 2023, **SECOND** was made by Member Murphy.     **AYE:** Chairwoman Escallier                   **NAY: -0-**                   **ABSTAIN: -0-**  
Member Klare  
Member Murphy  
Member Rivera

**101-1-1.31, Village View Estates:** Extension requested, per Chairwoman Escallier we have been following a May November schedule. Mr. Russo stated before the plans can be signed the applicant needs to put up a performance bond, establish escrow, pay parkland fees and a few other things they need to accomplish. Chairwoman Escallier confirmed with Secretary Hunter that their escrow account is current and up to date.

**Member Klare** made a MOTION to extend the six-month extension request to May 20, 2024. **SECOND** was made by Member Murphy.                   **AYE:** Chairwoman Escallier                   **NAY: -0-**                   **ABSTAIN: -0-**  
Member Klare  
Member Murphy  
Member Rivera

**102-2-5.12, Contract Packaging Services/Superior pack Group Inc.:** Attorney Cordisco advised the action from the board tonight is to authorize the Chairwoman to sign the contract received from Colliers as traffic consultant. The chairwoman needs the board to approve the proposal and allow Colliers to do the study.

**Member Klare** made a MOTION to authorize Chairwoman to sign the contract with Colliers. **SECOND** was made by Member Murphy.                   **AYE:** Chairwoman Escallier                   **NAY: -0-**                   **ABSTAIN: -0-**  
Member Klare  
Member Murphy  
Member Rivera

**Chairwoman Escallier** would like to propose a joint meeting with the Town of Monroe and the applicant. Her concerns include the numerous stalls, noise, trees, lighting, and the whole effect of people being disturbed at night. Attorney Cordisco stated procedurally that the environmental review is where all these issues can be addressed. This board can reach out to the Town of Monroe Planning Board to invite them to a meeting with the applicant.

Mr. Russo suggested that we wait until the applicant submits a more substantial material before we meet with the applicant and the Town of Monroe. Attorney Cordisco noted we would need more information, and this would be premature to set up a meeting. SEQRA has been deferred to this board and as we go along can bring the professionals on board to help with the review. Chairwoman Escallier mentioned that the Village of Monroe may have a moratorium and Attorney Cordisco will get more information.

**102.4.10 & 102.4.11, Harriman Manor Apartments:** Chairwoman Escallier acknowledged Mr. Michael Morgante project Engineer and applicant Mr. Steve Brown were present. Mr. Morgante updated the Board members that GeoTech performed

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borings on the site and are preparing a preliminary design. He spoke with their consultant earlier today to confirm they are comfortable with the plans to construct the walls. We have addressed over 80% plus of Mr. Russo's prior report. A lighting plan and landscaping plan have been submitted. We recently received Mr. Russo's report dated October 13<sup>th</sup> which is attached to these minutes. Looking for this board to consider a public hearing in November.

Chairwoman Escallier asked about the look of the retaining wall. Per Mr. Morgante the board will have the opportunity to review the color and pattern. Mr. Russo agreed that the fascia of the wall can be imprinted with a pattern and color. Details will be submitted with options to the board.

Mr. Russo received an email from the Fire Chief and the Fire Department is happy with the revisions Mr. Morgante made. A hydrant was added with the layout and parking changed for easy access of fire vehicles. Currently there are no further issues. Orange County Sewer District email from them there is no reason why they would not accept the main line.

As far as the water request is concerned, Mr. Brown has spoken with DPW Superintendent Livsey who advised to put the request in writing to the Village Board. The request has been emailed to the mayor, Mr. Brown spoke with the Mayor and Deputy Mayor. There is a calculation of 110 gallons of water used per day. Mr. Russo noted Orange County Sewer wants the calculation of 400 gallons per day which is 3½ times variable. This project proposes 48 units with 96 bedrooms. The mayor was concerned with 30,000 gallons per day. Mr. Morgante will recraft a letter to the Village of Harriman Board explaining the NYS DEC specifies the 110 gallon per day which may be higher than what is needed. Even though there is a difference between the two entities with consumption and output will need to be discussed.

Member Murphy confirming this project is being designed for 110 gallons for water used. Orange County Sewer wants the calculations to be 400 gallons for their purposes of their remaining sewer capacity. Consumption of water for the project will look at 110 gallons. Mr. Morgante confirmed the sewer pipes will be designed and easily handle 400 gallons per day.

Chairwoman Escallier asked Mr. Russo if we heard anything from Orange County Planning. Mr. Russo confirmed we only received one response from the Orange County Department of Health for this board to be Lead Agency. Secretary Hunter will forward the digital plans to the Orange County Department of Planning and Mr. Morgante will check his files as well.

Chairwoman Escallier made a MOTION to schedule a public hearing on November 20<sup>th</sup> and for this project to be placed first on the agenda. SECOND was made by Member Klare.

AYE:	Chairwoman Escallier	NAY: -0-	ABSTAIN: -0-
	Member Klare		
	Member Murphy		
	Member Rivera		

Attorney Cordisco will prepare the public notice and send it to Secretary Hunter.

Chairwoman Escallier made a MOTION to close the Planning Board meeting of October 16, 2023, at 8:04pm. SECOND was made by Member Murphy.

AYE:	Chairwoman Escallier	NAY: -0-	ABSTAIN: -0-
	Member Klare		
	Member Murphy		
	Member Rivera		

Respectfully Submitted:

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Maria C. Hunter, Recording Secretary