



Village of Harriman

1 Church Street, Harriman, New York 10926

(845) 783-4421

**PLANNING BOARD MEETING
SEPTEMBER 16, 2024
7:30PM**

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF MINUTES – AUGUST 19, 2024**
- 4. 108-1-12, 38 COMMERCE DRIVE**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY OCTOBER 21, 2024, AT 7:30PM**

**PAPERWORK SUBMISSION DEADLINE FOR THE
PLANNING BOARD MEETING IS
12:00PM ON THURSDAY OCTOBER 3, 2024**

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING
SEPTEMBER 16, 2024
Page 1**

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of September 16, 2024, at 7:28pm. She welcomed everyone, the Pledge of Allegiance and roll call followed.

Present: Chairwoman Irma Escallier, Member Klare, Member Murphy, Member Celentano, Engineer John Russo, Attorney Dominic Cordisco, and Secretary Maria Hunter.

Absent: Member Quinones

Member Klare made a MOTION to accept the minutes from August 19, 2024.
SECOND by Member Murphy, **ALL IN FAVOR.**

108-1-12, 38 COMMERCE DRIVE for KJ PLUMBING: Chairwoman Escallier invited Mr. Larry Torro, Engineer for the applicant to join the meeting. Mr. Torro noted receipt of comments that have been and will be revised from the August meeting and Mr. Russo's memo. The down spouts will be acknowledged. He noted that the 1 parking space that was considered to be tight has been moved, the total count of 26 spaces is the same as the prior approval.

Chairwoman Escallier then asked Mr. Russo, Village Engineer to review his memo to the board (memo of September 13, 2024, attached to minutes). Discussion about the down spouts that will be tied into the storm drainage collection system per the original SWPPP. The interior layout will be submitted to the Village Building Inspector for his review. It was noted that this application is an amendment of the prior 2021 approval which is being modified. Mr. Russo did request that the applicant clean and maintain the site, which Mr. Torro spoke with applicant.

Mr. Torro requested that the board issue a site plan approval obviously acknowledging Engineer and Building Inspector comments and consider these as field changes based on what has been built. Mr. Russo confirmed they already have the permitting in place with the Army Corps, Orange County Sewer District #1 is already tied in, water has been approved with the original approval.

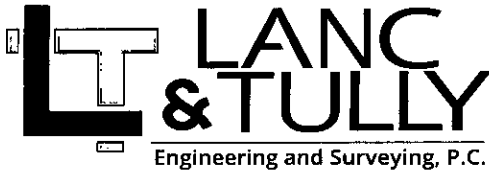
Mr. Torro confirmed that at this time the mezzanine will not be in use. Mr. Cordisco stated that the applicant would need to come back to the board with any changes. Mr. Cordisco stated that this was classed as Type 2 action already.

Member Klare made a MOTION to authorize Attorney Cordisco to draft a Resolution of Approval with conditions discussed, which will be emailed to the Planning Board Members, Engineer, and Secretary. Once Mr. Russo signs off, then Chairwoman Escallier can sign the resolution.
SECOND by Member Murphy, **ALL IN FAVOR.**

Chairwoman Escallier made a MOTION to close the Planning Board meeting of September 16, 2024, at 7:43 pm.
SECOND by Member Klare, **ALL IN FAVOR.**

Minutes respectively submitted,

**Maria C. Hunter
Planning Board Secretary**



September 13, 2024

Ms. Irma Escallier, Chairwoman
Village of Harriman Planning Board
1 Church Street
Harriman, NY 10926

RE: KJ Plumbing Sales
38 Commerce Drive
Village of Harriman
Tax #-108-1-12

Dear Chairwoman Escallier:

We have reviewed the following submitted documents for the KJ Plumbing Sales project to be located at 38 Commerce Drive South.

- Correspondence dated August 28, 2024, from CIVILTEC Engineering & Surveying.
- Plans titled "KJ Plumbing Sales", consisting of Sheets 1 of 12 through 12 of 12, with the latest revision date of August 28, 2024, as prepared by Civil Tec engineering & Surveying.

The applicant is proposing to amend the previously approved site plan for MEDEX Supplies, approved in August of 2021, to allow for a plumbing supply warehouse (KJ Plumbing Sales) at this location. The new tenant would occupy the 40,000 square foot warehouse that is currently under construction at 38 Commerce Drive South. The project is in the I (Industrial District) Zone of the Village, which allows for warehouses as a Principal Permitted Use. The project is considered an "Unlisted" action under SEQRA. Based upon our review of the submitted documents we offer the following comments:

General Comments:

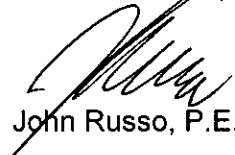
1. As previously requested, a layout for the interior of the building for the new tenant shall be provided to the building inspector. This layout shall include location of all storage areas height of material storage, racking systems, location of hazardous materials storage, etc., as this may have an impact on the sprinkler system within the building. ***Project consultant states that these plans will be provided under separate cover by the applicant.***
2. The plans shall show the location of all roof-leader downspouts. Based upon a recent site visit, there appears to be about 12 downspouts on the west side of the building that drain out on to the sidewalk along the building and then on to the neighbor's parcel. These roof leaders shall be tied into a header pipe and direct to the storm drainage collection system as per the original SWPPP. Discharge of the downspouts across the walk creates a hazardous icing condition across the walks in the winter months, and discharges should not be directed at a neighbor.

3. The sidewalk along the west side of the building should only extend as far as necessary to allow access to any egress door locations. Any additional area beyond the area for the egress door(s) should be removed.
4. The width of the emergency egress path (sidewalk on the west side of the building) is reduced in clear width due to the downspouts. The width of the sidewalk shall be increased to provide the minimum clear width as required by the 2020 NYS Fire Code and Building Code. The Village's Building Inspector should be consulted on the required clear width for this egress path. Based upon current grading off the side of this egress path in the field, which provides for a steep slope directly at the edge of the path, a railing system may be required on the outside edge of the egress path.
5. It does not appear that sufficient maneuvering room is being provided for the last parking stall on the rear west side of the site, as backing movements would be blocked by the location of the dumpster location.
6. The grading on the south side of the stormwater facility should be looked at further, as the grades rise and lower quickly within a short distance based upon the grate elevations.
7. How is the last stormwater chamber on the west side of the stormwater facility connected to the rest of the facility? There does not appear to be any piping from the system to this chamber.
8. The spelling of trench should be corrected on the plan, as it currently states "Tench Grate" on Sheet 3 of 12.

This concludes our review at this time. Further comments may be forthcoming based upon future submissions. **A written response letter should be provided with all future submissions responding to all comments.** If you have any comments, or require any additional information, please do not hesitate in contacting our office.

Sincerely,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Stephen Giacco, Building Inspector