

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**September 19, 2022**

Chairwoman Escallier opened the Village of Harriman Regular Meeting of September 19, 2022, at 7:30pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Present:** Chairwoman Irma Escallier, Board Members Ron Klare, Jim Kelly, Elban Rivera, Juan Quinones, John Russo, Engineer; Dominic Cordisco, Attorney; and Maria Hunter, Recording Secretary

**Member Klare made MOTION** to accept the Planning Board minutes of May 16, 2022, **SECOND** was made by Member Quinones.

<b>AYE:</b> Chairwoman Escallier	<b>NAY: -0-</b>	<b>ABSTAIN: -0-</b>
Member Kelly		
Member Klare		
Member Rivera		
Member Quinones		

Mr. Cordisco: Explained the Resolution for PSC Harriman was previously approved to authorize preparing of document. This evening this board needs to formally vote on resolution.

**Member Klare made MOTION** to approve the Resolution for PSC Harriman, **SECOND** was made by Member Kelly.

<b>AYE:</b> Chairwoman Escallier	<b>NAY: -0-</b>	<b>ABSTAIN: -0-</b>
Member Kelly		
Member Klare		
Member Rivera		
Member Quinones		

**108-1-10, 68 Commerce Drive Site Plan – Review submitted plans:**

Chairwoman Escallier acknowledged the application before the board this evening.

**Present:** Shawn Arnott, P.E., and Sterling DePaul both with MHE Engineering. MHE Engineering Project narrative dated September 2, 2022, is attached.

Mr. Arnott: Proposing a spec 110,000 square foot warehouse, associated offices, parking, stormwater and grading. A little bit of background, this was previously before your board back in May 2021. Previous project had the same basic layout of the warehouse where the grading was a bit lower. Last time before you, the Village Board in December 2021 decided to change the split zoning to be in the I District which benefits the applicant. Proposing a bio retention facility in the front lot. SWPP and storm water reports to be finalized.

Discussion regarding Lanc & Tully September 14, 2022, report between Planning Board members, Mr. Russo, Mr. Cordisco, and applicant. Report is attached.

Chairwoman Escallier: Requested the project stay within the same style as the other buildings.

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
**Regular Meeting**  
**September 19, 2022**

*Member Kelly: Asked what does “spec building” mean and the amount of water usage. Concerned about the six (6) pages of notes from Mr. Russo as to when they will be answered.*

*Mr. Russo: Explained the footprint of the building proposed and designed would be for a warehouse, offices, etc. as stated by Mr. Arnott. Once built all Village building and fire codes would be restricted and controlled by the Village Building Department Inspector. Discussion about water usage needs to be addressed and corrected on EAF. The proposed Fifty Thousand (50,000) cubic yards of fill will need certification to the Building Department per Village code. You will need to make your client aware of requirements for bringing the fill in per Village code.*

*Mr. Arnott: All concerns from Member Kelly will be addressed with a report to Mr. Russo. Agree to the certification that is needed for the soil.*

*Mr. Russo: Plans need to be sent to the fire department.*

*Secretary Hunter: Plans will be sent to the Monroe Joint Fire District for review once I get the correct contact information.*

*Mr. Russo: Don’t see where the refuse containers are located, and the stairs need to be modified. Also need to take a look at the utilities in the road.*

*Mr. Cordisco: At this time plans don’t need to be sent to Orange County Planning Department. This board will need to decide lead agency and to circulate.*

*Member Quinones: Was concerned about the traffic study time frames including Routes 87/17/6 to include Legoland, Woodbury Common.*

*Mr. Russo: They are working on the traffic study with plans submitted to their traffic consultants Creighton Manning (CME) and with the Village’s Traffic Consultant. Looking at traffic with schools back in session. Need to look at all the other projects. Make sure to include The Shops at Woodbury and Gardens at Harriman which will be a very large project.*

*Discussion amongst all that this project’s name will be “68 Commerce Drive Site Plan” and all correspondence will include the SBL.*

*Chairwoman Escallier: Expressed concern about the statement that this is a spec building.*

*Mr. Russo: Explained that this would be like a “model home” and the tenants would be leasing space from the owner.*

*Mr. Arnott: Confirmed that more than likely will be one (1) tenant that the owner will lease to.*

*Mr. Cordisco: Might be possible by the time final approval is given this board may know who the tenant may be.*

**VILLAGE OF HARRIMAN PLANNING BOARD MEETING**  
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*Mr. Russo: This is in the I Zone, so they are allowed a sign on the building or ground mounted, needs to be placed on the plan. Need the location and size/dimensions.*

*Mr. Arnott: Sign on the north side with one (1) way in for truck traffic.*

*Mr. Cordisco: Need a motion to authorize this board to have prepared and circulated to be Lead Agency.*

**Member Klare: made MOTION** to authorize Kristen O'Donnell with Lanc & Tully to prepare and circulate this board's intent to be Lead Agency. **SECOND** was made by Member Quinones.

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

*Mr. Arnott: Showed the board ARB renderings. The building will be 40' high with tilt up panels. Do you want to see anything else?*

*Chairwoman Escallier: Requested landscaping to be shown. Are the colors beige and brown? Stucco olive color?*

*Mr. Russo: Need to show elevations from all sides of the building.*

*Mr. Arnott: Will confirm the colors with the owner.*

*Mr. Kelly: Asked to confirm the size of the proposed building.*

*Mr. Russo: The building will be 110,000 square feet. Approximately 300' wide x 450' long.*

*Mr. Rivera: Coming down Route 6 with the trees you might not see the building as much. With landscaping might break it up.*

**Member Quinones made MOTION** to close the Planning Board meeting of September 19, 2022, at 8:12pm. **SECOND** was made by Member Klare.

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

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