

**PLANNING BOARD MEETING
SEPTEMBER 20, 2021
7:30PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES JULY 19, 2021**
4. **ZONING MAP AMENDMENT**

**THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR
MONDAY OCTOBER 18, 2021, AT 7:30PM
SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS
MONDAY OCTOBER 4, 2021.**

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
September 20, 2021

Chairwoman Escallier opened the Village of Harriman Regular Meeting of September 20, 2021, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Chairwoman Irma Escallier, Board Members Jim Kelly, Neil Murphy, John Russo, Engineer, Kevin Dowd, Attorney and Barbara Singer, Recording Secretary.

Absent: Board Member Juan Quinones, Ron Klare.

Chairwoman Escallier states that the Village of Harriman Deputy Mayor is also in attendance.

MOTION was made by Member Kelly to accept the Planning Board minutes of July 19, 2021.

SECOND was made by Member Murphy.

AYE Member Murphy

NAY: -0-

Chairwoman Escallier

Member Kelly

ZONING MAP AMENDMENT

Chairwoman Escallier: This amendment is regarding property, tax parcel, 108-1-10. Basically, we are here today because 2/3 of the building is sitting on the I Zone and the other third is located in the PAD Zone. If we look in the Code book, it tells us that in the Industrial Zone the height can go up to 50' and in the PAD Zone the height can only go up to 35'. The applicant went before the Village Board in order to get it corrected. So they can have one even level of ceiling, so it doesn't look lopsided, within this community. We're here to express our opinions.

Mr. Dowd: Under your Code, when the Village Board is entertaining a Zoning map petition, like this one, they have to refer to this Board for a recommendation before they would enact a Local Law. I have had a conversation with the Mayor and the Village Attorney, about how to handle the SEQRA. I informed them that we had not done anything on the initial application as far as SEQRA was concerned. The Village Board will handle the SEQRA as far as the zoning amendment is concerned and then whatever development they propose for this project will be under the scrutiny of this Board, with a full SEQRA review and ultimately approval or not approval as the case may be. The Chairwoman expressed the issue correctly as far as the zone line going through the parcel and that makes the development, whatever that may be, a little bit more difficult. They are asking that the line be moved along the lot line and that's what is before the Village Board and the Village Board is asking your opinion whether or not this is a good idea or not. This Board will send your opinion back to the Village Board and if they want to enact a Local Law based upon your recommendation or not pass one. They would then proceed to the Local Law process with Public Hearings, SEQRA. If the Local Law is approved, then it would come back to this Board. If not, it would come back as is.

Chairwoman Escallier: Neil (Murphy) what do you think? Do you have questions? Do you think it should be one line or be divided?

Member Murphy: No, I don't have any questions. The height difference is 35' and 50'. And they want 50'?

Mr. Russo: As far as the height requirement, the I Zone allows for 50' height, the PAD Zone allows 35' height. This lot was bisected by the zones. Yes, they would like the 50'. It makes the lot more favorable for development. It may also allow them to reduce the overall square footprint, if I can build higher, I may not have to build out longer or wider.

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
September 20, 2021

Chairwoman Escallier: In that area, that's all that's over there, factories. Jim (Kelly), do you have questions?

Member Kelly: Is that the only property that's in that zone?

Mr. Dowd: It's the only property that's bisected.

Member Kelly: I'm curious because we have had this come up again, not too long ago.

Mr. Russo: That was for the multi-family dwelling development, Harriman Manor, where the line bisects.

Mr. Dowd: It is always difficult when a zone line runs through a parcel.

Member Murphy: Are all of the buildings over there 50' high?

Mr. Russo: No, not all of them. But all the others are in the I Zone; this property just happens to be bisected. When they sub-divided the parcels over there, they didn't take into account the zones lines. One zone allows for certain types of development, where the other one may allow for less.

Member Murphy: This doesn't have anything to do with the water table?

Mr. Russo: No.

Mr. Dowd: The Village Board wants your opinion, if you see anything that would be a problem with the development of the lot.

Member Kelly: They're going to come before us again. There's going to be more questions that you're going to have then, more than you have now. I'm more concerned with what's going in, what types of tenants. We discussed this last time and we're still left at spec. this is just for this one reason. I just want Neil (Murphy) to know that they're going to come back to us for approval on everything.

Member Murphy: I understand. I think we should allow the zone to change to the I Zone to follow the lot line.

Mr. Panayotou: If I may just say something, what happened was, it was determined. You are absolutely right Jim (Kelly) this is being done on spec. That's the problem because it has been determined that the modern warehouse has a 36' high clear so the PAD Zone doesn't work for that. Then you have 4-5' for super structure and then a parapet which would be 3' or so. We're thinking 44-45'. In order for us to attract the most amount of tenants possible. He's going to built this on spec, that's what he's telling me. We wanted to fit the most tenants so that it can be leased out.

Member Kelly: One of the things with having the different heights, I know a little bit about the stock rooms and such. I recommend changing the zone to the I Zone to follow the lot line.

Chairwoman Escallier: I feel that it should absolutely change the zone line to encompass the entire building into the I Zone.

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
September 20, 2021

MOTION was made by Member Kelly to change the zone to the I Zone to follow the lot line.

SECOND was made by Member Murphy.

AYE Member Murphy
Chairwoman Escallier
Member Kelly

NAY: -0-

Member Kelly: I would like to say one more thing though. Kevin (Dowd) I would like to thank you from me personally, because I don't think I would have stayed on this Board unless you two guys didn't sit there (Kevin Dowd & John Russo, engineer). Irma (Escallier) does a good job but there's so much to learn and I have asked her so many questions, that she's probably sick of me by now but you two have helped me a lot to understand the different issues that we face, even in a small Village. From the zoning to everything, it is overwhelming when you sit here and you're wondering, what's the big deal and it is a big deal. Then you end with places half constructed, or we have two zones, what does that mean? Somebody must have had a say making this into two zones.

Mr. Russo: It could have been that the zoning map was prepared and then they did a sub-division, and they created these lots and they never took a look at where the zone lines fell.

Member Kelly: I also wish you the best.

Mr. Dowd: I want to say thank you very much. I wish all of the Board were present, but it's been a privilege to serve the Village of Harriman and this Board. I will have very fond memories of all of you, those who are here now and those who were here in the past. I am going to transition your new attorney, Dominic Cordisco, on Monday with the open files. I wish you all good health.

Chairwoman Escallier: I would like to say that I appreciate every meeting that you came to, whether it was with Don Danzeisen, or since I've become the Chair. You've given me so much encouragement. The Village Board was right, it is with regret that we accept your resignation. We want the best for you. We appreciate you and will continue to remember Kevin Dowd.

Mr. Dowd: It is with regret that I resign, but I want to move on to the next stage of my life with my wife and segue into retirement. I'm not there yet, but I'm getting there. Thank you so much.

MOTION was made by Member Kelly to close the Planning Board meeting of September 20, 2021, at 7:50pm.

SECOND was made by Member Murphy.

AYE Member Murphy
Chairwoman Escallier
Member Kelly

NAY: -0-

Respectfully Submitted: _____
Barbara Singer, Recording Secretary