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

PLANNING BOARD MEETING
APRIL 21, 2025
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – MARCH 17, 2025
4. 101—2-1.2, 192 ROUTE 17M – UPDATE MINOR SUBDIVISION
5. 101-2-1.12, 200 ROUTE 17M – UPDATE FIELD CHANGES TO FINAL SITE PLAN

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY MAY 19, 2025

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 12:00PM ON MONDAY MAY 5, 2025

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of April 21, 2025, at 7:30pm. She welcomed everyone, the Pledge of Allegiance and roll call followed.

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

Absent: Member Quinones

Member Murphy made a MOTION to accept the minutes from March 17, 2025.
SECOND by Member Klare, **ALL IN FAVOR.**

101-2-1.2, 192 Route 17M and 101-2-1.12, MYL Investors LLC
Attorney Aaron Warner & Attorney Daniel Richmond with Zarin & Steinmetz and John Loch, Engineer, were present for the applicant. Memo dated April 7, 2025, from AFR Engineering was received (will be attached to the minutes). The applicant is seeking a site plan amendment for a minor subdivision adjusting property boundaries between two adjacent developed lots. The height variance was before the Village ZBA, and a favorable decision was granted. The applicant has made an agreement with the Village Board for a conditional certificate of occupancy. As such the first two floors are in operation. The variances for the third story and parking are currently being held in abeyance with the ZBA while we seek additional parking and changes with the planning board.

Village Engineer John Russo with Lanc & Tully submitted two reports dated April 17, 2025, and April 18, 2025, which will be attached to the minutes. It was noted that a local determination was received from the Orange County Department of Planning dated March 25, 2025 (will be attached to the minutes).

Mr. Loch will review the comments received from Mr. Russo. The drainage design working the neighbor, not solving them. An overview of the site plan was shown to the board members. Drainage will be extended, keeping the flow low. The neighbor was advised that she will have to work out an easement with the applicant to use the drainage facilities. Mr. Loch has spoken with the building inspector regarding any permitting needed. Sheet # SP2-A will be cleaned up as well as other sheets. Screening and plantings will be addressed. Traffic study will be revised.

Chairwoman Escallier asked if any questions or concerns from the planning board members, no comments. She asked for more landscaping and plantings for the hearing next month. This will be looked into by Mr. Loch.

Attorney Warner pursuant to the revisions and plans the site plan amendment should be granted by this board since they meet or exceed the six requirements per the Village code Section 140-45, C 1-6. Will update the traffic study, with the long drive no public parking on Route 17M. An adequate functional storm water system has been shown, and the site plan will be revised with Mr. Loch amending the SWPPP. The applicant will be posting a $10,000.00 escrow bond with the Village for the landscaping. The applicant will be appearing before the Village ZBA on May 7, 2025. Requesting to schedule public hearing for the May 21st Planning Board meeting.

Mr. Russo and Mr. Loch will be discussing changes to parking and to see what can be done with the retaining walls. The site plan will show the number of parking spaces.

Mr. Cordisco noted that the public notice requirement is 300 feet for notices to be mailed to residents. Mr. Cordisco will confirm the code and will contact Mr. Richmond about the mailings. The newspaper notice has been sent for the May 21st meeting.

Member Murphy made a MOTION to close the Planning Board meeting of April 21, 2025, at 8:00 pm. **SECOND** by Member Klare, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

LANC & TULLY
Engineering and Surveying, P.C.

April 17, 2025

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

RE: 192 17M LLC & MYL Investors
Minor Subdivision
Village of Harriman
Tax Nos. 101-2-1.12 & 1.2

Chairwoman Escallier:

My office has received the following regarding a minor subdivision (lot line change) for the parcels located at 192 & 200 Route 17M:

- Correspondence dated April 7, 0225, as prepared by AFR Engineering and Land Surveying, P.C.
- Short Environmental Assessment Form dated March 26, 2025.
- Plan titled "Minor Subdivision – 192 17M LLC & MYL Investors LLC", dated March 18, 2025, as prepared by AFR Engineering and Land Surveying, P.C.

The proposed project entails a minor subdivision (lot line change), in which the owner is proposing to transfer 12,143 square-feet (0.2788 acres) of the parcel located at 192 Route 17M (Tax parcel 101-2-1.2) to the parcel located at 200 Route 17M (Right Choice Builders - Tax parcel 101-2-1.12). As this is a transfer of a portion of land from one lot to another, no new lots are being created. The parcels are located in the B-2 (General Business) Zone, and the proposed parcels were found to be compliant with the required schedule of district regulations for the zone. Based on our review of the above documents and plan, we offer the following comment:

1. The plan notes the building located on Lot No. 2 as being 2 stories. The submitted Short Form EAF notes that an area variance for the number of stories may be required for this lot. The plan should list the actual number of stories as determined by the ZBA.

This completes our review at this time. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Sincerely,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Kathy Stegenga, Building Inspector

LANC & TULLY
Engineering and Surveying, P.C.

April 18, 2025

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

RE: Right Choice Builders
200 Route 17M
Amended Site Plan
Village of Harriman
Tax No. 101-2-1.12

Chairwoman Escallier:

My office has received the following regarding the amending of a site plan, previously approved by the Village Planning Board on April 15, 2019, known as "Right-Choice Builders", located at 200 Route 17M (previously noted as 194 Route 17M):

- Correspondence dated April 7, 2025, as prepared by AFR Engineering and land Surveying, P.C.
- Short Environmental Assessment Form dated March 26, 2025.
- Plan set titled "Amended Site Plan – 194 Route 17M", consisting of Sheets 1 of 32 through 32 of 32, with Sheets 1 – 8, 11-19 and 22-29 having the latest revision date of March 18, 2025 as prepared by AFR Engineering and land Surveying, P.C.; Sheets 9-11 and 32 having the latest revision date of March 2, 2025, as prepared by AFR Engineering and Land Surveying, P.C.; Sheet 30 having the latest revision date of April 1, 2019, as prepared by David Niemotko Architects; and Sheet 31 as being prepared by Maser Engineering. *It should be noted that Sheets 20 (SP-11H) and 21 (SP-11I) were missing from the plan set.*

The project applicant is seeking to amend the prior site plan approval to remove/amend notes previously found on the Cover Sheet of the previously approved site plan, as well as to allow for a 3rd story on the building. The applicant is also proposing additional vehicle parking on the site and relocating some of the vehicle parking on the site. The parcel is located in the B-2 (General Business) Zone. As to SEQRA, the action would be an "Unlisted Action", as it is not classified as a Type I or Type II action.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. Although the plans have been signed by the engineer, the plans still need to be sealed by the professional.

2. As the building has a 3rd floor, in turn a 3rd story, the applicant will need to seek a variance for the 3rd story as the B-2 zone allows for a maximum of 2-stories.

3. Sheet 10 of 30 is incomplete, as it appears that it did not print properly. This sheet should be re-printed so that all information shows and submitted with the next submission.

4. Sheets 20 (SP-11H) and 21 (SP-11I) were found to be missing from the plan set. These sheets should be included in the next submission.

5. The "Zoning Board of Appeals Decision Notes" on Sheet 1 of 32 shall be updated to include the variance granted for the height of the building.

6. The last portion of Note No. 7 on Sheet 1 of 32 should be revised to reference Notes 5 & 6.

7. Sheet 1 of 32 currently reflects a single parcel for both 192 and 200 Route 17M. The plan shall be updated to reflect the proposed property line between the two parcels as depicted on the minor subdivision plan. The same should be applied to all other sheets in the plan set.

8. The Bulk Requirements should be updated to reflect the area to be added to the site based upon the minor subdivision application.

9. The parking calculations on Sheet 2 of 32 should be revised to reflect the actual number of parking stalls to be constructed on the site. Based upon Sheet 6 of 32, this appears to be 109 parking stalls.

10. The labeling around the proposed parking lot expansion area on Sheet 2 of 32 should be increased in size so that all text is legible. There are also a few instances where text is located over one another. All text should be adjusted to ensure that it does not overlap other text or notes to ensure legibility.

11. Consideration should be given to reducing the amount of information provided on Sheet 2 of 32 given the reduced scale of the drawing to allow for a clear picture of the proposed site plan.

12. The "Northerly Retaining Wall Plan" on Sheet 3 of 32 has a leader line going off to the left, but no text is present for this leader line. The appropriate text/note shall be included as to what the leader line is pointing to. We would also note that the information provided on the right side of the drawing where the wall is proposed should be revised to reflect the proposed grading in this area and cleanup of labeling to allow for clarity as to the proposed work.

13. Sheet 4 of 32 has a number of labels and notes that overlap one another making it difficult to read the plans and notes. The plan should be revised to adjust labeling and notes so that they do not overlap one another.

14. In the area of the proposed parking lot expansion on Sheet 4 of 32, additional labeling shall be provided for the proposed retaining walls, along with providing top and bottom of wall elevations along the walls and proposed contours between and below the walls to show how the proposed grading for the site will tie back to existing contours.

15. In the area of the proposed parking lot expansion on Sheet 4 of 32, are parking stalls shall be shown, and the plan should note what curbing is to be removed and/or installed.

16. A note has been included in the proposed parking lot expansion area on Sheet 4 of 32 stating "See Sheet SP-21", where as the note in this area on Sheet 5 of 32 states "See Sheet SP-20". The plans and notes shall be coordinated with one another.

17. Sheet 6 of 32 should demonstrate the ability of a vehicle parked in the last stall of the parking lot expansion area to be able to maneuver out of the stall given the stalls are directly against the retaining wall.

18. The "Enlarged Easement" plan on Sheet 6 of 32 should be revised to reflect the actual easement as provided on the Minor Subdivision plan. The easement should be reflected properly on all sheets of the plan set that it appears on.

19. The proposed plantings around the proposed parking lot expansion area should be labeled as it is hard to determine what is proposed with the depiction given the scale. If this is only Rhododendron, we would recommend the plantings in this area be revised to reflect additional tree plantings so as to provide better screening for the adjacent neighboring parcel.

20. Profiles shall be provided for the proposed retaining walls to be constructed.

21. Although the elevation views on Sheet 30 appear to have been revised to reflect windows, we would recommend that a solid border be put around each of the windows, and a call out added to note these as windows.

22. Sheet 32 of 32 shows a conceptual parking layout. We would recommend that this plan be further developed to show the grading of the parking lot and adjacent area, the proposed drainage system to be fully detailed including providing for sizing of pipes and their respective material, and lighting for the parking lot itself.

23. Full construction details shall be provided for the proposed drainage system depicted in the proposed parking lot expansion area, along with a drainage analysis for this area.

24. The scale of the drawing on Sheet 30 of 30 shall be provided, as well as labeling adjusted so that it does not overlap other labels on the plan.

25. If a Maintenance and Easement Agreement was not previously provided for the stormwater facilities at the site, one should be submitted. If one was previously approved, we would ask that a copy of the agreement be provided.

26. As discussed at the last Planning Board meeting, traffic in and out of the site should be analyzed in relationship to the original traffic study conducted for the site.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Sincerely,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: Dominic Cordisco, Esq.
Kathy Stegenga, Building Inspector