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

PLANNING BOARD MEETING
JANUARY 27, 2025
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – SEPTEMBER 16, 2024
4. 101-1-1.31, VILLAGE VIEW ESTATES – EXTENSION REQUESTED
5. 102-4-10 & 11, HARRIMAN MANOR – EXTENSION REQUESTED
6. 106-5-10 & 15, 36 ROUTE 17M – REVIEW GARFIELD PLUMBING
7. 108-1-10, 68 COMMERCE DRIVE – REVIEW WAREHOUSE PLANS

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY FEBRUARY 24, 2025

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 12:00PM ON FRIDAY FEBRUARY 7, 2025

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of January 27, 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, Member Quinones Engineer John Russo, and Secretary Maria Hunter.

Absent: Attorney Dominic Cordisco

Member Klare made a MOTION to accept the minutes from September 16, 2024.
SECOND by Member Murphy, **ALL IN FAVOR.**

101-1-1.31, Village View Estates – Extension request, Request dated October 28, 2024, was received on November 26, 2024, from Mr. Larry Adler requesting an additional six-month extension. Mr. Russo noted that a number of changes to the stormwater regulations with changes to be adopted by the end of the week. He will reach out to the owner and engineer to update their SWPPP to comply with the regulation changes.
Member Klare made a MOTION to approve an extension for six months, thru to May 19, 2025.
SECOND by Member Murphy, **ALL IN FAVOR.**

102-4-10 & 11, Harriman Manor – Extension request, Request dated December 2, 2024, was received from Mr. Michael Morgante requesting an additional one-year extension. Chairwoman Escallier recommended to give a 9-month extension to allow for changes to be done with the new SWPPP regulations. Mr. Russo noted the applicant is still waiting for the agency approvals needed.
Member Klare made a MOTION to approve an extension for nine months, thru to November 11, 2025.
SECOND by Member Quinones, **ALL IN FAVOR.**

106-5-10 & 15, 36 Route 17M, Garfield Plumbing
Mr. John Loch, Engineer, was present for the applicant. Lanc &Tully report dated January 23, 2025, are attached to the minutes. Chairwoman Escallier noted the properties are within different zones as noted in Mr. Russo's report.

Mr. Loch acknowledged that the properties are split within commercial & residential zones. Front property contains the business, applicant is looking to match up the boundary between the properties, while maintaining the residential portion. Many variances are needed due to the unique situation. Unable to make it a conforming lot due to setbacks. Proposing retaining wall no details yet, need the Planning Board members to examine this project before proceeding to the ZBA. He referred to the plan and showed the members the existing lot line. Additional parking is needed, and to expand the storage space. No retail sales will occur. To allow more parking spaces need to be 5 feet from the property line.

Chairwoman Escallier noted that a referral is to be sent to the ZBA, which will be done by our attorney.

Mr. Russo noted that the elevation plan showed the building to be 20 feet in height, which will be confirmed. The bulk table stated height at 15 feet. No buffer shown on plan which was confirmed. Members want a buffer which needs to be included in the referral. Mr. Russo will reach out to Mr. Cordisco referring the applicant to the ZBA.

Member Murphy confirmed that an easement will be established. Currently there is a problem in obtaining the easement per Mr. Loch. The height of the building needs to clarified on the plan and bulk table. B-2 zone maximum height is 35 feet.

Mr. Russo noted that area variances, coverage variances, buffer strip variance, minimal front, rear & side yard variances. Mr. Russo will contact Mr. Cordisco to prepare the letter.

108-1-10, 68 COMMERCE DRIVE
Mr. Jaime Zajac and Mr. Aiden Mahoney with MHE Engineering representing the applicant. Currently this is a vacant lot, planning to build 109,000 square foot warehouse.

The Lanc &Tully report dated January 24, 2025, are attached to the minutes. Mr. Russo asked about the wetlands being delineated, due to impending revised SWPPP regulations this will need to be addressed. Applicant needs approval from the Orange County Sewer District No. 1 and approval from the Village of Harriman for water. An updated traffic report is needed from the applicant's consultant. A JD letter is issued by the Army Corps of Engineers. The applicant's engineers will be corresponding with Mr. Russo's report and to update plans and necessary reports. Phasing plans need to be looked at.

Board members would like to see asked about lighting on & around the building, an updated traffic report, SWPPP and wetland updates to review before scheduling a public hearing. All members agreed to hold off on scheduling a public hearing until updated information is received.

The Notice to become Lead Agency was approved and will be circulated tomorrow by Mr. Russo's office. Planning Board Secretary will submit paperwork for GML review with Orange County.

Member Klare made a MOTION to close the Planning Board meeting of January 27, 2025, at 8:24 pm.
SECOND by Member Murphy, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

LANC & TULLY
Engineering and Surveying, P.C.

January 23, 2025

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

RE: Klein / Garfield Plumbing
36 State Route 17M
Village of Harriman
Tax Map Nos. 106-5-10 & 15
Subdivision & Site Plan

We have reviewed the following submitted documents and plans for the Klein/Garfield Plumbing Subdivision and Site Plan application proposed at 34 & 36 Route 17M:

- Correspondence dated January 9, 2025, from AFR Engineering and Land Surveying, P.C.
- Architectural elevation plan titled "Proposed edition for: 36 NY 17-M", dated January 2022, as prepared by Hartman Design.
- Plan set titled "Garfield Plumbing & Heating prepared for Abraham Klein", consisting of Sheets 1 of 6 through Sheet 5 of 6, dated January 9, 2025.

The applicant is proposing a subdivision and site plan of the two parcels located at 34 & 36 State Route 17M. These parcels were last before the Planning Board in September of 2015, at which time tax parcel 106-5-15 (36 Route 17M) received site plan approval for Garfield Plumbing & Heating. Presently tax parcel 106-5-10 (34 Route 17M) is split by a zone line and is located in the B-2 and R-100 Zones, whereas tax parcel 106-5-15 (36 Route 17M) is located fully within the B-2 Zone. Based upon our review of the submitted documents and plan, we offer the following comments:

General Comments:

1. The Elevation plan shall be provided at a scale so that the measurements are legible.

2. The bulk zoning table on Sheet 2 of 6 for the B-2 Zone notes that the proposed maximum height of the building will be 15 feet, but the elevation plan provides for a height over 20-feet. The bulk table shall be revised to reflect what is to be constructed at the site.

3. In accordance with Section 140-18, Buffer Strips, "A side or rear yard in a B-1 or B-2 district adjacent to a residential district or an apartment in an RM District adjacent to a R-50 or R-100 District shall have a minimum width or depth of 20 feet, which shall be landscaped and free of pavement, and that part nearest the residential district shall be planted with screen or evergreens having a uniform height of not less than five feet above ground level at the time of planting and set in a double staggered row, spaced eight feet apart in each row, and shall be properly maintained to afford an effective screen between the two districts. In a B-2 district, no parking shall be permitted within 10 feet of a street line." This zoning requirement impacts the proposed building expansion, as well as the expansion of the parking area proposed on Lot 1. On sheet 2 of 6, a note has been added to the plan reflecting this requirement and further noting that "None" is provided. The applicant will need to seek a variance for this. It is further recommended that the applicant provide some type of screening to reduce visual impacts on the adjacent neighbors.

4. Based upon the zoning requirements for the R-100 Zone and the proposed subdivision of the two parcels, proposed Lot 2 will require variances for Minimum Lot Area, Minimum Front Yard, and Maximum Lot Coverage, prior to the project proceeding forwards.

5. Based upon the zoning requirements for the B-2 Zone and the proposed subdivision and expansion of the Garfield Plumbing Building, Lot 1 will require a variance for the Minimum Rear Yard, as well as the requirement for a "Buffer Strip" as noted in Comment No. 2 above if it can not be complied with, prior to the project proceeding forwards.

6. A storm drainage analysis shall be prepared for the proposed project to clearly show the pre & post drainage from the site given the increase of impervious area proposed. The plans shall also show how drainage will be handled so that it does not impact the neighboring parcels.

7. The proposed grading for the project shall be provided on the plans.

8. The ingress/egress easement for access to proposed Lot 2 shall be clearly defined on the plans and shall include metes and bounds for the easement. A description of the easement shall be prepared and submitted for review.

9. An easement for the parking to be located on Lot 1 for Lot 2 shall be shown on the plans, as well as a formal description being prepared for the easement. The plans shall clearly show the location of the proposed parking dedicated for Lot 2.

10. A maintenance agreement for the proposed access easement and parking easement shall be prepared and submitted for review.

11. The dumpster at the front of the site near the entrance should be relocated to an area behind the building and shall be located in a dumpster enclosure. Construction details for the dumpster enclosure shall be provided on the plans.

12. The fencing from the neighboring parcel appears to encroach onto the rear of proposed Lot 1. How will this be addressed? ***Applicant's Engineer has stated that since the location of the fencing does not interfere with the applicant's proposed development, no action is proposed.***

13. Where does the 18" diameter drain, located off the front right corner of the Garfield building, serve and where does it drain to? ***Applicant's Engineer notes that it appears to be a simple seepage pit.***

14. The plan shall show the location of all roof leaders, existing and proposed, and where they drain to. ***Applicant's Engineer notes that the roof drain discharges to the pavement near the easterly corners of the plumbing shop building.***

15. The proposed site plan shall be revised to remove those items that were noted on the demolition plan as being removed, so as to provide a clear picture of the site as it is proposed to be constructed.

16. The detail sheet (Sheet 6 of 6) was not included with the plan set at this time. As the project progresses, the necessary construction details should be added to the plan and the plan provided as part of the submission.

This concludes our review at this time. Further comments may be forth coming 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, Attorney
Kathy Stegenga, Building Inspector

LANC & TULLY
Engineering and Surveying, P.C.

January 24, 2025

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

RE: 68 Commerce Drive
Village of Harriman
Tax # 108-1-10

Dear Chairwoman Escallier:

The applicant for the parcel located at 68 Commerce Drive South proposes to construct a 109,210 square foot building, that includes 107,410 square feet of warehouse and 1,800 square feet of office space, on a 7.8± acre parcel located in the Village's Industrial (I) Zoning District where warehouses are listed as a principal permitted use. The previously submitted narrative stated no end user has been identified so the specific site operations and materials to be stored have not yet been identified. Our office has reviewed the following submitted documents:

- Response letter, dated January 5, 2025, as prepared by MHE Engineering.
- Part 1 of the Full Environmental Assessment Form (EAF) dated January 4, 2024.
- Stormwater Control Facility Maintenance Agreement and Easement.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by MHE Engineering dated January 10, 2024.
- Plan set titled "Proposed Site Plan for 68 Commerce Drive", Site Plan titled "68 Commerce Drive Site Plan" consisting of 19 sheets, with the latest revision date of January 3, 2025, prepared by MHE Engineering.

SEQRA Comments:

1. The "Brief Description" section on Page 1 of 13 should be revised to reflect the actual square footage of 109,210 as stated on the plans.

2. As the Full EAF document was amended/revised, the date the document was revised should be reflected on Sheet 13 of 13.

General Comments:

1. As the project is located within the 100-year Floodplain, the project will require a Floodplain Development Permit in accordance with Section 82-11 of the Village's Code. ***Applicant believes that the requirements of said Section of the code have been met with the current design.*** The applicant shall discuss this matter further with the Building Inspector as the project moves forwards and provide all floodplain calculations with the permit. ***Applicant notes that they will work with the building inspector to obtain the permit upon site plan approval.*** It is our recommendation that the permit be obtained prior to

approval to ensure compliance with compliance with the regulations and ensure that no changes are necessary to the site plan.

2. The project will require Nationwide Permit Coverage from the Army Corp. of Engineers for the proposed disturbances to the federal wetlands located on the site. The Planning Board shall be copied on all correspondence to and from the Army Corp. of Engineers. ***Applicant notes that they will copy Planning Board on all correspondence.***

3. The project will require review and approval for the sanitary sewer service from Orange County Sewer District No. 1. ***Applicant notes that they will copy Planning Board on all correspondence.***

4. The applicant will need to seek approval from the Village Board for water for the site. ***Applicant notes that they will work with the Village Board for the approval for the use of water on the site.***

5. The applicant will need NYSDEC permitting for stream bank disturbance for the proposed outlets into the Ramapo River.

6. The plans shall be submitted to the Fire Department to allow for their input with regards to site access and any other concerns that they may have. The applicant did submit to the fire district and on January 21, 2025, an email was received from Chief Rich Lenahan of the Monroe Joint Fire District in which Chief Lenahan stated "*The plans look ok. The perimeter allows for apparatus and the water flow in the area is adequate.*" Based upon the email, it appears that the fire district is fine with what is currently proposed.

7. Applicant shall address previous comments from the Village's Traffic Consultant, in their correspondence of September 14, 2022. A copy of the Traffic Consultant's correspondence is attached to this review letter. ***Applicant notes that the traffic engineer is working to address previous comments.***

8. The applicant should be aware that Section 140-28 of the Village Code only allows for a single identification sign, which can either be wall mounted or ground mounted sign. If the applicant is proposing a ground-mount sign, the location of the proposed identification sign shall be shown on the plans. ***The applicant has stated that since a tenant for the project has not yet been identified, it is unknown whether a wall mount or ground mounted sign is desired. Space has been reserved near the front of the site to locate a ground mounted identification sign with an example detail size requirement provided for illustration purposes only.***

9. As the SEQRA document notes that 5.3 acres of the site will be disturbed, the applicant should either provide a phasing plan to show how they will remain under the maximum allowable disturbance of 5 acres or apply for a waiver. Although a phasing plan has been provided on Sheet C-105, we do not believe this phasing plan will work as indicated, as the construction of utilities would be in concert with the building construction and therefore would require disturbance of the Phase 2 area as well as Phase 1 area. Applicant shall further review their phasing plan and modify as needed or seek a waiver in accordance with NYSDEC regulations. Applicant is now proposing 3 phases of construction, with the largest phase being 3.30 acres in size.

10. As the 26-foot-wide access lane around the building will serve as an aerial and fire access road, in accordance with Paragraph D103.6.1 of the 2020 Fire Code of NYS, access roads 20 to 26 feet in width shall have fire lane signs posted on both sides. A plan sheet shall be added to the plan set specifically showing and calling out all required site signage and stripping for the project, as the minimal signing currently shown on the plans is lost in all the other information shown on the plans. Based upon the recent plans submitted, additional signage is required along the entire length of the fire lane (entire loop) around building.

11. Paragraph D104.3 of Appendix D of the 2020 Fire Code of NYS states "*Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between access points.*" The longest diagonal for the project is 1,034 linear feet, which would require a separation distance between access roads to be no less than 517 feet. The plans presently show the separation between access roads to be approximately 360 linear feet, which is less than the required per the fire code. The applicant shall apply to state for a waiver to this requirement. The Planning Board shall be copied on all correspondence with the state regarding this matter. ***Applicant's engineer states that they are coordinating with NYS Department for State for the required variance.***

12. A stormwater maintenance agreement should be prepared for the project and submitted for review. ***Applicant has submitted a draft of the required document, which should be reviewed by the Village's attorney.***

Sheet C-101:

13. The plan notes that the 20-foot-wide sewer easement running across the site is to be abandoned. The paperwork for this abandonment shall be provided to the Planning Board attorney for review. ***Applicant notes that they are working with their surveyor to address this matter.***

14. The plan notes that there is a temporary easement in the easterly corner of the parcel, which is situated over an existing drainage line. The width of this easement shall be noted on the plan, as well as noting who the easement is in favor of. If this easement was to be provided to the Village of Harriman for the drainage line within it, then this easement shall be offered to the Village as a permanent easement at this time. ***Applicant notes that they are working with their surveyor to address this matter.***

15. As previously requested, the plan shall be updated to reflect size and material of the water, sewer, and storm lines within Commerce Drive South, as well as providing the rim elevations and pipe inverts for the sanitary sewer manholes and stormwater catch basins. Although the size and material of the sewer has been noted, along with the associated invert elevations, the plan shall be revised to reflect the 12" water line being ductile iron pipe. Although the information for the existing storm drainage system within Commerce Drive has been provided on Sheet C-103, it shall also be reflected on the this sheet since it represents existing conditions.

Sheet C-103:

16. There is concern that if the bio-retention facility were to surcharge from the Ramapo River, that there would be surcharge waters backing up out of CB #21, in turn flooding the area around this basin as well as possibly flooding the loading dock area. This should be looked at further.

Sheet C-105:

17. The "Sequence of Construction" notes on the sheet shall be shifted to the right side of the plan sheet so that it is not missed by the contractor or others.

18. The development of the phasing plan shall consider the cut & fill requirements as indicated on Sheet C-107. Based upon the phasing shown on this Sheet C-105, the last phase of the construction (Phase 3) will be that of the reserve wetland area, which requires cutting according to Sheet C-107. What is to occur with the material removed from the wetland area? I believe it would be advantageous to get the work required in wetlands completed prior to construction of the retaining wall along the back of the site, which is part of the work within Phase 1.

Sheet C-106:

19. The lighting on the north side of the building shall be adjusted so as to prevent spillage on to the neighboring parcel.

20. The "Wall Pack" light detail shall be enlarged so that it is legible. At present, the text is small and illegible. The consultant shall also ensure that the proposed lighting is night sky compliant and shall provide a note on the plan stating that all lighting provided on the site shall be night sky compliant.

Sheet C-108:

21. Based upon the turning movements shown on the plans, it appears that trucks will either collide when backing into a stall if other trucks are present, or clip of the cab of the truck next to them when pulling out. This shall be looked at further by the applicant's engineer.

Sheet C-501:

22. An additional note shall be added to the "Retaining Wall" details which states "Upon completion of the construction of the retaining wall(s), a letter from a licensed engineer in the State of NY shall be provided to the building inspector which shall state that the retaining wall(s) have been constructed in conformance with the approved wall design."

23. The "Sidewalk Curb Ramp" detail on the sheet should reflect the type of ramps to be constructed on the site. Based upon the width of the sidewalks on the plans, the location of the curb ramps, and the "Handicapped Parking Space" detail, it is recommended that the detail be revised to reflect something similar to what is depicted in the handicap parking details.

Sheet C-505:

24. The ADS system details on the sheet shall be updated to reflect the 4" HDPE pipe that is existing the system under the 18" HDPE pipe. The details shall clearly show how this connection is being made since they are atop one another.

SWPPP:

1. The SWPPP is dated January 10, 2024, but we believe this should be January 10, 2025. The Engineer shall verify when the SWPPP was revised and provide the appropriate date on the document.

This concludes our review at this time. Further comments may be forth coming 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.
Building Inspector