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

PLANNING BOARD MEETING
JULY 15, 2024
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – FEBRUARY 26, 2024
4. 101-1-1.31, VILLAGE VIEW ESTATES – EXTENSION REQUEST
5. 108-1-12, 38 COMMERCE DRIVE – KJ PLUMBING SALES
6. 106-5-10 & 15 – RE-SUBDIVIDE PROPERTIES

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY AUGUST 19, 2024, AT 7:30PM

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 12:00PM ON FRIDAY AUGUST 2, 2024

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
JULY 15, 2024
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Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of July 15, 2024, at 7:30pm. She welcomed everyone followed by the Pledge of Allegiance and roll call.

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

Absent: None

Member Klare made a MOTION to accept the minutes from February 26, 2024.
SECOND by Member Quinones, ALL IN FAVOR.

101-1-1.31, VILLAGE VIEW ESTATES: Chairwoman Escallier confirmed that escrow is current with invoices paid. Mr. Larry Adler requested an additional six-month extension through November. Mr. Russo noted no work for tree removal until the fall. Chairwoman Escallier noted the extension approval is retroactive from May 20th thru to November 18th.
Member Klare made a MOTION to extend the 6-month extension request to November 18th.
SECOND by Chairwoman Escallier, ALL IN FAVOR.

108-1-12, 38 COMMERCE DRIVE for KJ PLUMBING: Chairwoman Escallier asked the representative(s) for this application to step forward. Mr. Larry Torro with CIVILTEC Engineering, Mr. Leiby Mandel, and Mr. Moses Markowitz were present for the application before the Planning Board this evening. Mr. Torro acknowledged this property was previously approved for a medical supply warehouse facility. Currently KJ Plumbing Warehouse and Wholesale are interested in occupying the space. The Building Inspector and Mr. Russo had some questions and asked them to appear before the board regarding the change in use. Mr. Torro's understanding it will be a warehouse that supplies plumbing contractors. Not a retail facility that is open to the general public.

Chairwoman Escallier asked Mr. Russo to go over his report. A plumbing warehouse for contractors is being proposed. Plans need to be resubmitted with the correct name with comments 1 through 10 from his report to be included in the revised plans. (Lanc & Tully engineer report dated July 19, 2024, will be attached to the minutes.)

Mr. Torro will revise the plans accordingly. In response to Mr. Russo's comments, they expect trucks about 53 feet in length making deliveries of about 3-5 per day that are scheduled. Pickups will occur approximately 45 times a day, employees will commute together to elevate the parking, mezzanine plans will be submitted for offices and no storage.

Member Rivera had concerns about the storage of hazardous products. Mr. Russo noted pipe glues and cleaners; under the building code these items are listed as hazardous, which the Building Inspector will confirm. Attorney Cordisco noted this is required for firefighting purposes.

Member Quinones asked for the hours of operation. Mr. Torro stated Sunday through to Friday, no Saturdays, 6AM to 8PM. Information will be updated on the revised plans. It is anticipated about 45 pickups during the day, not all at once.

Chairwoman Escallier asked if the landscaping to remain as previously approved. Mr. Torro confirmed yes, the same. It was confirmed enough parking was available during the day. Any future changes to the plans need to come back before the board. A revised site plan will be submitted to the board. It was confirmed that only KJ Plumbing will be the only operating business at the facility.

Attorney Cordisco noted the resolution will list the conditions as discussed on what can be done and any changes will need to return for a site plan amendment. This needs a public hearing once revised plans are submitted. Mr. Torro requested the board set the public hearing tonight pending the revised plans to be submitted.

Member Klare made a MOTION to schedule a public hearing for August 19th.
SECOND by Member Quinones, ALL IN FAVOR.

106-5-10 & 15, SUBDIVISION & SITE PLAN - 36 STATE ROUTE 17M: Chairwoman Escallier asked the representative for this application to step forward. Mr. John Loch with AFR Engineering is presenting on behalf of the applicant before the Planning Board this evening. This project is more than a subdivision of lots, somewhat unique situation. The first lot is completely in a commercial zone operating as a plumbing business with site plan approval. The second lot is split between 2 zones, residential and B-2. The applicant is looking for additional storage to allow him to buy in bulk. Wants to keep the legal family dwelling and to provide adequate. Recognize they will need variances for minimum rear yard, lot area, front yard, buffer strip and parking. Asking the Planning Board for input on how to proceed with parking, fencing, screening, and planting for the space. No impact to dwelling with proposal.

Chairwoman Escallier asked Mr. Russo to go over his report. Comments 1 through 17 from his report were discussed with some to be included in the revised plans. (Lanc & Tully engineer report dated July 9, 2024, will be attached to the minutes.)

Discussion between Mr. Russo and Mr. Loch reviewing the July 9th report. Comments will be implemented on a revised site plan. First time before this board, need additional information to be provided, drainage analysis needed which slopes off towards car wash. Access easement needed to residential dwelling.

Mr. Cordisco stated a note needs to be added to the plans noting that this does encroach, and no way does this planning board approving that encroachment.

Discussion of buffer and screening concerns on plantings, type of fencing including buffer set back. Mr. Loch will review the site plan and include Mr. Russo's report. Chairwoman Escallier asked to see type of fencing proposed at a future meeting. Mr. Loch will speak with the architect and ask for elevation views. A formal easement will be prepared between both lots. Vinyl fencing and combination of landscaping was offered by the board members to be incorporated.

Member Quinones made a MOTION to close the Planning Board meeting of July 15, 2024, at 8:27pm.
SECOND by Member Murphy, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter, Secretary

LANC & TULLY
Engineering and Surveying, P.C.

July 9, 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 June 26, 2024, from CIVILTEC Engineering & Surveying.
- Correspondence dated June 17, 2024, from 38 Commerce LLC to Village Building Inspector.
- Planning Board Application dated June 26, 2024.
- Short Environmental Assessment Form dated June 26, 2024.

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. New plans for the project should be submitted with the name of the new tenant, as the previously approved plans are titled for MEDEX. The plans should also be revised to reflect any changes that have been made at the site, or to the building during the construction of the site and building presently.

2. Notes shall be added to the plans stating the following:

   i. KJ Plumbing sales will store and sell hazardous products for the purpose of plumbing/HVAC projects.
   ii. There shall be no outside storage of materials.
   iii. There shall be no outside storage of materials handling equipment.
   iv. Trucks shall be no parking of vehicles or delivery trucks along South Commerce Drive

3. The days and hours of operation shall be provided on the plans.

4. The number of employees to be employed at the site should be noted on the plans.

5. Although the applicant's correspondence states that the clientele are contractors and not the general public, it should be noted that any person at the site that is not an employee is considered part of the general public.

6. The applicant states that there are 3-5 deliveries to the site per day. Additional information should be provided regarding these deliveries. This information should include what time of day the deliveries are made to the site, and what is the size of the largest truck making the deliveries to the site. The plans should also show that delivery trucks have the ability to maneuver through the site.

7. The applicant notes that there are 45 pick-ups per day. A breakdown shall be provided as to when these pick-ups occur over the period of a day. This information could be obtained from the tenants' current operations at their warehouse in the Village of Florida. The applicant shall clearly show that sufficient parking shall be provided on the site to accommodate the employees as well as the contractors picking up materials.

8. The plan shall include the location of a refuse enclosure with dumpster and provide construction details for the refuse enclosure. The plan shall note the size of the dumpster to be located on the site.

9. As originally proposed, the building has a mezzanine area that was to be used for offices. How is this area within the building proposed to be used by the new tenant?

10. 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.

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.
Stephen Giaco, Building Inspector

LANC & TULLY
Engineering and Surveying, P.C.

July 3, 2024

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 June 25, 2024, from AFR Engineering and Land Surveying, P.C.
- Planning Board Application dated June 26, 2024.
- Short Environmental Assessment Form dated June 25, 2024.
- Plan titled "Subdivision & Site Plan of Garfield Plumbing & Heating prepared for Abraham Klien", dated April 1, 2024, as prepared by AFR Engineering and Land Surveying, P.C.

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 zoning bulk table for Lot 2 shall be revised to reflect the required parking for a two-family dwelling, not an industrial office.

2. 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.

3. 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.

4. 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.

5. We would recommend that a plan set be prepared that includes the following plan sheets:
   i. Existing Conditions
   ii. Subdivision Plan
   iii. Demolition & Removal Plan – Plan shall clearly identify all items that are to be removed from the existing two parcels.
   iv. Site Plan – Plan shall show all proposed improvements and grading proposed.
   v. Erosion and Sediment Control Plan
   vi. Construction Details

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

7. The proposed floor elevation of the proposed building expansion shall be provided on the plans.

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

9. 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.

10. 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.

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

12. 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.

13. The location of water and sewer services serving each of the existing buildings shall be shown on the plans.

14. The proposed parking stalls shall be numbered to clearly define each stall.

15. The fencing from the neighboring parcel appears to encroach onto the rear of proposed Lot 1. How will this be addressed?

16. Where does the 18" diameter drain, located off the front right corner of the Garfield building, serve and where does it drain to?

17. The plan shall show the location of all roof leaders, existing and proposed, and where they drain to.

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
Stephen Giacco, Building Inspector