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

PLANNING BOARD MEETING
JUNE 16, 2025
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – MAY 19, 2025
4. 103-4-1.1, TACONIC ART CENTER – REVIEW

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY JULY 21, 2025

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

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of June 16, 2025, at 7:35pm. She welcomed everyone; the Pledge of Allegiance and roll call followed.

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

Absent: Member Murphy

Member Klare made a MOTION to accept the minutes from May 19, 2025.
SECOND by Member Quinones, **ALL IN FAVOR.**

103-4-1.1, 13 Church Street – Taconic Art Center review

Mr. Projjal Dutta, owner of the parcel submitted the 1st floor plan to the board members, engineer, and secretary. He noted on the entrance along James Street will need a variance for an extension measuring 5 feet 7 inches (5' 7") that will not touch the ground. The proposed variation of space for possible occupancy was discussed, noting this would not be for commerce or rental.

Mr. Russo reviewed his memo of June 11, 2025, with Mr. Dutta which is attached to these minutes. The pantry will only have a microwave, sink and refrigerator. Since this application is for an Art Center as the primary use, a variance is needed to allow a SFR (single family residence). Mr. Dutta was advised to contact the Village Building Inspector to confirm if a sprinkler system will be needed . After discussion of Mr. Russo's memo, Mr. Dutta will revise the plans as required and will submit a response memo.

Chairwoman Escallier confirmed that Mr. Dutta needs to submit to the ZBA variances for the 5'7" extension and the residential use. Attorney Cordisco noted ZBA application needs to be submitted by July 18th noon time. He will prepare the referral to the ZBA from the planning board.

Member Klare made a MOTION to refer Taconic Art Studio to the ZBA for variances needed.
SECOND by Member Celentano, **ALL IN FAVOR.**

Member Klare made a MOTION to adjourn at 8:15pm.
SECOND by Member Celentano, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

LANC & TULLY
Engineering and Surveying, P.C.

June 11, 2025

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

RE: Taconic Art Center
13 Church Street
Village of Harriman
Tax Map No. 103-4-1.1
Special Site Plan

We have reviewed the following submitted documents and plans for the Taconic Art Center Site Plan application proposed at 13 Church Street:

- Proposal correspondence dated May 19, 2025, from Taconic Art Center
- Special Use Permit Application dated June 1, 2025.
- Short Environmental Assessment Form dated June 1, 2025.
- Plan set titled "Taconic Art Center – Village of Harriman" consisting of 10 sheets dated June 2, 2025, as prepared by Projjal Dutta, Architect.

The applicant is proposing an art center to be located at 13 Church Street. The parcel is located in the R-50 Zone (Residential Single-Family), which allows for art galleries as a Special Permitted Use subject to authorization and site plan approval by the Planning Board. Based upon our review of the submitted documents and plan, we offer the following comments:

General Comments:

1. Although a survey prepared by Stephen Hoppe, L.S., dated May 28, 2025, the plan shall be provided at scale. The drawing received does not scale at 1" = 30'. As previously noted, the survey shall reflect the location of utilities (water, sewer, etc.) that service the site.

2. Based upon Sheet A010, a variance will be required due to the proposed construction of the entrance pavilion outside of the setback requirements. Applicant should look to revise this to eliminate the need for a variance or amended question 2 on Page 1 of 3 of the Short EAF to reflect the need for a variance from the Zoning Board of Appeals.

3. Sheet A401 shows that the "Artist Spaces" shall have a full bathroom, a kitchen with refrigerator, stove, microwave, and an open area with a closet. What is the need for all of this, and are sleeping quarters proposed in these spaces? Only single-family dwelling units are allowed within the R-50, and if these are proposed as a type of residential space, a variance would be required, along with any other requirements as set forth by the Building Inspector if allowed.

4. Further discussions should be had with the Building Inspector to determine if the building will need to be sprinklered, if not so already.

Sheet A001 – Title Sheet:

1. The "Site Plan" at the bottom center of the sheet should be revised as follows:
   a. This should be titled as "Location Plan".
   b. The location plan shall be clear and legible.
   c. The location plan shall be provided to a scale, with the scale being noted.

Sheet A002 – Notes, Site Plan, Abbreviations, Legend and Symbols:

2. The "Signage" detail on this sheet should be moved to the actual site plan sheet (A010).

Sheet A010 – Proposed Site Plan:

3. The Zoning Bulk Table shall be revised to note the requirements of the R-50 Zone (minimum lot size, front yard, side yard, rear yard, maximum lot coverage, etc.), as well as noting what is proposed.

4. Note No. 1 under General Notes states that drainage/connections remain. What connections and drainage are located on the site that are to remain?

5. The spelling of the word "remain" shall be corrected throughout the notes, as it currently reads "remain". There are a number of other spelling errors on the plan that should also be corrected.

6. It is unclear where the "Notes" section with regards to Exceptions and waivers was taken from, as it is not part of the Village of Harriman Code and should be removed from the plan.

7. Note No. 6 of the "General Notes" states that there will be no additional lighting, yet the plan includes a construction detail for bollard lights and shows the location of 3 bollard lights being added along the sidewalk adjacent to James Street. The note shall be revised.

8. The parking calculation table shall provide a breakdown as to how the number of parking spaces required was determined.

9. The bollard light detail shall provide notes as to the hours of operation of the lighting, as well as the lighting being night-sky compliant.

10. The proposed dumpster shall be fully shielded from view from any public street in accordance with Section 71-2B of the Village Code. The plans shall show how the dumpster is shielded (screened) from the public view.

11. Access aisles for the ADA parking areas are shown to be 5-foot in width. In accordance with Section 1106.1.1 of the 2020 NYS Building Code, the access aisle between ADA parking stalls shall be at least 8-foot in width. The plan shall be revised so that the access aisles are in compliance with the state code.

12. ADA signage is shown to be directly in the center of the sidewalk. Sidewalks shall have a clear width without obstacles.

13. The 2020 NYS Building Code requires only one (1) ADA parking stall be provided based upon the overall number of parking spaces on site. At present the plan is showing 2 ADA parking stalls to be provided. If the applicant elects, they may reduce this down to a singular ADA parking stall. If reduced to a singular ADA parking stall, it is recommended that the access aisle be shifted to the end of the parking lot to align with the proposed sidewalk.

14. The plan shall clearly identify the ADA compliant ramp for access into the building. The plan shall also note the width of the proposed ramp.

15. Parking stalls are to be 10 feet in width and 20 feet in depth in accordance with Section 140-34A of the Village's Zoning Code. Plan shall be revised accordingly.

16. In accordance with Section 140-35B of the Village Code, parking stalls are to be clearly marked. A construction detail shall be provided on the plan reflecting striping for the parking stalls, including the ADA parking stall and access aisle.

17. Where the proposed sidewalk connects to James Street is shown to be 20 feet in width. This is excessive in width for a connection at the roadway and should be reduced.

18. The bearings and distances for all property lines of the subject parcel shall be provided on the plan and should match those as provided on the survey. At present, the boundary line along Church Street notes a distance of 156.30 feet, whereas the survey notes 80.34 feet. There are other similar errors of this nature on the plan.

19. Where is the concrete pavement detail to be used? Is this representing sidewalks to be poured? If so, the detail shall be revised as follows:
    a. The detail titled shall be revised to read "Concrete Sidewalk" detail.
    b. The detail shall note the strength of the concrete to be used.
    c. The details shall provide the specifications for the proposed foundation material.

d. If expansion joints are to be located at a given distance along the sidewalk, this shall also be noted.
e. The detail shall note the minimum width of the sidewalk.

Sheets A201 and A202 – Building Elevations:

20. The legend on these sheets should be removed, as they are not representative of the drawing, nor do they appear to be used.

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