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

PLANNING BOARD MEETING
August 17, 2026
7:30PM

1. **PLEDGE OF ALLEGIANCE**

2. **PUBLIC HEARING**
   103-4-1 – TACONIC

3. **ROLL CALL**

4. **ACCEPTANCE OF MINUTES – July 20, 2026**

5. **103-4-1 – TACONIC**

6. **102-2-1.12 & 101-2-1.2 MYL INVESTORS, LLC – Vehicular Access Review**

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY September 14, 2026

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 4:00PM ON MONDAY August 28, 2026

VILLAGE OF HARRIMAN PLANNING BOARD MEETING

Chairwoman Irma Escallier opened the Village of Harriman Planning Board Meeting of August 17, 2026, at 7:30 p.m. The Pledge of Allegiance and roll call followed

Present: Chairwoman Irma Escallier, Member Murphy, Member Celentano, Attorney Cordisco, and Recording Secretary Mulligan and Engineer Russo. **Absent:** Member Steinman and Member Santiago.

Member Murphy made a **MOTION** to accept the minutes from July 20, 2026. **SECOND** by Member Celentano. **ALL IN FAVOR.**

13 CHURCH STREET – TACONIC ART CENTER:

The Board opened the public hearing for the Taconic Art Center project at 13 Church Street. The applicant explained that the former church building would be converted into an art center, with the existing building generally remaining as is, together with an entrance pavilion, gallery, administrative and storage areas, two residences for visiting artists, and maker/studio space.

A member of the public, Jo-Ann Shuart of 16 Church Street, Harriman, identified herself as living across the street from the church and asked about the anticipated opening date. The applicant stated that a contractor would need to be appointed through a bidding process and estimated that construction could take approximately six to twelve months, with a possible opening the following fall.

The Board noted that the project paperwork was in order and that no letters had been received regarding the public hearing. Member Murphy made a **MOTION** was made to close the public hearing. **SECOND** by Member Celentano. **ALL IN FAVOR.**

The Board discussed the number of final signed plan sets required for the applicant, the Building Department, and the Planning Board file. The applicant was advised to submit the final plans for the Chairwoman's signature.

Attorney Cordisco advised that the Board could consider a negative declaration for the unlisted action because there were no potential significant environmental impacts associated with the project. The Board discussed the proposed fire suppression system, which the applicant stated would be a code-compliant system suitable for the artwork and not a conventional water-based system.

Member Murphy made a **MOTION** to declare a negative declaration. **SECOND** by Member Celentano. **ALL IN FAVOR**.

Attorney Cordisco outlined the conditions for conditional final site plan approval, including payment of any outstanding Village fees, construction in accordance with the approved architectural designs and site plan, and construction of exterior amenities as shown on the approved plans. Any changes would require the applicant to return to the Board for approval. The approved use is the proposed art center; a future change in use may require further Board review.

The applicant discussed the possible temporary placement of a container in the parking lot during construction. The Board advised that this could be coordinated with the Building Inspector and that the temporary structure would likely need to be removed before issuance of a Certificate of Occupancy.

Member Murphy made a **MOTION** to grant conditional final site plan approval subject to the stated conditions. **SECOND** by Member Celentano. **ALL IN FAVOR.** The applicant was congratulated.

ATTORNEY-CLIENT SESSION:

Member Murphy made a **MOTION** to enter into an attorney-client session to address legal questions. **SECOND** by Member Celentano. **ALL IN FAVOR.**

Following the attorney-client session, Member Murphy made a **MOTION** to open to the regular meeting. **SECOND** by Member Celentano. **ALL IN FAVOR**.

SITE PLAN AMENDMENT – MR. John Loch / ENGINEERING AND LAND SURVEY:

John Loch, engineer and land surveyor, appeared regarding a site plan amendment. He explained that the site is substantially occupied and contains office and storage uses. The applicant is seeking to address traffic flow issues involving larger delivery vehicles and to improve the safe movement of larger vehicles into and out of the site at Route 17N.

The proposed amendment includes a slight widening of the driveway through an easement from the neighboring car wash property, involving less than approximately 400 square feet of pavement. The applicant also discussed the possibility of receiving cargo containers for short-term loading and unloading and accommodating occasional larger tractor-trailer deliveries.

The Board questioned whether the proposed use could result in the site functioning as a distribution or manufacturing center and emphasized that the primary approved use is office space, with storage as an accessory use. The applicant stated that there was no intention to change the site into a warehouse or distribution facility or to change the existing type of operation.

The Board discussed the size and frequency of truck deliveries, the responsibility of tenants to identify the size of delivery vehicles in advance, and concerns regarding large vehicles potentially blocking circulation and emergency access. Photographs showing the extent of a tractor-trailer on the site were discussed.

Attorney Cordisco advised that, because this was a site plan amendment, the Board could recirculate the matter to the appropriate agency for review. A **MOTION** was made to recirculate the matter. **SECOND** by Member Celentano. **ALL IN FAVOR.**

The Board considered a recommendation to retain a traffic consultant to evaluate traffic and site circulation impacts associated with the proposed amendment. The Board discussed the scope of the consultant's work and the Village process for hiring a consultant. A **MOTION** was made to proceed with obtaining a traffic consultant. **SECOND** by Member Celentano. **ALL IN FAVOR.**

The applicant advised that the matter had previously been submitted in January and that additional time had been required to address comments from the Planning Board Engineer, New York State Department of Transportation, and the neighboring property owner regarding the proposed easement. The applicant also stated that the EAF would be reviewed to confirm that the current version was on file.

There being no further business, a **MOTION** was made to close the Planning Board meeting at approximately 8:40pm. **SECOND** by Member Celentano**. ALL IN FAVOR.**

Minutes respectfully submitted,

Maureen Mulligan
Planning Board Secretary