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

PLANNING BOARD MEETING
MAY 19, 2025
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – APRIL 21, 2025
4. 101-1-1.31, VILLAGE VIEW ESTATES – EXTENSION REQUESTED
5. 101-2-1.2 AND 101-2-1.12, MYL INVESTOR LLC – PUBLIC HEARING
6. 103-2-3, MAPLE AVENUE PROPOSED BUILDING – REVIEW FILE
7. 103-4-1.1, TACONIC ART CENTER – REVIEW FILE

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY JUNE 16, 2025

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 12:00PM ON MONDAY JUNE 2, 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, Member Quinones, Attorney Dominic Cordisco, Engineer John Russo, and Secretary Maria Hunter.

Absent: None

Member Murphy made a MOTION to accept the minutes from April 21, 2025.
SECOND by Member Klare, **ALL IN FAVOR.**

Attached minutes from US Legal Support from opening of the Planning Board meeting thru to the public hearing for 101-2-1.2, 192 Route 17M and 101-2-1.12, MYL Investors LLC.

103-2-3, Maple Avenue – Review application

Mr. Mark Gearing representing Michael Miele, PE. This plan is for a small parcel with a 1200 square foot footprint with partial office and residential above. Reviewed comments from John Russo with Lanc & Tully and will address them all. The required 6 parking spots is the same as the 1200 sq. ft. and acknowledges they would need ZBA referral.

Mr. Russo's report dated May 18, 2025, is attached to the minutes. Applicant is proposing a mixed use in the B1 zone with office space and a 2-car parking garage on the first floor, and residential on the second floor. This mixed use is allowed as a special permitted use which need site plan approval by this board. Per Mr. Russo's report noted questions 15 and 20 on the EAF need to be revised, application needs to be signed, at least 4 variances are needed, suggested that the applicant should look to reduce the size of the proposed structure. The site plan needs to show existing utilities, ownership name, buffer locations and approval from the Orange County Sewer District.

Member Murphy and Chairwoman Escallier agreed that the property is tiny with the current application. Attorney Cordisco noted there are 2 levels here for discretionary approval involved here. A special permitted use and as part of this special permitted use this board will have to make findings this an appropriate development for surrounding area. Being there are variances the ZBA has discretionary approval as well.

Mr. Russo mentioned that the applicant take a harder look at this site hearing the comments and the need for the variances before referral to the ZBA. Mr. Gearing and Mr. Miele can look over Mr. Russo's memo and decide on how they will proceed.

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

Mr. Projjal Dutta, owner of the parcel described the proposal use as an art center. The former sanctuary will be the art gallery. The other areas will be storage and studio space for artists who are invited to a residential program. The building will stay structural as it is with a proposal of a triangular main entrance in the middle along James Street. The original main entrance will remain for more ceremonial and formal functions. There will be 2-4 people who will occupy the building as employees to run the center, as well up to 2 artists with their exhibits. He has received Mr. Russo's report dated May 18, 2025, which will be attached to the minutes, and will respond to his comments. Mr. Dutta noted he sees where he may need 2 variances, one is for the proposal of the bay window that will project out alongside the building line. He also stated the other variance needed is where the Sunday School and kitchen area were. He is looking to have 2 studio apartments with single room spaces that will be occupied occasionally with visiting artist for periods of 1 week up to 1 month while working on art projects. The gallery will be free and open to the public. Looking to preserve the building and is a jewel to the area. Chairwoman Escallier appreciates, as the Village Historian, the restored aspect of the church which has much history.

Mr. Russo reviewed his memo of May 18th which needs the short EAF updated with the DEC mapper. Questions #15 and #20 need to be answered. He is also requesting a recent survey to be full scale; the plans should use an engineer scale. The

Board will have to refer you to the ZBA for the variances needed. The site plan needs the bulk table, parking calculations with ADA locations, landscaping, and any site improvements. Mr. Dutta mentioned the use of the Gold Gym parking area if needed, he was advised of possible wetlands in that area and would need to be addressed. Mr. Russo noted no sidewalks on James and Church streets, no parking on either street. Any refuse cans/dumpster need to be shown on the plans; any improvements need to be reflected on the plans. Details are needed for the proposed sign out front.

Discussion about the 2 studio apartments in the rear. The R-50 zone allows for single family residential by special permitted use does allow the proposal of the art studio. A use variance is needed for the 2 units in the back. It was recommended that Mr. Dutta speaks with the Village Building Inspector as this project advances for the requirement of sprinklers for the 2 units and assembly areas.

Attorney Cordisco noted revised plans will need to be resubmitted by June 2nd noon time.

Chairwoman Escallier made a MOTION to close the Planning Board meeting of May 19, 2025, at 8:38 pm.
SECOND by Member Murphy, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

PBM

VILLAGE OF HARRIMAN
COUNTY: COUNTY OF ORANGE

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PLANNING BOARD MEETING
PLANNING BOARD HELD, MAY 19, 2025

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PLANNING BOARD MEETING
MAY 19, 2025
7:30 p.m.

P L A N N I N G

B O A R D M E E T I N G

A P P E A R A N C E S:

IRMA ESCALLIER	CHAIRWOMAN
RON KLARE	BOARD MEMBER
JEANNETTE CELENTANO	BOARD MEMBER
NEIL MURPHY	BOARD MEMBER
JUAN QUINONES	BOARD MEMBER

ALSO PRESENT: Dominic Cordisco, Attorney for the Village of Harriman, John Russo, Planning Engineer for the Village of Harriman, Maria Hunter, Planning Board Secretary, for the Village of Harriman. Dan Richmond, Esq., Attorney from Zarin and Steinmetz, John Loch, from AFR Engineering and Land Surveyor. Dorthy Galvin, Public Speaker, Madelyn Goldberg, Public Speaker, Aaron Santiago, Public Speaker.

THE CHAIRWOMAN: Good evening, everyone and welcome to the Planning Board Meeting for May the 19th, please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited, as of this date.)

THE CHAIRWOMAN: Start the role call with you.

MS. HUNTER: Maria Hunter, Board Secretary.

MR. CORDISCO: Dominic Cordisco, Planning Board Attorney.

MR. RUSSO: John Russo, Planning Board Engineer.

THE CHAIRWOMAN: Irma Escaller, Planning Board Chairwoman.

MR. KLARE: Ronald Klare, with a "K."

MS. CELENTANO: Jeanette Celentano.

MR. MURPHY: Neil Murphy.

MR. QUINONES: Juan Quinones.

THE CHAIRWOMAN: Thank you. Motion to accept the minutes from April 21st?

MR. QUINONES: I make a motion to accept the minutes.

THE CHAIRWOMAN: All those in favor?

MR. QUINONES: Aye.

MR. MURPHY: Aye.

MS. CELENTANO: Aye.

THE CHAIRWOMAN: And now, there is our, Aye's.

They want an extension.

MS. HUNTER: Read the e-mail?

THE CHAIRWOMAN: Go ahead.

MS. HUNTER: This is an e-mail sent by Larry Adler, on April 21st.

"I'm writing to request a six month extension for the project. I believe that we received the extension in January for this coming November. Please let me know if you need anything else from me. And hope to see you soon to get the project moving. Thanks, Larry."

THE CHAIRWOMAN: This extension is going to go through October/November?

MS. HUNTER: November 17th.

THE CHAIRWOMAN: Okay. Thank you. I need a motion.

MR. KLARE: I make the motion.

MS. HUNTER: Ron, made the motion to November 17th. Who seconded it?

MR. MURPHY: I'll second it.

MS. HUNTER: Neil, seconded it.

MR. QUINONES: Aye.

MR. MURPHY: Aye.

THE CHAIRWOMAN: Unanimous, again.

The next thing that we have open right now, is the Public Hearing. That we're going to open right now. Section Lots 101-2-1.2 and 101-2-1.12, MYL Investor LLC.

I just want to let everyone know if they have phones, silence them down or turn them off. If I have a question that has been asked already -- I'm going to tell you that under the circumstances, it's been already asked and answered, we'll go on to the next person. So, just try to do this orderly so -- who is the first up?

MR. Russo: John describes the project to the Public first.

THE CHAIRWOMAN: Okay.

MR. LOCH: Good evening, my name is

John Loch. I'm an Engineer and Land Surveyor with AFR Land Surveying.

There are actually two different aspects of this project. First, you see we are subdividing a parcel. And parking, as a result of that, on the main site. And essentially, there's a two lot subdivision. On which sectioning, moving to one parcel, to the other parcel. In this case we're transferring approximately, 12,000 square feet.

The next phase of the project is, the site plan approval. This is being termed as an amended site plan. There were some changes made during the course of the construction. In particular, there was an adjustment in location of some of the parking on the northern side.

There was an additional area of retaining wall to count for the gray differences. There were a number of things that we did in terms of changes of location and utilities. That was necessitated by the work communities.

Sometimes, when the approval is

granted, we don't really have the utility companies willing to participate, in deciding where they want to go. We had to make adjustments.

There have been some material changes. A good example of which is the inside of the back flow preventer. It turned out, that while it was discussed upon the model, is was available at the time of construction. Changes been made close to the managing and the function between manufacturers.

We also did a lot of work in terms of, not really so much as amend those, as much as, providing additional details. A good example being, there really was no call out for specific details for some of the retaining walls. So, we provided additional sheets detailing exactly how they would be built. What materials would have been built. How they would be built on the site.

Now, there's another aspect of the project that I would say, is not exactly an amendment. We have -- in terms of the

construction, a third-floor on the building. When the zoning only allows two. We are also in front of the Zoning Board of Appeals regarding that issue. Um -- we'll discuss that a little bit more in debt. One of the reasons we're doing the subdivision and inquiries of the parcel, is to develop more parking.

With some of the concerns about how the site will be operating and things. Essentially, almost that entire area is being built out as parking. We are gaining -- between, rearranging some of the parking on the site and this -- see -- there are nine -- roughly, 30 spaces total. In terms of how we rearranged certain things, combined with what we added.

To go along with this, we are providing drainage facilities. So, if there's storm water, it would be generated from the easement per this area, it will be handled. Charged, potentially to the ground. Retained, so that there's never a peek out fall, that is greater than what

we have now.

We're also aware of the fact that, our neighbor has some existing drainage problems. We have tried to build our facilities in a manor -- you know -- that not only reduce the issues to exceed now. But we are talking to give them the opportunity to try and address their own issues.

We're not willing to go on their property. We're not willing to go and fix things for them. But we have indicated that what we have in access and capacity, we're willing to work out and need to arrange, to allow me to fix their own drainage problems.

To go along with that, we do have things proposed for strains, some planting things. And that's being reviewed by your Board. I think, that really covers a brief description of the project. Why we're here. And what we're doing.

MR. RICHMOND: You're familiar with this project. As you recall, this was an existing building, that was built. We are

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here to clear up some of the issues that -- some of the field changes that went on. As we discussed in the pass, when our Client built the building, did not think of the -- (Inaudible) -- bottom of the building, the mezzanine. And gone beyond that, worry about the height variance, from the Zoning Board for the height. The third-floor, doesn't add to the height. Aside from any impacts, as this gentlemen said, we're going to add land to the site. So, that we get to insure that we have all the parking that's required by the Village code.

Also your Board, for instance, last meeting, we provided your Board with a traffic report. That was based on the uses, based on Standard Institute of Traffic Engineer Methodology. In addition, trip generation categories, for a work space, crawl space, common space, a storage area.

And based on that, predicts that -- um -- the project will generate about 41 entry trips in the a.m. peek hour. And

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seven exiting trips, in the peek a.m. hour. And the peek p.m. hour, 10 trips entering and 39 trips exiting. Which as they explained, is well below the hundred trip threshold, that the transportation analysis for the site development guidelines establish will not generate significant -- and again -- this is at half the volume as set forth.

So, we will be asking your Board to a -- we're anxious to hear from the Public. And as a result of those and indicated a willingness to working with a neighbor. And provided the circumstances, so that they can address their own drainage problem.

But we are asking the Board to move forward with the project that could issue the declaration, verifying that doesn't have any impact. And ultimately, granting the subdivision and site plan. And we do still need a variance from the Zoning Board, for the third-story.

Um -- that would -- I hope your Board could grant that part of the site

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amendment application. On the ZBA, ultimately, granting and subdivision doesn't require the Board. And that is curing, so we don't have parking deficiencies. And that is the site plan. And again, that depends on any variances from here so --

THE CHAIRWOMAN: Good.

At this time, I would open it up for the Public. Anyone from the Public would like to speak?

MS. HUNTER: There is a signup sheet. Please come up to the table and speak -- sign in and please speak loudly into the microphone. Please and thank you.

MS. GALVIN: All right.

I have a question. This project is already built? This is the office building, correct?

THE CHAIRWOMAN: Just one moment. State your name for the record.

MS. GALVIN: Dorthy Galvin, I live at Lexington Hill.

THE CHAIRWOMAN: Thank you. Now

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you may ask a question.

MS. GALVIN: Okay. This is the office building that's already built? Right? Off 17, across from us?

THE CHAIRWOMAN: Yes.

MS. GALVIN: Okay. Um -- I don't -- I didn't even know this was going on. I didn't even know that building was there. I don't know how tiny it was. I'm just throwing that out there.

You're -- what's your lawyers firm?

MR. RICHMOND: From Zarin and Steinmetz.

MS. GALVIN: I got a letter it wasn't from them. I don't know -- let me think -- okay. When I went on the website because there was something I read online. It concerned a multi-family building off of 17M. Like, 195 units or something like that. Is that in the works? Or where did I get that?

THE CHAIRWOMAN: That's not what we're talking about here.

MS. GALVIN: You don't know what I'm talking about?

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MR. MURPHY: But that's not what we're talking about.

THE CHAIRWOMAN: Not what we're here for.

MR. KLARE: Talking about the commercial building now.

MS. GALVIN: Can you answer whether that other project was approved?

THE CHAIRWOMAN: No.

MS. GALVIN: Can't? Okay.

THE CHAIRWOMAN: We're here for this particular project.

MS. GALVIN: Okay, that's it.

MR. LOCH: The existing building at this point is existing.

MS. GALVIN: Right.

MR. LOCH: One of the reasons we're here is, there were some questions regarding whether there would be construction of the mezzanine on the third floor. That has zoning implications. That also impacted how much parking was needed.

So, essentially, the building is here now. It is partially operational.

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And we have permission to use the first and second floors. It is office space, with storage space. All we're really trying to -- take care of, at this point is, acquiring some additional land for parking; building more parking. And working out the legalities of the use of the third floor. But yes, it is there.

MS. GALVIN: I know -- I didn't even know it was going on. I didn't even know it was there until someone said it was there. And I happen to look as I drove by. It was like a secrete or something.

I'm not complaining about the building but --

MR. LOCH: -- Point out the camouflage.

MR. RICHMOND: I mean, I think that's great. They didn't notice it.

MS. GALVIN: I mean, no, if you drive and you look this way, I know it's there now. And -- thank you.

THE CHAIRWOMAN: Thank you. Thanks, for coming. Anyone else that's

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here to speak about the project?

So, we'll leave the -- Public Hearing open for a few minutes, in case somebody walks in. Should we continue?

MR. RUSSO: Sure. So, I have a few comments with regards to the subdivision plots. We asked for the lots to be labelled as such. Lot 1 and 2, you have it down in the corner on the larger plan.

MR. LOCH: Okay.

MR. RUSSO: Um -- also, the plot still continues to note that building is two-story.

MR. LOCH: Yeah, I was kind of waiting until we got our ruling from the ZBA. We, at this point, consider it a three-story.

MR. RUSSO: The lot line that is proposed should be darker around the rest of it. And should be lighted up. And then, the owner of Lot 1, should be updated. The information for the owner of Lot 1, it's still noting the previous.

MR. LOCH: Okay.

MR. RUSSO: So, that's what I have

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with regard to the subdivision. We did receive a draft of the SWIP amendment. And it was received May 16th. So, we are in the process of reviewing that. Once we procure that, we'll send our comments to you, Mr. Loch.

There are notes on the plan that will need to be updated, based upon the Zoning Board's decision.

MR. LOCH: Yup.

MR. RUSSO: And then, there's just a lot of clean up that needs to be done. With regard to the plan itself, John, the third parking stall in the front of the building for the trucks.

MR. LOCH: Okay. Yeah, this one? (Indicating)

MR. RUSSO: Yes. So, basically that's in the wrong location for -- your -- and neither of the plan shows it correctly. And when you -- (Inaudible) it actually shifted further to the east. And when you shift that truck over further to the east of the building, it will impact on the parking stalls. Those seven

that will not be able to fit all there. It actually impacts the last one. So, you'll actually end up losing. And bringing your total down to 108.

MR. LOCH: Okay. I'll take a look at it. Gentlemen, actually for the record, I take no exceptions from any of the comments from Mr. Russo. And we will fully address them as appropriately.

MR. RICHMOND: Just to clarify, John, if I understand, these are mostly clean up matters? That can be handled by a check point measure before a CO is issued?

MR. RUSSO: Well, there are a few issues. But most of them are clean up. You know, something else we're looking at installation of guide rails. Guide rails above the walls, it's not showing in the details where that's actually located. Will that impact any of the parking in the back.

MR. LOCH: No. We provided some space in there. I thought I had provided it on one of the sheets there.

MR. RUSSO: You had the retaining wall along the fence but did not show the guide rail locations.

MR. LOCH: I will check that we get that complete. Of the things we did, we made provisions. Then, we had fence going on top of the wall, we then had the guide rail. We then had the curving.

MR. RUSSO: Okay.

MR. LOCH: We did have sufficient space to do all of that. But I'll check that. You know, if we need to, we'll add another cross section to it, just to make it clear.

MR. RUSSO: And than I would just ask, when you're cleaning pertaining to the as built and not in the location of the plans, as per the, as built for the site.

MR. LOCH: There are some slight differences between the as built and what was initially proposed. We were sort of hoping they were not significantly enough to try and a -- fix everything on the old plans. They're -- some of it is somewhat

cumbersome work through.

MR. RUSSO: I don't think all of it is cumbersome. I think they should all be revised.

MR. LOCH: Okay.

MS. HUNTER: Mr. Russo, you have a question, you're talking about your two memos sent out today, May 19th? Regarding the minor subdivision? And the two that were sent to the committee site plan?

MR. RUSSO: Correct.

MS. HUNTER: I'll let the record show, that once the minutes are received, to be appropriately attached to the minutes. Thank you. That's all I have.

THE CHAIRWOMAN: You have any questions or comments?

MR. MURPHY: No questions.

MR. KLARE: No.

MS. CELENTANO: No.

THE CHAIRWOMAN: I have none.

MR. RUSSO: Are there additional members of the Public that have any additional comments?

THE CHAIRWOMAN: There is no one

left here? I need a motion --

MR. CORDISCO: I think someone has additional comments.

PUBLIC SPEAKER #1: Not me. I thought you were here from the Public Hearing. No?

THE CHAIRWOMAN: All right.

PUBLIC SPEAKER #1: The last -- um -- I'm was here not before them but -- the last hearing, I was. Okay.

THE CHAIRWOMAN: Checking if any more comments from the Public? Now is your time to speak.

PUBLIC SPEAKER #1: Oh, no.

THE CHAIRWOMAN: Here for the last item on the agenda.

PUBLIC SPEAKER #2: Yes, I do have a question.

MS. HUNTER: If you have any comments, please come to the table, sign your name and everything. And then, you can ask your questions of the Board and Applicant. Thank you.

MR. CORDISCO: Stay there and speak from there, if you would.

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MS. GOLDBERG: May name is Madelyn Goldberg. I live adjacent to the building that is being -- that has been constructed. My question is as follows.

Um -- I know that they're asking for additional parking. And my question is -- will there be additional land being cleared?

MR. RUSSO: We'll let you answer that, John.

MR. LOCH: Okay. The parking that we're proposing will be built on what is now, is somewhat grassy. It was an area that was filled over the last few years. That is the extent of the area that we will be working in.

We don't anticipate on taking any of the vegetation or creating pervious circumstances beyond that area.

MS. GOLDBERG: Okay. My concern is, when this building was being set into motion and the land was being cleared, the amount of insects, mosquitos that we had to deal with was -- unhealthy, unbelievable.

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We've been living here since 1968 and we've never, ever, had anything like that. So, my concern is that you just stated for the record, you will not be clearing anymore vegetation?

MR. LOCH: We will be taking out some of what is relatively young grass that is growing in place. Where the fill was placed. It's basically the area behind the auto shop. And by not taking out substantial vegetation, I don't believe there's any substantial trees there. For example, or any level of brush.

It also -- I can -- I can understand a little bit you indicated that you had issues with bugs and mosquitoes. I know when I first came to this site, it had been very poorly graded. And there was a lot of places that had standing water and pockets and things. And that was certainly disturbed during the course of construction.

This area right now, is graded in such a way it runs off, you don't have any

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standing water or anything. Now, when they go to do the construction, part of what they will be doing is digging down. And putting in such some drainage structures. And it is possible at times, during the construction, there will be water sitting in a hole there. Um -- that is the nature of construction.

But I don't realistically see anything that would likely be causing problems with insect infestation. Or excessive amounts of bugs or anything associated with this site.

MS. GOLDBERG: Okay. Is that fairly like -- um -- like, is it fill that is there?

MR. LOCH: It's primarily fill that came from this site. And I assume you're familiar with this area. If you looked around it was like, a big hole. And the grade was matching down and actually in some places, slightly below, the parking area next door. And this has now been filled so that it provides a slope from here. (Indicating) Kind of a constant

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slope going down the auto service building.

MS. GOLDBERG: Okay. Can you point to 17M? Is there, correct? (Indicating) Okay.

MR. LOCH: 17M, is out here. (Indicating)

MS. GOLDBERG: All right. And what would be in this area, here would that --

MR. LOCH: -- This is the car wash.

MS. GOLDBERG: The car wash, okay.

MR. LOCH: Yes. This is an auto repair shop, here. (Indicating)

MS. GOLDBERG: Right. Is that the auto paints, you're talking about?

MR. RICHMOND: No. The paint place is over here. (Indicating)

MS. GOLDBERG: Okay. Oh, so -- I understand. Okay.

MR. LOCH: There's a small shop there. (Indicating) I think, they do general repairs.

MS. GOLDBERG: One quick question, to the extent they're excavating, will big machinery be going in?

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MR. LOCH: Without a doubt it's going to be a good size Dacco. Because, as an example, the structures for the storm drainage off the top of my head, you'll probably get down eight feet or more. They're fairly large structures.

What they do is, they'll collect all the storm water and place it in an area. Put in into these large structures that will be on gravel bed. So, that parts of it will go back down in the grounds water. There will be an overflow system. So that some of it will be hitting a pipe system that hits out to the Ramapo River.

By putting this type of system in, things are substantially filtered so we're not discharging pollutants off the site. And we also substantiate recharging ground water.

MS. GOLDBERG: How many parking spaces?

MR. LOCH: Um -- well, we're also re-arranging some of the existing parking out there. And my recollection is, we're

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adding 13 on this side. And 10 on this side. (Indicating) So, we have about 23 that were added to this area. But we're also turning these and talking about seven but might turn out only six.

MS. GOLDBERG: That would be by that -- (Inaudible)

MR. LOCH: Yes.

MS. GOLDBERG: I have all my questions answered. Thank you.

MR, RICHMOND: Thank you.

THE CHAIRWOMAN: Anyone back there? There are two, yes's. Do you have any questions about the project?

PUBLIC SPEAKER #3: Sure.

THE CHAIRWOMAN: You have to sign the sheet and sit down in the chair.

MR. SANTIAGO: Good evening, everyone my name is Aaron Santiago, I live at 3 Maple Avenue. I understand you did a study -- um -- and that I think, that -- a -- study to assess, how much parking is necessary, based on the traffic, correct? Of the proposed future traffic?

MR. LOCH: The assessment and how

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much parking is needed is based upon the Village's code, with respect to their requirements. Which are a huge space but so much per square space. Office space and so much for certain storage uses.

MR. SANTIAGO: So, now that -- things have change as far as the community knowing of the third floor, is that going to change how many spaces are -- being created?

MR. LOCH: We are creating the spaces to make sure we can accommodate what will be required for the third floor as office space, yes.

MR. SANTIAGO: As office space, okay. That was it.

MR. LOCH: Okay.

MR. SANTIAGO: Thank you.

THE CHAIRWOMAN: Thank you.

MR. LOCH: Thank you. Is there anyone else here that has any questions about the project?

MR. CORDISCO: I would suggest that the Board close the Hearing.

MR. KLARE: I make a motion to

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close the Public Hearing.

MR. QUINONES: I second that.

THE CHAIRWOMAN: I second.

MR. MURPHY: In favor.

MR. KLARE: In favor.

THE CHAIRWOMAN: Juan, in favor.

MR. QUINONES: Yes, I seconded it.

THE CHAIRWOMAN: I'm in favor.

MR. MURPHY: In favor.

MS. HUNTER: Juan, made the motion and The Chairwoman seconded it.

MR. MURPHY: Yes, that's correct.

MR. CORDISCO: Just to be clear, that, that's both Public Hearing and Site Amendment Application?

THE CHAIRWOMAN: Okay.

So, now we will continue and go to the Maple Avenue proposal.

MR. CORDISCO: No. This application we have comments. Obviously, from Mr. Russo and -- there are some procedural steps that the Board should consider taking tonight.

The first one is, adoption of the negative declaration for the site plan

amendment. As well as, the subdivision in order to allow the Applicant to continue to proceed before the Zoning Board.

THE CHAIRWOMAN: Okay.

MR. CORDISCO: Unless, the Board has any concerns? My recommendation would be to have a motion in the second and vote on the negative declaration.

THE CHAIRWOMAN: Okay.

MR. KLARE: I make that motion.

THE CHAIRWOMAN: And negative declaration. And I need a second.

MR. MURPHY: I'll second.

THE CHAIRWOMAN: I need to know who's in favor?

MR. QUINONES: I'm in favor.

MR. MURPHY: In favor.

MS. CELENTANO: In favor.

MR. KLARE: In favor.

THE CHAIRWOMAN: Anyone not in favor? Okay, we're all agreed.

MR. CORDISCO: The next item that you could concede is the connection of the subdivision. And you saw from Mr. Russo's comments, they were fairly minor. And

clean up items from the subdivision plot.

And that could proceed regardless of what happens at the ZBA. And my suggestion would be, to authorize resolution to the condition and final approval for the subdivision plan.

And third, to further -- since there is no really -- technically any -- to authorizes The Chairwoman to sign the resolution once it's declared.

THE CHAIRWOMAN: I will make the motion as outlined by the Attorney.

MR. KLARE: I second.

MS. HUNTER: It was Ron, that seconded.

MR. MURPHY: Ron, seconded.

THE CHAIRWOMAN: We'll begin at the end.

MR. QUINONES: In favor.

MR. MURPHY: Neil, aye.

MS. CELENTANO: In favor, Jeannette.

MR. KLARE: Aye.

THE CHAIRWOMAN: Aye.

MR. CORDISCO: Last thing is that,

the Applicant mentioned earlier, Mr. Richmond's, Counsel in connection with the site plan amendment. They obviously, need to continue their process before the Zoning Board of Appeals, for the use of that third floor.

But they're also requesting a conditional approval from this Board, conditioned on addressing the additional comments from Mr. Russo. And also obtaining the Zoning Board of Appeals approval for the use of the third floor. It's something that Applicant's Counsel had requested.

I differ to the Board if whether or not, you're comfortable at this point or you care to seeking a response to Mr. Russo's comments?

THE CHAIRWOMAN: The comments are not --

MR. RUSSO: -- There's nothing substantive that will change the project site. I can work with Mr. Loch to address what's got to be addressed. Like I said, we just received the storm water

amendments. So, we have to review that. But that's not going to impact the site's selection.

THE CHAIRWOMAN: We need a motion to do that.

MR. KLARE: I'll make that motion.

MR. MURPHY: I'll second it.

MR. QUINONES: In favor.

MS, CELENTANO: Aye.

MR. KLARE: In favor, Aye.

THE CHAIRWOMAN: Aye.

MR. CORDISCO: So, that's for the preparation of the resolution. And I'll go ahead and view as sort of in connection with the site plan amendment. That you previously authorized the subdivision one as well.

And once that's prepared, The Chairwoman can sign and enter, once Mr. Russo has had an opportunity to look at it. And obviously, we will provide a copy to the Board as well.

That will conclude that matter. And they need to obtain the variances.

MR. LOCH: We rescheduled the

Zoning Board in June.

MR. RICHMOND: Thank you, very much, Madam Chair. Thank you, Members of the Bord, we appreciate your time and consideration. Thank you, John and Dominick.

MR. MURPHY: That ZBA is in June?

MR. KLARE: I believe.

MS. HUNTER: June 4th.

MR. LOCH: June 4th, there you go. Thank you, very much.

MR. MURPHY: Thank you.

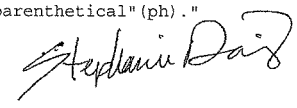
(Time Noted: 8:08 p.m.)

CERTIFICATION

I, Stephanie A. Colon-Davis, Certified Court Reporter, before whom this proceeding was taken, do hereby state on the Record:

This to be a true and accurate transcript of the aforesaid proceeding and that due to the interaction in the spontaneous discourse of the proceedings, dashes (--) have been used to indicate pauses, changes in thought, and/or talkovers; that same is the proper method for a Court Reporter's transcription of proceedings, and that the dashes (--) do not indicate that words or phrases have been left out of this transcript;

That any words and/or names which could not be verified through reference material have been denoted with the parenthetical"(ph)."



Stephanie A. Colon-Davis

Dated: May 19, 2025

LANC & TULLY
Engineering and Surveying, P.C.

May 19, 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 May 5, 2025, as prepared by AFR Engineering and Land Surveying, P.C.
- Plan titled "Minor Subdivision – 192 17M LLC & MYL Investors LLC", dated April 22, 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.

2. Each of the Lots should be labeled as Lot 1 and Lot 2 respectively on the plan itself.
3. The lot line to be created between Lots 1 and 2 should be darkened and thickened so that it appears as a main boundary line, and the lot line to be removed shall be lightened and reduced in line width.

4. The now & formally (N/F) information for Lot 1 should be revised to reflect the current owner of Lot 1.

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.

May 19, 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 May 5, 2025. as prepared by AFR Engineering and land Surveying, P.C.
- Correspondence dated April 30, 2025, as prepared by Colliers Engineering & Design.
- Plan set titled "Amended Site Plan – 194 Route 17M", consisting of Sheets 1 of 33 through 33 of 33, with Sheets 1, 3 through 21, and 23 through 32 having the latest revision date of April 22, 2025, Sheets 2 and 22 having the latest revision date of March 18, 2025, and Sheet 33 having the latest revision date of May 12, 2025, as prepared by AFR Engineering and Land Surveying, P.C. It should be noted that Sheet 21 (SP 1-11) was noted included in the plan set although it appears in the Plan List on the cover sheet.

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 SP-11H is currently listed as Sheet 16 of 33 in the lower right-hand corner of the plan. This should be revised to reflect Sheet 20 of 33 per the Plan List on the cover sheet.

4. A draft of the SWPPP revisions was submitted to our office electronically on May 16, 2025, and has not been reviewed at this time. Once our office reviews the draft, we will provide comments back to the project engineer.

5. 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. ***Applicant's engineer notes that this will be provided with the SWPPP amendment.***

6. The retaining wall details shall be revised to reflect where guide rails are to be installed in relationship to the wall, and construction details provided for their installation near the walls.

Sheet 1 of 33:

7. 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. ***Applicant notes that these notes will be updated once all ZBA actions are completed.***

8. Sheet 1 of 33 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, which should be at a dark thicker line to match other boundary lines. The same should be applied to all other sheets in the plan set.

Sheet 2 of 33:

9. The parking calculations on Sheet 2 of 33 should be revised as the "Total Cars" should be 89 spaces (73+16). The total provided should also be adjusted to 108 spaces, as it appears that one of the spaces will not work due to turning movements by a truck near the front of the building (see Comment No. 9 below).

10. The labeling around the proposed parking lot expansion area on Sheet 2 of 33 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. The location of the drainage manhole from the carwash site should be shown in the correct location as shown on the as-built plans.

12. The location of the 3rd truck stall on the front of the building should be adjusted to its actual location as provided on the as-built plan. The shifting of this truck parking stall will impact the turning movements of the truck from this location, in turn impacting the last of 7 parking stalls proposed below the retaining wall at the front of the project site. This can be better seen on Sheet 6 of 33 when the plan is corrected.

13. The easement text for the proposed retaining wall between Lots 1 and 2 is illegible. All text shall be revised so that it is legible.

14. Consideration should be given to reducing the amount of information provided on Sheet 2 of 33 given the reduced scale of the drawing to allow for a clear picture of the proposed site plan. The proposed grading for the site could be removed from this plan to help in this matter.

15. On the easterly side of the building, there are two (2) ADA parking stalls, but only one is labeled as such. The second stall should also be labeled.

Sheet 3 of 33:

16. The "Northerly Retaining Wall Plan" on Sheet 3 of 33 has a leader line going off to the left, but no text is present for this leader line.

Sheet 4 of 33:

17. Sheet 4 of 33 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.

18. In the area of the proposed parking lot expansion on Sheet 4 of 33, 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. The elevations shall be labeled top of wall (TW) and bottom of wall (BW) so that they are distinguishable and what they represent.

19. There are several arcs/semi-circles located in front of and to the right side of the building shown on the plan. These appear to be lines that should be removed.

Sheet 5 of 33:

20. The location of the drainage manhole below the carwash site should be shown in the correct location per the as-built plan.

Sheet 6 of 33:

21. The third truck loading bay should be relocated to its actual position as shown on the as-built drawing for the site. The shifting of this stall will impact one of the 7 parking stalls located below the retaining wall at the front of the site and may require the impacted stall to be removed.

22. The "Enlarged Easement" plan on Sheet 6 of 33 should be revised to reflect the actual location of the drainage manhole below the carwash site. **This should be adjusted on all plans, as it appears in the wrong location on most sheets.**

Sheet 10 of 33:

23. Text on plan shall be large enough so that it is legible. The text for the wall easement between Lots 1 and 2 is illegible.

24. The ownership of Lot 1 should be corrected.

25. The proposed lot line between Lots 1 and 2 should be darkened to match other boundary lines. **This should be revised on all plans.**

Sheet 27 of 33:

26. The proposed underground stormwater facility shown on the plan for the parking lot expansion area should be revised to reflect the proposed system provided on Sheet 32 of 33.

27. There are labels that overlap one another on the sheet. This should be revised so that all text is legible.

Sheet 32 of 33:

28. The curbing that is proposed to be removed should be removed from the plan to provide clarity as to what is proposed.

29. The pipes of the proposed storm water facility shall be labeled as to their respective size and slope.

30. The grading above the proposed retaining wall between lots 1 and 2 shall be shown on the plan.

31. The lower wall, of the stepped walls to the east side of the parking lot expansion area, appears to be higher than the bottom of the upper wall. Is there a reason for this?

32. The proposed stormwater structure information provided on the plan shall be updated to reflect the proper information as provided on Sheet 33 of 33.

33. The upper wall of the stepped wall system is represented by 5 lines, which is confusing. This should be corrected so that the wall appears as other walls represented on the plan.

34. The clean-out (observation ports) shown for the existing underground stormwater facility appear to be located to the edge of the chambers. These ports are typically located in the center upper portion of the dome. Either the ports are in the wrong location, or the storm chamber system should be shown as it actually was installed.

35. Inverts of the strip drain shall be provided on the plan.

Sheet 33 of 33:

36. Stormwater structures should be provided with steps in them to allow for entry into the system when maintenance is required.

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

LANC & TULLY
Engineering and Surveying, P.C.

May 18, 2025

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

RE: Commercial Site Plan – Maple Ave.
Village of Harriman
Tax Map No. 103-2-3

We have reviewed the following submitted documents and plans for the proposed mixed-use building proposed on Maple Avenue on tax parcel 103-2-3:

- Correspondence dated May 5, 2025, from Michael Miele, P.E.
- Site Plan Application
- Short Environmental Assessment Form dated May 5, 2025.
- Plan set titled "Commercial Site Plan – Professional Office w/Residential Upstairs", dated May 1, 2025, as prepared by Michael Miele, P.E.

The applicant is proposing a new mixed-use building near the intersection of Maple Avenue and Grove Street on tax parcel 103-2-3. The parcel is located in the B-1 Zone (Neighborhood Commercial), which allows for dwelling units in buildings containing a retail, service or office use 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:

SEQRA Comments:

1. Question 15 on Page 3 of 3 shall be revised to reflect an answer of "Yes", as per NYSDEC. The question shall further be answered as to list what endangered species.

2. Question 20 on Page 3 of 3 shall be revised to reflect an answer of "Yes", as per NYSDEC. The question shall further be answered in the describe section of the question.

General Comments:

1. Residential use is allowed with a building containing a retail, service or office use by Special Permit in the B-1 Zone. The application shall be revised to reflect the need for a Special Use Permit. The application shall also be signed and dated, as the application submitted was not.

2. A topographic and boundary survey shall be provided for the subject parcel. Survey shall show all structures within 20 feet of the parcel boundary.

3. The applicant is seeking the following 3 variances to allow for the proposed project:
   i. A parking variance. The applicant is deficient by one (1) space for the proposed project.
   ii. A rear yard setback variance. A 20-foot rear yard setback is required, whereas the applicant is proposing only a 5-foot rear yard setback.
   iii. A side yard setback variance. A 10-foot side yard setback is required along lot lines abutting a residential district. The applicant is only proposing a 5-foot side yard setback on the east side, but the parcel on the east side is located in the R-50 residential zone.

4. Applicant should look to reduce the size of the proposed structure to reduce the number of variances being sought given the overall size of the existing parcel.

5. In accordance with Section 140-18, "A side or rear yard in a B-1 or B-2 district adjacent to a residential strict or an apartment in an RM district adjacent to a R-5- 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 a 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." Based upon this requirement, the applicant would need to seek a fourth variance for the proposed project.

6. The site plan should show the location of existing utilities servicing the site, as well as noting which are to be re-used, if any.

7. The plan shall note the ownership of the parcel upon which vehicles cross to allow for access to the site from Maple Avenue. An easement or license agreement would be needed for continued access over the parcel.

8. The Village Code requires parking spaces to be 10-foot wide by 20-foot in depth as per Section 104-34A. the plans currently show parking spaces to be proposed at 9 feet by 19 feet.

9. Proposed grading of the site for the new building shall be provided on the plans.

10. Approval will need to be sought from the Orange County Sewer District to allow for connection of the proposed building to the sewer system.

11. The depth of the curb and reveal for the proposed curb at sidewalk shall be provided on detail.

12. Vehicle maneuvering movements shall be provided on the plan to show that vehicles backing out of parking stalls have sufficient clearance without impacting planter area or sidewalk area.

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.

May 18, 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 April 16, 2025.
- Short Environmental Assessment Form dated April 16, 2025.
- Plan set titled "Taconic Art Center – Village of Harriman" consisting of 27 sheets dated May 19, 2025, with several of the sheets being stamped 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:

SEQRA Comments:

1. Question 15 on Page 3 of 3 shall be revised to reflect an answer of "Yes", as per NYSDEC. The question shall further be answered as to list what endangered species.

2. Question 20 on Page 3 of 3 shall be revised to reflect an answer of "Yes", as per NYSDEC. The question shall further be answered in the describe section of the question.

General Comments:

1. A signed and sealed copy of a recent survey shall be provided for the property. The survey shall reflect all existing structures, location of boundary lines, and location of utilities.

2. Plans shall be provided on larger size plans so that they are legible. The text on Sheet A001 is an example of illegible and the need for larger sizes plan sheets.

3. Plans as related to the site plan and site shall be provided in "engineering" scale, not architectural scale.

4. 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.

5. The site plan shall be provided on a larger sheet and shall include the following information:
    a) A Bulk Table that notes the current zoning requirements, as well as those of the proposed project.
    b) Parking calculation table for the proposed project.
    c) Construction details for all proposed improvements to the site.

6. The site plan shall reflect the parking layout for the existing parking lot. All parking stalls should be shown.

7. The site plan shall show the location of ADA compliant parking at the site, along with its associated access aisle and required ADA signage.

8. The site plan shall reflect all proposed landscaping improvements to the site if any are proposed. Based upon the rendered elevations, it appears that additional plantings are proposed. The elevation views and the site plan shall be coordinated with one another.

9. As James Street is a narrow street with no sidewalks along it, the applicant should look to providing a sidewalk along the side of the property to the parking lot instead of out to James Street. Pedestrians should be provided with a safe route of passage instead of being made to walk in the road.

10. The location of refuse containers shall be provided on the site plan.

11. Details of the proposed sign at the front of the project shall be provided on the plan. This would include height, width, colors, any lighting, etc.

12. If any additional landscaping and/or lighting is proposed on the exterior of the building, besides what presently exists, a landscape and lighting plan shall be provided to the Planning Board.

13. 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.

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

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