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

PLANNING BOARD MEETING
MONDAY, NOVEMBER 17, 2025
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – SEPTEMBER 17, 2025
4. 101-1-1.31, VILLAGE VIEW ESTATES – EXTENSION REQUESTED
5. 102-4-10 & 11, HARRIMAN MANOR – EXTENSION REQUESTED
6. 102-2-3, 44 NORTH MAIN STREET – REVIEW SUBMISSION

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY DECEMBER 15, 2025

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 12:00PM ON MONDAY DECEMBER 1, 2025

Chairwoman Escallier opened the Village of Harriman Planning Board Meeting of November 17, 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, Attorney Cordisco, Engineer Russo, and Secretary Maria Hunter.

Absent: Member Quinones

Member Murphy made a MOTION to accept the minutes from September 17, 2025
SECOND by Member Klare, **ALL IN FAVOR.**

101-1-1.31, VILLAGE VIEW ESTATES – Extension requested :

Chairwoman Escallier invited Mr. Larry Adler to speak to the Planning Board members.

Mr. Adler submitted a letter on October 20, 2025 (attached to minutes) requesting a 6-month extension to the Conditional Approved Village View Estates project. Engineer Russo requested that the wetland be updated with the current DEC conditions. This will be needed to be reaffirmed. Attorney Cordisco noted this project is approved without signed plans, the validity of wetlands needs to be reaffirmed prior to plan signature.

Member Murphy made a MOTION to grant the 6-month extension to May 18, 2026.
SECOND by Member Celentano, **ALL IN FAVOR.**

102-4-10 & 11, HARRIMAN MANOR – Extension requested:

Chairwoman Escallier invited Mr. Steve Brown to speak to the Planning Board members.

Mr. Brown submitted a letter on October 29, 2025 (attached to minutes) requesting a 6-month extension to the Conditional Site Plan Approved.

Mr. Russo noted per Village code regarding Parkland fees this project is providing recreational areas (trails, park, sitting area). This board would need to consider waiving the required Parkland fees. It was determined by Village attorney and Village engineer that Village code reads "per unit" rather than per building.

Attorney Cordisco acknowledged this board would need a motion to amend the prior approval to waive the Parkland fees.

Member Klare made a MOTION to waive Parkland fees and have Attorney Cordisco prepare amended approval. Once the amended resolution is received by the ZBA Secretary have the Chairwoman sign said resolution.
SECOND by Member Celentano, **ALL IN FAVOR.**

Member Klare made a MOTION to grant the 6-month extension to May 18, 2026.
SECOND by Member Celentano, **ALL IN FAVOR.**

102-2-3, 44 NORTH MAIN STREET – Review submission:

Chairwoman Escallier invited the applicants to speak to the Planning Board members.

Mr. Michael J. Calise, Engineer representing Mr. Dov Mayrovitz on the proposed 4-acre parcel at 44 North Main Street in the Business District 2. Narrative submitted dated October 29, 2025, is attached to these minutes. The applicant was previously before this board in 2022 which was sketch #1 with commercial and parking in the front. Since that time Mr. Mayrovitz consulted with village officials to find out what would be then best fit for the Village and best use of the property. The meeting between Mr. Mayrovitz, Mayor Mitchell, Building Inspector Stegenga, and Planning Board Secretary Hunter discussed the 3 different alternates. It was advised to submit the plans to this board for their input.

Mr. Russo would like to see each sheet labeled as "alternates 1, 2, 3" and dated. Mr. Calise was given a copy of Mr. Russo's report dated November 12, 2025 (attached to minutes) and asked Mr. Carlise to revise the plan per his report. It was noted that this property is located in the B-1 District and needs a 50-foot setback, plan is showing 20-foot setback. Mr. Russo asked that the map be revised to adjust for the flood plain. This project would need to be submitted to the local Fire District for review.

Discussion amongst the Planning Board members like having the proposed building in the front, with parking in the rear and agree alternate #2 is visually appealing. It was noted that this building would have office space on the first floor with apartments on the second floor. Per village code need to determine the number of units based on the square footage.

Attorney Cordisco requested the applicant submit a revised application to this board when submitting their revised plans. The applicant will submit a revised formal application with a narrative and plans with more details.

Once revised conceptual plans with long form EIS are submitted and reviewed by this board, the applicant can be referred to the ZBA with a favorable recommendation. With alternate #2 this plan would need a 30-foot setback variance.

Member Murphy made a MOTION to close the Planning Board meeting of November 17, 2025, at 8:05pm.
SECOND by Member Klare, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

HARRY ADLER TESTAMENTARY UNIFIED CREDIT TRUST

2 HAMPSHIRE COURT

WEST NYACK, NY 10994

RE: Village View

10/20/2025

RECEIVED
OCT 22 2025
Village of Harriman

Maria Hunter, Deputy Clerk

Village of Harriman

One Church Street

Harriman, NY 10926

Maria,

Confirming our conversation last week, we would like to request a 6 month extension for the approvals granted for Village View. For the benefit of the board, in July we had a death in the family of our oldest brother who was a Co-Trustee of the owning entity. Since then we have been working through various issues and procedures related to this. We are confident we will have them resolved shortly.

Should you or the board have any questions or require any additional information please let me know.

Thank you and the board for all of your cooperation and efforts throughout this process. It is greatly appreciated.

Larry Adler, Authorized Trustee

ARDEN CONSULTING ENGINEERS, PLLC

October 23, 2025

Village of Harriman
Planning Board
1 Church Street
Harriman, NY 10926

OCT 23 2025

Re: Harriman Manor
SBL: 102-4-10 & 11

Conditional Final Approval - Extension Request

Dear Chairwoman Escallier & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this letter requesting an extension of the Conditional Site Plan Approval for the referenced project which expires on November 11, 2025. The Applicant has obtained all outside agency approvals and is completing minor site plan revisions with the Planning Board Engineer. We expect to have plans ready for Planning Board signature in the next few weeks.

Please schedule this matter for the next available Planning Board meeting for discussion and possible action. Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC

Michael A. Morgante, P.E.

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P.O. Box 340 ♦ Monroe, N.Y. ♦ 10949
Tel: 845-782-8114 ♦ Email: mam@ardenconsulting.net

44 Main Street LLC

10/29/2025

OCT 30 2025
Village of Harriman

To: Village of Harriman Planning Board
1 Church Street
Harriman, NY 10926

Re: Site Development Proposal for 44 North Main Street, Harriman, NY

Dear Members,

We are writing regarding our property located at **44 North Main Street, Harriman, NY**. Our goal is to develop this site in a way that fits the character of the area, serves the needs of the community, and benefits the Village of Harriman and its residents.

In order to achieve this, we have had conversations with the Mayor, with Kathy Stegenga - Building Department, and Maria Hutner - Village deputy Clerk, to discuss possible development options that would best serve both the village and the property owner. Based on those discussions, we are now presenting **three design options** for your review and direction:

Option 1 – The original plan submitted in 2022: a **two-story commercial building**.

Option 2 – A **two-story mixed-use building**, with commercial space on the first floor and residential units on the second floor.

Option 3 – A **one-story strip-style commercial building**, longer in design, intended for retail or service tenants.

At our recent meeting, there seemed to be the most interest in Option 2, but we sincerely want your input before moving forward. For us, it truly doesn't make a difference which option we pursue — our main priority is to do what's best for the village, meet all requirements and codes, and create something that the officials and residents alike will be happy with and fit the character of the neighborhood.

We are submitting these three options for your review and feedback. Our intent is to receive guidance from the Planning Board. Once we have your direction, we would like to proceed promptly with the detailed plans and approval process.

Thank you for your time, consideration, and continued cooperation. We look forward to working together to bring a project that enhances the Village of Harriman.

Sincerely,
Dov Mayrovitz

LANC & TULLY
Engineering and Surveying, D.P.C.

November 12, 2025

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

RE: 44 North Main Street
Village of Harriman
Tax # 102-2-3

Dear Chairwoman Escallier:

Our office has received the following regarding a proposal for the parcel located at 44 North Main Street:

- Correspondence from Dov Mayrovitz, dated October 29, 2025.
- Plan titled "44 North Main St. LLC – Drainage Plan", with the latest revision date of January 9, 2019, as prepared by John Petroccione, P.E.
- Two (2) plan sheets titled "44 N Main St", with both sheets having a Sheet No. C01 and being dated September 17, 2025, as prepared by C&J Consulting Engineers, D.P.C.

This project was last before the Planning Board in January of 2019 for a 2-story office building with parking, municipal water and sewer services and on-site storm drainage system, and 44,000 square feet of proposed wetland area to be created to the west of the building site. In July of 2022, a Letter of Map Revision (LOMR) was received for the site from the Federal Emergency management Agency (FEMA), which shifted the actual floodway line along the Ramapo River. The project site is located in the B-2 (General Commercial) Zone.

The applicant is now considering three (3) alternatives for the development of the site as shown in the submitted plans. The first alternative being the original 2-story office building layout directly adjacent to the river, the second being a 2-story building located towards the front of the site with professional office space on the 1st floor and apartments on the 2nd floor, and the 3rd alternative being a 1-story building commercial building for retail or service tenants.

Based upon our review of the submitted correspondence and concept plans, we offer the following comments:

General Comments:

1. The plans should be labeled as "Alternative 1", "Alternative 2", etc. so when referencing each drawing it is clear which drawing is being discussed. At present, the 2nd and 3rd alternatives are provided on sheets that are titled identically, and have the same sheet number and date, which can lead to confusion.

2. Once the Village and the applicant have settled on the alternative that both would prefer to see, and the project progresses forwards, the applicant will need to submit all required formal submission documents and a full Environmental Assessment Form for the project.

3. The future project will require a stormwater pollution prevention plan (SWPPP), which shall be prepared in accordance with the NYSDEC Stormwater Management Design Manual dated July 31, 2024, and the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-25-001).

4. Project will need to receive approval from Orange County Sewer District No. 1 for the proposed sewer connection.

5. An updated topographic survey shall be prepared for the entire site as the project progresses forward.

6. Fully detailed design drawings, including grading, utilities, landscaping, lighting and construction details sheets shall be provided once an acceptable layout has been reached by all parties.

7. Full color architectural renderings and building elevations, floor plans, and visual views from different vantage points shall be provided as the project progresses.

8. Once an alternative is picked and the plans progress, the plans should be submitted to the Fire District for their review and comments.

Alternative No. 2 Comments:

9. As the project is located in the B-2 Zone, it is unclear as to why the bulk table at the bottom of the Sheet states B-1 Zone and is reflecting the requirements of the B-1 Zone. Applicant should explain this further. The Board should note that the Schedule of District Regulations for the B-2 Zone does allow for B-1 business uses, either separately or in combination in a single or multiple structure, at the discretion of the Planning Board.

10. This alternative proposes apartments on the 2nd floor of the building, which in the B-1 Zone is a *Special Permitted Use* subject to authorization and site plan approval by the Planning Board. However, as the parcel is located in the B-2 Zone which only allows for "business uses" in the B-1 Zone, this alternative may require the applicant to seek a variance to allow for apartments on the 2nd floor.

11. The parking requirements set forth in the B-1 bulk table on the sheet should be revised to accurately reflect the requirements as stated in the district regulations. The 1st story parking requirement for retail, offices and service establishments is *1 space per every 150 square feet of floor area.* The residential proposed on the 2nd story would require meeting the requirements for an apartment building in the R-M Zone which is *2.5 spaces per dwelling unit with 2 or more bedrooms, and 1.5 spaces per dwelling unit with 1 bedroom or less.*

12. As the project is located in the B-2 Zone, the front yard setback requirement is 50 feet, whereas the applicant is showing only a 20-foot setback to the building presently. If the applicant is to pursue the location of the building towards the front of the lot, a variance would need to be sought for the front yard setback.

Alternative No. 3 Comments:

13. The submitted correspondence notes this alternative (Alternative No. 3) is for retail or service tenants. As such, the bulk table on the sheet should reflect the proper proposed usage, and the parking

requirements revised to reflect 1 space per 150 square feet of floor area. This would change the listed 40 parking spaces to a new total of 54 spaces. Based upon this, the proposed parking provided on the site is deficient by 14 parking stalls. The building would need to be reduced to a total of 6,000 square feet for the 40-space parking lot currently represented on the plan.

14. This alternative is similar to Alternative No. 1, in that both buildings are adjacent to the river and parking is pushed to the front of the lot. Visually, it may be preferable to have the building located towards the front of the lot, but this would require the applicant to seek a variance for the front yard setback, as mentioned in Comment No. 12 above.

This concludes our review at this time. Further comments may be forth coming based upon future submissions of developed plans. **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: Kathy Stegenga, Building Inspector
Dominic Cordisco, PB Attorney