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

PLANNING BOARD MEETING
MONDAY, DECEMBER 15, 2025
7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – NOVEMBER 17, 2025
4. 102-2-3, 44 NORTH MAIN STREET – REVIEW SUBMISSION

THE NEXT PLANNING BOARD MEETING IS SCHEDULED FOR MONDAY, JANUARY 26, 2026

PAPERWORK SUBMISSION DEADLINE FOR THE PLANNING BOARD MEETING IS 12:00PM ON FRIDAY, JANUARY 9, 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 Hunter.

Absent: Member Quinones

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

102-2-3, 44 NORTH MAIN STREET – Continued review of submission:

Chairwoman Escallier invited the applicant 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 acknowledged receiving the December 12, 2025, Lanc & Tully report from Engineer Russo (attached to the minutes). More formal submission with design will be submitted with the Long Form EAF. Comments will be submitted for the SWPPP once they receive preliminary approval. The applicant is looking for a positive ZBA referral from this board and would like to run this application parallel with both boards.

Engineer Russo reviewed his report with the board. He is looking for a project narrative for development on the site. Both engineers acknowledged a proper project name will be helpful; the applicant will take care of this with their next submission. Additionally, revisions/changes are needed for the submitted Short EAF, once formal plans are received they need to be sent to the Monroe Fire District (Secretary Aherne) and Orange County Planning. The proposal with apartments on the second floor may require the applicant to seek a variance. As the project is located in the B-2 Zone, a variance would be needed for the front yard setback.

Chairwoman Escallier requested additional visual renderings with floor plans to be submitted. Requested no bright colors, possible use of earth tones. No comments from the other Planning Board members at this time. Engineer Russo requested when renderings are submitted need to have elevations with a design to fit the area.

Mr. Mayrovitz requested this board refer the application to the ZBA, which will address the parking, front set back and residence use. He requested to be before both boards to move this project forward.

Member Klare made a MOTION to have Attorney Cordisco prepare a positive referral of this application to the Village ZBA.
SECOND by Member Murphy, **ALL IN FAVOR.**

Attorney Cordisco will prepare the referral to the Zoning Board. He noted the applicant can proceed with both boards. Once the Long Form EAF is received this board can declare their intent to be Lead Agency.

DRAFT

Chairwoman Escallier noted the next Planning Board meeting will be held on January 26, 2026, with documents submitted by January 9th and the next ZBA meeting will be on February 4, 2026, and documents need to be submitted by January 21st .

Chairwoman Escallier acknowledged member Ron Klare is retiring from the Planning Board. He has served in the Korean War, served under 3 different Mayors, we wish him much happiness and health.

Member Klare thanked everyone for their well wishes.

Chairwoman Escallier made a MOTION to close the Planning Board meeting of December 15, 2025, at 7:50 pm.
SECOND by Member Murphy, **ALL IN FAVOR.**

Minutes respectively submitted,

Maria C. Hunter
Planning Board Secretary

DRAFT

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

December 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:

- Short Environmental Assessment Form dated December 3, 2025.
- Plan set titled "N Main St Building", consisting of 1 of 3 through 3 of 3 with a revision date of December 2, 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.

Based upon the input from the Planning Board during the November 2025 meeting, the applicant is now proposing a 2-story building located towards the front of the site with retail space on the 1st floor and apartments on the 2nd floor, which was the 2nd alternative presented during the last Planning Board meeting.

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

General Comments:

1. A Project Narrative shall be provided for the project that discusses the proposed development of the site.

2. The "Project Title" on the plans should be more descriptive than "N Main St Building". This should be revised to reflect 44 N. Main Street or some other title, as there are other buildings located along N. Main Street.

3. A Long Form Environmental Assessment Form shall be prepared for the project, as previously stated in our November 12, 2025, review letter.

4. The "Brief Description" section of the submitted Short EAF states "(as directed by the village planning board)". This is an inaccurate statement and should be removed, as the Planning Board only informed the applicant of their preferred choice of the 3 alternatives that were submitted for the November 2025 meeting.

5. As the development of the project in the manner submitted would require the applicant to seek variances, the answer to Question No. 2 on Page 1 of 3 of the Short EAF should be marked "YES" and shall also list out the Village Zoning Board of Appeals. The applicant will also need to seek approval from the Village Board for water for the project, as well as seeking approval from Orange County Sewer District No. 1 for sewer.

6. "Rural" should not be checked under Question No. 5 on Page 1 of 3 of the Short EAF.

7. "Forest" should not be checked under Question No. 14 on Page 3 of 3 of the Short EAF.

8. Question No. 20 on the Short EAF was not answered fully, as a description is required to identify the site that is subject to remediation, and note the distance to that site.

9. 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).

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

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

12. 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.

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

14. As project progresses, the plans should be submitted to the Fire District for their review and comments.

Plan Comments:

15. 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.

16. The parking calculations are deficient by a single space, as the required parking for the retail space actually equates to 34.32 spaces (5,148 sf/150 sf). This would require the applicant to provide 35 spaces for retail, whereas the applicant rounded down instead. Actual need parking for the entire site would now be set at 51 spaces. As the plans only reflect 50 spaces currently, the site is deficient by a singular parking stall. The plan should be revised to reflect a minimum of 51 spaces on the site, or the proposed development of the site be reduced in scale.

17. 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.

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 to contact our office.

Sincerely,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: Kathy Stegenga, Building Inspector
Dominic Cordisco, PB Attorney