VILLAGE OF HARRIMAN
ZONING BOARD OF APPEALS
1 Church Street, Harriman, New York 10926
(845) 783-4421, Ext 103

SPECIAL MEETING

WEDNESDAY, MARCH 25, 2026

MEETING BEGINS AT 7:30PM

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ACCEPTANCE OF MINUTES – February 4, 2026
4. 51 NORTH MAIN – 102-4-5– Public Hearing
5. 67 COMMERCE DRIVE – 109-2-3.2 – Discussion on Area Variance

NEXT ZONING BOARD OF APPEALS MEETING

IS SCHEDULED FOR

WEDNESDAY MAY 6, 2026 @ 7:30PM

DEADLINE FOR COMPLETED SUBMISSION

FOR REVIEW IS DUE

BY 4:00PM ON APRIL 22, 2026

**** THERE WILL BE NO APRIL ZONING BOARD OF APPEALS MEETING DUE TO A RELIGIOUS HOLIDAY****

Chairperson Pettiford opened the Village of Harriman Zoning Board of Appeals regular meeting at 7:32 PM on Wednesday, March 25, 2026. He welcomed everyone, followed by the Pledge of Allegiance and Roll Call.

Present: Chairman Pettiford, Member Torres, Member Carrillo, Member Chowdhury, Attorney DeJoy and Secretary Leake

Absent: Member LaMarch

Chairman Pettiford made a **MOTION** to accept the minutes from February 4, 2026.
SECOND by Member Torres, **ALL IN FAVOR**

Chairman Pettiford made a **MOTION** to move 67 Commerce Drive first on the agenda.
SECOND by Member Carrillo, **ALL IN FAVOR**

NEW BUSINESS:

67 Commerce Drive – Area Variance

Anthony Asala of Lan Associates addressed the Board regarding an application for an accessory structure at 67 Commerce Drive. Mr. Asala explained that the applicant is proposing to construct an open-air pavilion to be used for training and event space associated with the electricians union.

He stated that the property contains multiple constraints including a municipal boundary line running through the parcel, as well as several easements (water, sewer, drainage, and state), and wetlands. Due to these constraints, the proposed accessory structure would be located in front of the primary structure, requiring a variance.

Mr. Asala explained that the structure would be a pavilion-style building, approximately 15–20 feet by 40 feet in size, and under 15 feet in height. The structure would include a small kitchenette and one bathroom, with utilities including electric, water, and sewer connections. He noted that no additional parking is proposed and that the structure would be used privately, not open to the public.

Board members asked questions regarding the structure's dimensions, use, utilities, and impact on the surrounding area. Mr. Asala stated that the structure would not negatively impact the neighborhood and would be consistent with existing use of the property.

Chairman Pettiford made a **MOTION** to schedule a public hearing on May 6, 2026, at 7:30pm for the application.
SECOND by Member Torres, **ALL IN FAVOR**

OLD BUSINESS:

51 North Main Street – Use Variance (Public Hearing)

Attorney DeJoy advised the Board that this application involves a use variance, which requires a higher legal standard, and recommended a brief attorney-client session to review the applicable legal standards.

Chairman Pettiford made a **MOTION** to enter into attorney-client session.
SECOND by Member Torres, **ALL IN FAVOR**

Chairman Pettiford made a **MOTION** to end the attorney-client session and return to the regular Board meeting.
SECOND by Member Carrillo, **ALL IN FAVOR**

The applicant, J. Rivera, addressed the Board regarding the request for a use variance for 51 North Main Street. Mr. Rivera explained that he purchased the property approximately one year ago and was unaware at the time that the existing multi-family use was not permitted. He stated that he has made no structural changes to the property and has only performed cosmetic improvements.

Mr. Rivera explained that the rental units provide necessary income to support the mortgage and that without the variance he may not be able to afford to maintain ownership of the property. He further stated that the property is consistent with surrounding uses and would not negatively impact the neighborhood.

Chairman Pettiford made a **MOTION** to open the public hearing for public comment.

SECOND by Member Torres, **ALL IN FAVOR**

No members of the public.

Chairman Pettiford made a **MOTION** to close the public hearing.
SECOND by Member Torres, **ALL IN FAVOR**

Chairman Pettiford made a **MOTION** to grant the use variance.
SECOND by Member Torres. **ALL IN FAVOR**

Attorney DeJoy reviewed the four statutory criteria required to grant a use variance:

1. The applicant cannot realize a reasonable return without the variance

2. The hardship is unique

3. The variance will not alter the essential character of the neighborhood

4. The hardship is self-created

The Board discussed and deliberated each factor in detail. Members expressed concern that the applicant did not meet the required legal standards.

A roll call vote was conducted:

Member Torres – No

Member Carrillo – No

Chairman Pettiford - No

Member Chowdbury – No

The Board has **DENIED** the use variance application for 51 North Main Street.

ADJOURNMENT:

Chairman Pettiford made a **MOTION** to close the regular meeting at 8:16pm.
SECOND by Member Torres, **ALL IN FAVOR**

Minutes respectfully submitted

Jane Leake, Village Clerk