Chairman Pettiford opened the Village of Harriman Zoning Board of Appeals regular meeting at 7:30 PM on Wednesday, May 6, 2026. He welcomed everyone, followed by the Pledge of Allegiance and Roll Call.

**Present:** Chairman Pettiford, Member LaMarch, Member Torres, Member Carrillo, Member Chowdhury, Attorney DeJoy and Recording Secretary Mulligan

**Absent:** None

Chairman Pettiford made a **MOTION** to accept the minutes from March 25, 2026.

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

**NEW BUSINESS:**

**67 Commerce Drive – Area Variance (Public Hearing)**

The applicant for 67 Commerce Drive addressed the Board regarding an application for an area variance to permit construction of an open-air pavilion accessory structure on the property.

The applicant explained that the proposed pavilion would serve as an outdoor learning and training space for the electrician's union. Due to several site constraints, including municipal boundary lines, sewer, water, and drainage easements, as well as wetlands on portions of the property, the accessory structure must be located in front of the principal building, requiring an area variance.

Renderings and color-coded site plans were presented to the Board and members of the public. The applicant explained that the proposed pavilion would be approximately 13.5 feet in height and would not be visible from the roadway due to surrounding wooded wetland areas.

The Board opened the public hearing for public comment. One resident, Irma Escallier of Harriman, asked why the training space needed to be outdoors. Representatives for the applicant explained that the interior classrooms are fully utilized and that certain training activities are more appropriate for an outdoor environment.

Chairman Pettiford made a **MOTION** to close the public hearing.

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

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Attorney DeJoy advised the Board that the application was classified as a Type II action under SEQRA and required no further environmental review.

Chairman Pettiford made a **MOTION** to approve the area variance from Section 140-13D of the Zoning Code to allow construction of an open-air pavilion accessory structure located nearer to the front street line than the principal building.

**SECOND** by Member Torres.

The Board reviewed the statutory factors for an area variance and determined that the proposed structure would not create an undesirable change in neighborhood character, would not adversely impact environmental conditions, and that the requested variance was reasonable given the site constraints.

A roll call vote was conducted:

Member LaMarch – Yes

Member Torres – Yes

Member Carrillo – Yes

Chairman Pettiford – Yes

Member Chowdhury – Yes

The Board **APPROVED** the area variance application for 67 Commerce Drive.

**ADJOURNMENT:**

Chairman Pettiford made a **MOTION** to close the regular meeting.

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

Minutes respectfully submitted,

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Maureen Mulligan, Recording Secretary

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