

AMENDED 10/27/16

ZONING BOARD MEETING AGENDA

THURSDAY, NOVEMBER 10, 2016 AT 8:00 P.M.,

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.**

- CAL. Z16-016 BRIGGS & JENNIFER FORELLI** – 25 Park Drive South, Block 521, Lot 12 – **Heard at the October Meeting – Closed – Findings being prepared.**
- CAL. Z16-018 MICHELE MARCIANO** – 142 Gainsborg Avenue, Block 849, Lot 5 – **Heard at the October Meeting – Closed – Findings being prepared.**
- CAL. Z16-021 ANITA DAVIS** – 40 Park Drive North, Block 542, Lot 7 – **Heard at the October Meeting – Closed – Findings being prepared.**
- CAL. Z16-005 VITO FORGIONE** – 242 Park Avenue, Block 904, Lot 7 – This property is located in a B Zoning District and pursuant to §235-36 Schedule of Off Street parking Space Requirements of the Zoning Ordinance of the Town/Village of Harrison One and Two Family Dwellings must provide 2 parking spaces per dwelling unit. The legalization of the expansion of the finished basement and the reconstruction of the front steps has eliminated 2 of the required 4 parking spaces thus requiring a variance for 2 spaces. – **Not Heard at the October Meeting – Adjourned.**
- CAL. Z16-010 SOVERATO LLC / MARCELLA REALTY LLC** – 280 Harrison Avenue, Block 251, Lot 37 – The property is located in an R-75 Zoning District and pursuant to §235-46-a Title Announcements and Professional Signs. Residential buildings shall be permitted to have one announcement or professional. Sign on each public street frontage not exceeding two square feet in area, except that a multiple dwelling or a group of multiple dwellings containing 50 or more units shall be permitted to have one announcement sign not exceeding 6 square feet in area at the principle building entrance or at the entrance driveway, and, in addition, each professional office or studio permitted in such a multiple dwelling or groups of multiple dwellings may have one professional sign not exceeding two square feet in area. The proposed sign is shown to have a 3 foot setback from the property line, thus requiring a variance of 12 feet. The proposed sign is approximately 4 square feet, thus requiring a variance of 2 square feet. – **Not Heard at the October Meeting – Adjourned.**
- CAL. Z16-015 EHUD & JENNIFER LIVNE** – 15 Pilgrim Road, Block 601, Lot 25 – This property is located in an R-1 Zoning District. The house is existing nonconforming with regard to its front yard and side yard setbacks. The lot is nonconforming do to the lot width of less than 200 feet. Pursuant to §235-9B foot note 2 of the Table of Dimensional Regulations of the zoning ordinance of the Town/Village of Harrison; No lot in the R-1 Residence District in Blocks 591,591,601,603 and 604 shall be less than 200 feet in width or frontage, with a minimum front yard of 50 feet and minimum side yards of 50 feet. This application requires **3 variances**. **Variance 1:** The proposed garage addition reduces the side yard setback to 38.7 feet, thus requiring a variance of 11.3 feet. **Variance 2:** The total combined side yard is reduced to 76.1 feet, thus requiring a variance of 23.9 feet. **Variance 3:** The proposed garage addition reduces the front yard setback to 46.3 feet, thus requiring a variance of 3.7 feet. – **Heard at the October Meeting – Adjourned.**
- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 2 variances: **1: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 3 are request, requiring a variance for 1 addition story. **2: §235-24 F** requires a 10 foot setback for the required off street parking area 4.5 feet are provided at the North property line requiring a variance of 5.5 feet. – **Heard at the October Meeting – Adjourned.**

CAL Z16-020 JOHN & PAMELA KING – 219 Lincoln Avenue, Block 912, Lot 43 – This property is located in a B Zoning District and pursuant to §235-9B Table of Dimensional Regulations the habitable floor area for a one family dwelling is 1200 SF. The plans indicate 578 SF of habitable space thus requiring a 622 SF variance. – **Heard at the October Meeting – Adjourned.**

CAL. Z16-022 MARIE MARINO – 47 Oak Street, Block 91, Lot 31 – This property is located in an MFR Zoning District. The property is existing nonconforming with regard to its lack of required parking and pursuant to §235-12-B of the Table of Dimensional Regulations for Business Districts the minimum required habitable floor area for a dwelling unit is 600 square feet. Also as per §235-36 Schedule of Off-Street Parking Spaces Requirements for Residential Use is as Follows. Number of spaces per dwelling unit for parcels located within the downtown revitalization target area is 1.25. This application requires **2 Variances**. **Variance 1:** There is only 1 parking space being provided therefore a variance for 3 parking spaces is required. **Variance 2:** The New unit has a habitable square footage of 301 square feet thus requiring a variance of 299 square feet.

CAL. Z16-023 MARK & DIANE HOLLAND – 51 Pleasant Ridge Road, Block 513, Lot 1 – This property is located in an R-1 Zoning District and pursuant to §235-9-B of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required rear yard setback is 50 feet. The proposed new deck will reduce the rear yard setback to 38 feet, thus requiring a variance of 12 feet.

CAL. Z16-024 GAETANO BINASCO – 602 Anderson Hill Road, Block 643, Lot 36 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to the encroachment into the required 100 foot buffer setback. Pursuant to §235-24.1(B) Buffer setbacks along roadways in Purchase of the Zoning Ordinance of the Town/Village of Harrison. A minimum buffer setback of 100 feet shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave & Anderson Hill Rd. This setback shall be maintained in its natural state or landscaped, in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. The proposed new front and rear yard additions are completely in the required 100 foot buffer setback thus requiring a variance. Referral from the Planning Board with a positive recommendation.