

ZONING BOARD MEETING AGENDA

THURSDAY, NOVEMBER 13, 2014 AT 8:00 P.M.,

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

CAL. Z14-027 SAGE & ALLISON PRIOGZEN – 44 Winfield Avenue, Block 301, Lot 55 – **Heard – Closed – Findings being prepared.**

CAL. Z14-024 HARRISON REAL ESTATE GROUP, LLC – 241-247 Halstead Avenue, Block 131, Lot 17 – The property is located in a CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable height is 45 feet and the maximum allowable stories is 4. Pursuant to §235-25(A) Titled Park and Usable Open space requirements for multiple dwellings: Usable open space shall be provided on the site of multiple dwellings at 200 square feet per dwelling unit. Pursuant to §235-36 Schedule of Off-Street Parking Space Requirements for Residential Use: Multiple dwelling for parcels within the Downtown Revitalization Target Area, the requirements shall be 1.25 per dwelling. Pursuant to §235-7(J) When a district boundary line divides a lot in a single ownership at the effective date of this chapter or any subsequent amendment thereto, except as provided in §235-71, the Board of Appeals may permit an extension into one district of a lawful conforming use existing in the other district, as hereinafter provided in §235-61A. Pursuant to §235-18C(1) Titled Accessory off-street parking in Business districts. Accessory off-street parking areas may be located in required front and rear yards and in required front yards which do not adjoin a residence district, provided that they are setback at least 10 feet from all property lines and further provided that they do not encroach on required landscape buffer strips. Pursuant to §235-24(F) In PB, NB and CBD Business Districts, that required 10 foot setback for all landscape for off-street parking area shall include a continuous landscape strip, except at access points, not less than 5 feet wide, designed to partially screen such off-street parking areas. This application requires 7 Variances. **1:** The height of the proposed new building is indicated to be 55 feet thus requiring a variance of 10 feet. **2:** The number of stories of the proposed building is indicated to be 5 thus requiring a variance for 1 story. **3:** The provided open space is 1,900 square feet where 3,800 square feet is required; therefore a variance is needed for the remaining required open space of 1,900 square feet. **4:** The proposed provided parking spaces are indicated to be 19 where 24 is required; therefore a variance for 5 spaces is needed. **5:** A variance is needed to have the CBD district continued through the B zone portion of the lot. **6:** The proposed parking area indicates a side yard setback at the South West portion of the parking lot to be 2.5 feet, thus requiring the maximum variance 7.5 feet. The portion of the parking area located at the South East portion of the lot indicates a setback from the side yard property line of 0 feet, thus requiring a maximum variance of 10 feet. The proposed setback at the property line along Fremont Street is 7 feet, thus requiring a variance of 3 feet. **7:** The proposed parking area indicates a buffer strip located at the South West side of the lot is indicated to be 2.5 feet thus, requiring a variance of 2.5 feet. The buffer strip located at the South East side of the lot is indicated to be 0 feet, thus requiring the maximum variance of 5 feet. **Referral from the Planning Board with a positive recommendation. – Heard at the October Meeting – Adjourned to the November Meeting.**

CAL. Z14-026 EILEEN & JOHN BOSCO – 140 Sunnyridge Road, Block 221, Lot 14 – This property is located in an R-1/3 Zoning District and pursuant to §235-28 Titled Swimming Pools of the Town/Village of Harrison Zoning Ordinance. Swimming pools, pumps, filters, compressors or other pool related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence Distracts, no swimming pools shall be located within 10 feet, or within any other Residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back 60 feet from any street in the B, R-75 and R-50 Districts, and 75 feet in all other Districts. The proposed Hot Tub indicates the setback from the

property line at the street frontage to be 65 feet thus requiring a variance of 10 feet. – **Heard at the October Meeting – Adjourned to the November Meeting.**

- CAL. Z14-028 WILLIAM & PATRICIA COLANGELO** – 33 Ellsworth Avenue, Block 265, Lot 27 – This property is located in a B Zoning District and is a one family dwelling. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the maximum height of an accessory structure is 15 feet. Also as per §235-36 Schedule of off street parking; street parking spaces requirement for residential uses, 1-family and 2-family dwellings 2 parking spaces per dwelling unit are required. The second story addition to the garage has increased to height to 16 feet 6 inches thus requiring a variance of 1 foot 6 inches. By converting the garage to a storage area the minimum required parking spaces have been eliminated therefore a variance for two parking spaces is required.
- CAL. Z14-029 SEAN O’CONNOR** – 8 Stonewall Circle, Block 1001, Lot 141 – This property is located in an R-1 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison requires a 20 foot side yard setback. The existing deck reduces the side yard setback to 17 feet 2 inches thus requiring a 2 foot 10 inch variance.
- CAL. Z14-030 KAREN THOMAS** – 345 East Purchase Street, Block 546, Lot 14 – This property is located in an R-1 Zoning District and pursuant to §235-26 C 920 of the Zoning Ordinance of the Town/Village of Harrison no fence or wall in a required rear or side yard shall have a height greater than 6 foot 6 inches. The proposed fence indicates various heights from 6.72 feet to 9.78 feet thus requiring a variance from .26 feet to 3.18 feet.
- CAL. Z14-031 LAURA & DAVID HERSH** – 5 Ramapo Trail, Block 441, Lot 97 – This property is located in an R-1/3 Zoning District and is in an AE flood plain. As per §146-5.3.1 Elevation the following standards, in addition to the standards in §146-5.1-1 Subdivision Proposals, and §146-1.1-2 Encroachments, and §Standards for all Structures, apply to structures located in areas of special flood hazards as indicated. (1) Within A1-A30, AE and AH and also Zone A if case flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above 2 feet above the base floor level. As per §146-6.1 the applicant is seeking a variance to legalize a finished basement §146-6.2 indicates conditions for variances.