

ZONING BOARD MEETING AGENDA

THURSDAY, DECEMBER 10, 2015 AT 8:00 P.M.,

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

- CAL. Z15-021 JULES ALEXANDER** – 9 Belmont Avenue, Block 562, Lot 4 –**Heard – Closed – Findings being prepared.**
- CAL. Z15-020 ARON PONTICELLI & ROBIN QUITTELL PONTICELLI** – 4 Alyssa Lane, Block 651, Lot 22 – This property is located in an R-2 Zoning District. The applicant is appealing the issuance of Certificate of Occupancy No. 15-22209 issued on June 29, 2015 for the legalization of raised tee boxes and waterfall. – **Heard at the November Meeting – Adjourned to the December Meeting.**
- CAL. Z15-022 HARRISON REAL ESTATE GROUP, LLC** – 241-247 Halstead Avenue, Block 131, Lot 17 – This 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 & Useable 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 §235-35 Schedule of Off-Street parking spaces 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 off-street parking in business district. 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 required 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 stories thus requiring a variance for 1 story. **3)** The provided open space is 2,980 square feet were 3,800 square feet is required, therefore a variance is needed for the remaining required open space of 820 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 of 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 9 feet thus requiring the maximum variance of 5 feet. – **Heard at the November Meeting – Adjourned to the December Meeting.**
- CAL. Z15-023 WESTCHESTER JOINT WATERWORKS – KENILWORTH BOOSTER STATION** – Kenilworth Road, Block 625, Lot 6 – This property is located in a SB-100 Zoning District and the property is existing non-conforming with regard to its lot size of .42 acres and setbacks and Pursuant to §235-12B of the Zoning Ordinance of the Town/Village of Harrison. The minimum required lot size is 100 acres. The minimum required setback from all property lines abutting a business district is 200 feet. This application requires 5 variances: **1)** The setback at the

Northern property line is 5 feet, thus requiring a variance of 195 feet. **2)** The setback at the Western property line is 17 feet, thus requiring a variance of 183 feet. **3)** The setback at the Southern property line is 74 feet, thus requiring a variance of 126 feet. **4)** The setback at the Eastern property line is 113 feet, thus requiring a variance of 87 feet. **5)** The lot coverage is indicated to be 17 percent thus requiring a variance for the 7 percent overage. – Referral from the Planning Board with a positive recommendation. – **Heard at the November Meeting – Adjourned to the December Meeting.**

CAL. Z15-023 ANTHONY PASTORE – 160 Gainsborg Avenue, Block 874, Lot 25 – This property is located in a B Zoning District and pursuant to §235-9-B of the Zoning Ordinance of the Town/Village of Harrison, the minimum required rear yard setback is 25 feet. The existing wood deck is shown to have a rear yard of 10.3 feet thus requiring a variance of 14.7 feet.

CAL. Z15-024 233 HIGHLAND ROAD R.E. CORP. – 233 Highland Road, Block 523, Lot 38 – This property is located in an R-1 Zoning District and is presently non-conforming with regard to lot size. One acre 43,560 sq. ft. is required and the lot contains 14,244 sq. ft. Pursuant to §235-9B of the Table of Dimensional Regulation the following variances are required; Maximum allowable lot coverage is 15% the proposed new dwelling covers 22% of the lot requiring a variance of 7%. The seconded variance required is for the encroachment of the rear porch into the required rear yard. The required rear yard setback is 50 feet and the porch will reduce that to 36 feet requiring a variance of 14 feet.

CAL. Z15-025 RONEN ISRAEL & MINDY NAGORSKY – 8 Oak Valley Lane, Block 981, Lot 60 – this property is located in an R-2 Zoning District that is part of the Oak Valley subdivision with a required rear yard of 150 feet. Pursuant to §235-9B of the Table of the Zoning Ordinance of the Town/Village of Harrison requires a minimum rear yard and side yard setback for an accessory structure is 50 feet. This application requires 2 Variances: **1)** The tennis court is shown to have a rear yard setback of 10 feet thus requiring a variance of 40 feet. **2)** The tennis court is shown to have a side yard setback of 20 feet thus requiring a variance of 30 feet.

CAL. Z15-026 MICHAEL DIMARINO – 80-82 Lakeview Avenue, Block 861, Lot 24 – This property is located in a B Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison foot note #3; The first floor elevation shall be no greater than 7 feet from the corner line of the road; also the maximum number of stories to be no greater than 2 ½. The amended drawings indicate the first floor elevation to be 11 feet from the center line of the road thus requiring a variance of 4 feet. The amendment submitted to raise the height of the house indicates the house to be 3 stories thus requiring a variance.

CAL Z15-027 MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES – 500 Westchester Avenue, Block 631, Lot 7 – This property is located in an SBO Zoning District and pursuant to §235-47(B) Business Identification Signs: Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structural feature at the principal building entrances, provided that such signs shall not be visible from off the premises except from the front lot line. Such signs shall have (1) An area not exceeding 20 square feet. (2) A maximum projection of 10 inches from the face of the wall or structure to which the sign is attached. (3) No more than the name and business of the establishment located on the premises and directional information. This application requires 3 variances: **1)** The proposed second sign facing Westchester Avenue requires a variance. **2)** The proposed second sign is visible from off premises thus requiring a variance. **3)** The two proposed signs are proposed to be 63 square feet each for a total of 126 square feet thus requiring a total variance for both signs of 86 square feet.