

ZONING BOARD MEETING AGENDA

WEDNESDAY, DECEMBER 3, 2014 AT 8:00 P.M.,

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

- CAL. Z14-028 WILLIAM & PATRICIA COLANGELO** – 33 Ellsworth Avenue, Block 265, Lot 27 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-029 SEAN O’CONNOR** – 8 Stonewall Circle, Block 1001, Lot 141 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-030 KAREN THOMAS** – 345 East Purchase Street, Block 546, Lot 14 – **Heard – Closed – Findings being prepared.**
- 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. – **Not Heard at the November Meeting – Adjourned to the December Meeting.**
- 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. Pursuant to §235-31(A) Setbacks from streams and other bodies of water the portion of the deck expansion is indicated to have a setback from the stream of 31.4 feet were a 50 foot setback is required thus requiring a 18.6 foot variance.
- CAL. Z14-032 JOSEPH DE FONCE** – 47 Coakley Avenue, Block 247, Lot 7 – This property is located in an R-75 Zoning District and pursuant to §235-28 of the Zoning Ordinance of the Town/Village of Harrison Titled Swimming Pool states that swimming pools and related equipment shall not be located within 10 feet of any side and rear yard. Also per §235-(9)(B) of the Residential Table of Dimensional regulations the minimum required side yard setback for an accessory structure is 10 feet and the Minimum required rear yard setback for an accessory structure is 10 feet. The final survey submitted shows the pool to have a side yard of 6.4 feet thus requiring a variance of 3.6 feet and a rear yard setback of 9.6 feet at the South East Corner thus requiring a variance of 0.4 feet. The final survey shows the pool equipment to have a side yard setback of 1.1 feet thus requiring a variance of 8.9 feet and a rear yard setback of 1.2 feet thus requiring a variance of 8.8 feet. The final survey shows the deck constructed around the pool to have a rear yard setback of 6 feet thus requiring a variance of 4 feet and the deck to be at the side yard property lines, thus requiring a variance of 10 feet.

CAL. Z14-033 JANICE STANTON – 33 Stratford Road, Block 518, Lot 19 – This property is located in an R-1 Zoning District. The tennis court was legally existing non-conforming with regard to location and setbacks due to the time of construction. However the proposed subdivision of the property has increased this non-conformity. Pursuant to §235-(9)(B) of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 20 feet also pursuant to §235-18(A)(4) Accessory Buildings, including private garages shall not be placed within the required front nor within the required side yard. The proposed subdivision reduces the side yard setback of the tennis court to 4 feet at its nearest point therefore, requiring a variance of 16 feet.