

ZONING BOARD MEETING AGENDA

THURSDAY, FEBRUARY 11, 2016 AT 8:00 P.M.,

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

- 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 – Adjourned to the February Meeting.**
- CAL. Z15-022 HARRISON REAL ESTATE GROUP, LLC** – 241-247 Halstead Avenue, Block 131, Lot 17 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-023A 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. – **Heard – Adjourned to the February Meeting.**
- 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. – **Heard – Adjourned to the February Meeting.**
- CAL. Z15-025 RONEN ISRAEL & MINDY NAGORSKY** – 8 Oak Valley Lane, Block 981, Lot 60 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-028 HOULIHAN-PARNES** – 4 West Red Oak Lane, Block 621, Lot 10.01 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-029 MICHAEL & COURTNEY MONAHAN** – 73 Park Drive South, Block 541, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-031 MARK & THERESA STAGG** – 2 Alyssa Lane, Block 651, Lot 42 – This property is located in an R-2 Zoning District and pursuant to §235-26-C(2) 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 six feet six inches. The proposed golf netting indicates a height of 20 feet thus requiring a variance of 13.5 feet. – **Heard – Adjourned to the February Meeting.**
- CAL. Z15-001 3040 WESTCHESTER AVENUE** – 3000-3040 Westchester Avenue, Block 602, Lot 2.05 – This property is located in a SB-0 Zoning District. This application has been referred by the Planning Board to the Zoning Board. Pursuant to §235-38 Titled Schedule of off-street truck loading space requirement. Every building or structure or lot used for nonresidential purpose, including a hotel or motel, shall be provided with off-street truck loading spaces in accordance with the following schedule, except when the lot has a total area of less than 20,000 (square footage). Buildings with a floor area (square footage) between 30,000 and 60,000 require 2 loading spaces. Pursuant to §235-12(B) of the Table of dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback adjoining a business district is 75 feet. The required side yard buffer strip adjoining a business district is 50 feet. The required rear yard buffer strip is 50 feet. Pursuant to §235-31(A) Except in the R-75, B and MF Residence Districts and PB, NB, CBD and MFR Business Districts, all buildings and structures shall be setback at least 50 feet from the seasonal high water's edge or established channel lines or streams and other water bodies, as established by the Town Board, reference

shall be made to those established by other governmental bodies such as the state, the county, the Soil Conservation Service or the United States Department of Housing and Urban Development, Federal Insurance Administration. This application requires 5 Variances.

Variance 1: The proposed new 44,000 square foot building is proposed to have one loading space, thus requiring a variance for the one additional loading space required. **Variance 2:** The proposed parking garage is indicated to have a 0 feet setback, thus requiring a variance of 75 feet. **Variance 3:** the proposed parking garage is indicated to have 0 buffer strip, thus requiring a variance of 50 feet. **Variance 4:** The proposed new parking spaces to be created at the Northern portion of the property are indicated to have a rear buffer strip of 10 feet, thus requiring a variance of 40 feet. **Variance 5:** The proposed fence is indicated to have a setback from the water's edge of the Blind Brook of 9 feet, thus requiring a variance of 41 feet.