

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, FEBRUARY 12, 2015 AT 8:00 P.M.,**

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

- CAL. Z13-032 LUISO** – 33 Bentay Drive, Block 281, Lot 10 – This property is located in an R-75 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 lot width is 70 feet. Also as per §235-4 Titled Lot Width – The dimension measured from the side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum lot width shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The proposed lot width at the front setback line is approximately 51 feet and appears to increase to approximately 57 feet at the 35 foot mark, thus requiring a variance. Also as per §235-33 Titled Minimum Front Lot Line Width of Residential Lots – The minimum lot width at the front lot line in any residence district shall not be less than 75% of the required lot width at the required minimum front yard, but in no case shall it be less than 50 feet. The required front lot width is 52.5 feet the actual width is 49.24 feet thus requiring a variance of 3.25 feet.
- CAL. Z14-026 EILEEN & JOHN BOSCO** – 140 Sunnyridge Road, Block 221, Lot 14 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-031 LAURA & DAVID HERSH** – 5 Ramapo Trail, Block 441, Lot 97 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-035 MATHEW & HELEN MC CONNELL** – 40 Park Drive North, Block 542, Lot 7 – **Heard – Closed – Findings being prepared.**
- 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. – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z14-036 FISK MANAGEMENT, LLC** – 122 Lincoln Avenue, Block 641, lot 19 – This property is located in an R-2 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 lot width at the required building setback is 200 feet. Also as per §235-33 The minimum lot width at the front lot line in any residence district shall not be less than 75% of the required lot width at the required minimum front yard depth, but in no case shall it be less than 50 feet. This application requires 2 variances: 1: The proposed lot width at the minimum building setback for a lot 2 is indicated to be 50 feet, thus requiring a variance of 150 feet. 2: The minimum front lot line width for lot 2 is indicated to be 50 feet, thus requiring a variance of 100 feet. Referral from the Planning Board with a positive recommendation. – **Heard at the January Meeting – Adjourned to the February Meeting.**

**CAL. Z14-037 PAUL & SUZANNE RYAN** – 86 Bellevue Avenue, Block 564, Lot 3 – This property is located in an R-1 Zoning District and the property is existing non-conforming with regard to lot size. Pursuant to §235-9(B) of the Table of dimensional Regulations of the Town/Village of Harrison the minimum required front yard setback is 40 feet. Also as per §234-18-(B)-3 Accessory off Street Parking Spaces other than those which might be incidentally available within the actual driveway area shall not be located within the required front or side yard or within 10 feet from any property line in the required rear yard. The proposed new parking court creates a parking space within the required front yard, thus requiring a variance. – **Not Heard at the January Meeting – Adjourned to the February Meeting.**

**CAL. Z15-001 WILLIAM 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. The second story addition to the garage has increased in height to 16 feet 6 inches thus requiring a variance of 1 foot 6 inches.

**CAL. Z15-002 MARIA MAURO** – 50 Nelson Avenue, Block 268, Lot 11 – This property is located in a B Zoning District and in an AE Flood Plan, as per §146-5.3-1 ELEVATIONS – the following standards, in addition to the standards in §146-5.1-1 Subdivision Proposal, and §146-1.1-2, Encroachments, and §146-5.2 Standards for all Structures, apply to structures located in areas of special flood hazards as indicated. (1) Within Zone A1-A30, AE and AH and also Zone A if base 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 flood level. As per §146-6.1 the applicant is seeking a variance to legalize a finished basement. §146-6.2 indicates the conditions for variances.

**CAL. Z15-003 HARRISON PLAYHOUSE LOFTS** – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – This property is located in the CBD Zoning District. The Applicant proposes for renovation of the former Harrison Playhouse to accommodate 42 apartment units, 52 off street parking spaces in a below grade garage and 3,261 square foot of commercial space. Referral from the Planning Board with a positive recommendation.