

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 10, 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 at the February Meeting – Adjourned to the March Meeting.**
- 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 at the February Meeting – Adjourned to the March 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 at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z15-028 HOULIHAN-PARNES** – 4 West Red Oak Lane, Block 621, Lot 10.01 – This property is located in an SB-O Zoning District and pursuant to 235-47-B-1 Titled business identification signs in the SB-O, SB-1, SB-35 and SB-100 District of the Zoning Ordinance of the Town/Village of Harrison. Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structure featured at the principal building entrance, provided that such signs shall not be visible from off the premises except from the front lot line. Such sign shall have an area not to exceed 20 square feet. The proposed sign is indicated to have an area of 88.75 square feet, thus requiring a variance of 68.75 square feet. – **Not Heard at the February Meeting – Adjourned to the March Meeting.**
- 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 at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z16-001 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. – **Heard at the February Meeting – Adjourned to the March Meeting.**

CAL. Z16-002 FISK MANAGEMENT, LLC – 122 Lincoln Avenue, Block 641, lot 19 – This property is located in an R-2 Zoning District. Applicant is requesting a 1 year extension from Calendar Z14-036 granted on March 12, 2015.

CAL. Z16-003 KARLHIEMZ & ELISABETH MUHR – 70 Park Drive North, Block 542, Lot 11 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to its lot size. Pursuant to §235-9(B) of the Table of Dimensional Regulation of the Town/Village of Harrison the Maximum allowable lot coverage is 15%. Also per §235-18(A)(2) Accessory buildings, including garages if detached from the main building or if connected an open breeze way type structure, shall be not less than 10 feet from the main building. This application requires 2 variances: **Variance 1:** The proposed garage and green house increases the lot coverage to 15.53% thus requiring a variance for the increase of .53%. **Variance 2:** The proposed garage and green house is indicated to have a setback from the main building of 4 feet thus requiring a variance of 6 feet.