

*AMENDED 3/27/14*

**ZONING BOARD MEETING AGENDA**

**THURSDAY, APRIL 10, 2014 AT 8:00 P.M.,**

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

- CAL. Z13-006 VASILIOS SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – This property is located in an R-1/3 zone and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison Zoning Ordinance Accessory structures located in the required rear yard shall have a minimum setback from the property line of 15 feet. Also as per 235-18 (B)(2)(A) No accessory building or structure shall be located nearer to the street line in the following R-2.5,R-2,R-1,R-1/2,R-1/3 and GA districts 75 feet. This application requires 2 variances. 1: The shed is indicated to have a side yard setback of approximately 0 feet thus requiring a variance of 15 feet. 2: The shed is shown to have a front yard setback of approximately 50 feet thus requiring a variance of 25 feet. Request to be placed back on the agenda. – **Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z13-026 MICHELANGELO IANNACCHINO** – 3 Rockland Road, Block 1031, Lot 1 – This property is located in an R-75 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required rear yard setback is 25 feet. This application requires 2 variances: 1: The proposed legalization of the one story addition reduces the rear yard setback to 12.8 feet thus requiring a variance of 12.2 feet. 2: The garage is no longer considered an accessory structure do to the fact of the 1 story addition and the enclosed breezeway and must maintain the primary setbacks. The garage reduces the rear yard setback to 16.21 feet thus requiring a variance of 8.79 feet. **Not Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z13-032 LUISO** – 33 Bentay Drive, Block 281, Lot 10 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-001 SALLY & STEVE PARIDIS** – 15 Sarosca Farm Lane, Block 951, Lot 11 – This property is located in an R-2 Zoning District and pursuant to §235-C(1) and §235-C92) Titled Fences and Walls in residence districts of the Zoning Ordinance of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Also no fence or wall in a required rear or side yard shall have a height greater than 6 foot 6 inches. This application requires 2 variances. The portion of the fence installed in the required front yard has a height of 7 feet 6 inches thus requiring a variance of 3 feet 6 inches. The portion of the fence installed outside of the required front yard located in the required side yard has a height of 7 feet 6 inches thus requiring a variance of 1 foot. – **Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z14-004 249 HALSTEAD AVENUE PROPERTIES** - 249 Halstead Avenue, Block 131, Lots 20, 21-23, 53, 54 & PO55 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-005 550 HALSTEAD AVENUE MULTI-FAMILY BUILDING** – 550 Halstead Avenue, Block 92, Lot 15 – This property is located in an MF Zoning District and pursuant to §235-0(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum allowable height is 45 feet. Each unit requires 750 square feet of lot area. The maximum allowable number of stories is 4. The minimum required side yard setback is 15 feet. Pursuant to §235-25(A) Park & Usable open space requirements for multiple dwellings: Usable open space shall be provided on the site of multiple dwellings at a rate of 200 square feet for each dwelling unit. Pursuant to §235-36 Schedule of Off-Street Parking Space 1 ½ spaces per dwelling unit are required. This application required 6 Variances: **1**-The proposed building height is 60 feet thus requiring a variance of 15 feet. **2**-The proposed number of units is 36. The permitted number of units based on the size of the lot is 29 thus requiring a variance for the additional 7 units. **3**-The proposed building is shown to have 5 stories thus requiring a variance

of 1 story. **4-**The proposed open space provided is 3,600 square feet when 7,200 square feet is required thus requiring a variance of 3,600 square feet. **5-**The proposed side yard setback is shown to be 1 foot thus requiring a variance of 14 feet. **6-**The proposed provided parking is 45 spaces when 54 spaces are required thus requiring a variance for 9 spaces. Referral from the Planning Board with a positive recommendation. – **Heard at the March Meeting – Adjourned to the April Meeting.**

**CAL. Z14-006 WESTMED PARKING ATTENDENT BOOTH** – 210 Westchester Avenue, Block 692, Lot 1 – **Heard – Closed – Findings being prepared.**

**CAL. Z14-008 CHARLES OESTREICHER** – 6 Park Drive South, Block 565, Lot 16 – This property is located in an R-1 Zoning District and pursuant to §235-26(C) of the Zoning Ordinance of the Town/Village of Harrison no Fence or Wall in a required front yard shall have a height greater than 4 feet. The proposed stone wall at the hinge and latch side of the gate is 4’6” thus requiring a variance of 6”. Furthermore the height of the ornamental gate is 5’3” thus requiring a variance of 15”.

**CAL. Z14-009 JONATHAN GRAYER** – 21 Stratford Road, Block 519, Lot 6 – This property is located in an R-1 Zoning District. The property is a corner lot with frontage on Stratford Road and Rye Ridge Road and pursuant to §235-18(B)(2)(A) of the Zoning Ordinance of the Town/Village of Harrison. No accessory building or structure shall be located nearer to the street line than the following setbacks in the R-2.5, R-2, R-1, R-1/2, R-1/3 and GA Districts 75’. The proposed sports court is indicated to have a setback of 35’ from the property line along Rye Ridge Road, thus requiring a variance of 40’.

**CAL. Z14-010 JEREHIAM & NOREEN HARRINGTON** – 58 South Road, Block 214, Lot 117 – This property is located in an R-1/3 Zoning District and is existing non-conforming with regard to its lot size and pursuant to §235-(9)(B) of the Table of Dimensional Regulations of the Town/Village of Harrison zoning Ordinance the Maximum allowable lot coverage 20% and the minimum required side yard setback abutting a side street on a corner lot is 30 feet. This application will require 2 variances. **1-**The proposed expansion to the existing garage reduces the side yard setback along the property line at Garden Road to 13 feet, thus requiring a variance of 17 feet. **2-**The proposed expansion to the existing garage and the two covered porches increase the lot coverage to 22.3% thus requiring a variance of 2.3% over the permitted lot coverage.

**CAL. Z14-011 ALFRED & MARGARET KELLY** – 22 Park Drive South, Block 563, Lot 13 – This property is located in an R-1 Zoning District and is non-conforming with regard to its lot size and setbacks and pursuant to 235-9(B) of the Zoning Ordinance of the Town/Village of Harrison the minimum required rear yard setback is 50 feet. The proposed rear addition of a kitchen and covered porch to the existing house reduces the existing non-conforming rear yard setback of 45.1 feet to 31 feet 4.5 inches thus requiring a variance of 18 feet 7.5 inches.