

**ZONING BOARD MEETING AGENDA**

**THURSDAY, APRIL 9, 2015 AT 8:00 P.M.,**

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

**CAL. Z15-001 WILLIAM COLANGELO** – 33 Ellsworth Avenue, Block 265, Lot 27 - **Heard – Closed – Findings being prepared.**

**CAL. Z15-004 LORENZO & FERNANDA GRIPPO** – 84-86 Batavia Place, Block 386, Lot 35 – **Heard – Closed – Findings being prepared.**

**CAL. Z15-003 HARRISON PLAYHOUSE LOFTS** – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – This property is located in the CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations for Business Districts of the Town/Village of Harrison Zoning Ordinance. The maximum allowable height is 45 feet and the maximum allowable stories are 4. As per §235-25(A) Usable open space shall be provided on the site of multiple dwellings at the rate of 200 square feet per dwelling unit. As per §235-36 Number of Spaces for Multiple Dwellings 1.25 per dwelling unit. As per §235-37 Schedule Off-Street Parking Space Requirements for Non-residential Uses. The builder has provided a breakdown of the proposed occupancy uses and the parking requirements. As per §235-40-B Parking Garage Driveway Access: parking areas with 20 spaces or more shall have at least 2 separate 15 foot driveways. This Applicant requires 5 Variances: **1-**The proposed building height is indicated to be 65 feet, thus requiring a variance of 20 feet. **2-**The proposed building indicates 6 stories, thus requiring a variance of 2 stories. **3-** The proposed building is shown to have 42 dwelling units with only 7,085 square feet of open space, thus requiring a variance of 1,315 square feet. **4-**The proposed parking for the dwelling units is calculated to be 52, thus requiring a variance of 1 space. The builder has calculated parking for the commercial parking including 10 space waiver for each use and based on their calculation a variance of 13 spaces are required. **5-**The proposed building indicates one ingress and egress into the parking garage at a width of 22 feet where two separate entrances are required at 15 feet each, thus requiring a variance. This application is a referral from the Planning Board with a positive recommendation. – **Heard at the March Meeting – Adjourned to the April Meeting.**

**CAL. Z15-005 RAE LUPO ESPOSITO** – 4 Lincoln Avenue, Block 847, Lot 19 – This property is located in a B Zoning District and pursuant to §235-9B Table of Dimensional Regulation of the Town/Village of Harrison a 25 foot rear yard setback is required. The deck replacement encroaches into the rear yard setback 5 feet, thus requiring a variance of 5 feet.

**CAL. Z15-006 DAVID & CARMELA FUCA** – 18 Edward Street, Block 833, Lot 11 – This property is located in a B Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum percentage of lot coverage occupied by main building and accessory buildings in a B zone is 35%. The enclosed front porch and rear addition cause the existing lot coverage to be approximately 40% therefore a variance is required.

**CAL. Z15-007 SHAWN & ERICA ANDREWS** – 1502 Old Orchard Street, Block 1011, Lot 3 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to its lot size of 18,730 square feet from front yard setback of 21.1 feet at the northern corner to a front yard setback of 18.4 feet at the southern corner. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required front yard setback in an R-1 District is 40 feet. The proposed addition will reduce the front yard setback at the northern corner to 17.6 feet and the southern corner to 6 feet increasing the existing non-conformity, thus requiring a variance of 22.4 feet and a variance of 34 feet.