

ZONING BOARD MEETING AGENDA

THURSDAY, MAY 12, 2016 AT 8:00 P.M.,

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

- CAL. Z15-024 233 HIGHLAND ROAD R.E. CORP.** – 233 Highland Road, Block 523, Lot 38 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-006 GREG & ASHLEY JAKUBOWSKY** – 101 Park Drive North, Block 543, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-007 TRINITY PRESBYTERIAN CHURCH** – 526-530 Anderson Hill Road, Block 643, Lots 7 & 49 – **Heard – Closed – Finding being prepared.**
- 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. – **Not Heard at the April Meeting – Adjourned to the May 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 April Meeting – Adjourned to the May Meeting.**
- CAL. Z16-004 LISA DONOHUE** – 36 Hyatt Avenue, Block 402, Lot 40 – This property is located in an R-75 Zoning District. The house is existing non-conforming with regard to its front yard setback of 15.18 feet and 15.30 feet. 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 is 30 feet. The proposed front porch addition increased the existing non-conformity creating a front yard setback of 11.5 feet, thus requiring a variance of 18.5 feet.
- CAL. Z16-005 VITO FORGIONE** – 242 Park Avenue, Block 904, Lot 7 – This property is located in a B Zoning District and pursuant to §235-36 Schedule of Off Street parking Space Requirements of

the Zoning Ordinance of the Town/Village of Harrison One and Two Family Dwellings must provide 2 parking spaces per dwelling unit. The legalization of the expansion of the finished basement and the reconstruction of the front steps has eliminated 2 of the required 4 parking spaces thus requiring a variance for 2 spaces. **Heard at the April Meeting – Adjourned to the May Meeting.**

CAL. Z16-008 MITCHELL WILK DEVELOPMENT – 34 Griswold Road, Block 544, Lot 26 – This property is located in an R-1 Zoning District and pursuant to 235-C(1) No fence or wall located in a required front yard shall have a height greater than 4 feet. The proposed fence to be installed along Purchase Street and a portion of Park Drive North shown to have a height of 6 feet thus requiring a variance of 2 feet.

CAL. Z16-009 ALFRED & MARY RIGUZZI – 229 Lincoln Avenue, Block 912, Lot 4 – This property is located in a B Zoning District and pursuant to 235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the minimum required side yard setback is 7 feet. The proposed 2 lot subdivision of the property is shown to provide a side yard setback of 3.9 feet at the nearest point of the existing house to remain; therefore a variance of 3.1 feet is required. This application is a referral from the Planning Board with a positive recommendation.