

**ZONING BOARD MEETING AGENDA**

**THURSDAY, JUNE 11, 2015 AT 8:00 P.M.,**

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

**CAL. Z15-007 SHAWN & ERICA ANDREWS** – 1502 Old Orchard Street, Block 1011, Lot 3 –**Heard – Closed – Findings being prepared.**

**CAL. Z15-008 KEIO ACADEMY OF NEW YORK – STUDENT CENTER** – 3 College Road, Block 631, Lot 26 – **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 May Meeting – Adjourned to the June Meeting.**

**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. **Heard at the May Meeting – Adjourned to the June Meeting.**

**CAL. Z15-009 MARK HOUSE** – 4 Park Avenue, Block 41, Lot 9 – This property is located in a B 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 side yard setback abutting a side street on a corner lot is 8 feet. The minimum required yard setback is 25 feet. This application requires 2 variances: **1:** the proposed garage indicates a side yard setback at the property line abutting West Street of 3 feet, thus requiring a variance of 5 feet. **2:** The proposed garage indicates a rear yard setback of 10.6 feet, thus requiring a variance of 14.4 feet.

**CAL. Z15-010 MARIE MARINO** – 47 Oak Street, Block 90, Lot 31 – This property is located in an MFR Zoning District. The property is existing non-conforming with regard to its lack of required parking. Pursuant to §235-12-B of the Table of Dimensional Regulations for Business Districts the minimum required habitable floor area for a dwelling unit is 600 square feet. Also as per §235-36 Schedule of Off-Street Parking Spaces Requirements for Residential Use is as follows: Number of spaces per dwelling unit for parcels located within the downtown revitalization target area is 1.25. This application requires 2 Variances: 1- There is only one parking space being provided, therefore a variance for 3 spaces is required 2- The new unit has a habitable square footage of 320 square feet thus requiring a variance of 280 square feet.

**CAL. Z15-011 MARTIN & DEBRA WOLF** – 216 Sunnyridge Road, Block 444, Lot 14 – This property is located in an R-1/3 Zoning District and the construction of the accessory building built in 1944 encroaches into the side yard. Pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison the required side yard setback in the 1940s was 3 feet. The accessory building reduces the side yard to 1 foot 2 <sup>3</sup>/<sub>4</sub> inches thus requiring a 1 foot 9 <sup>1</sup>/<sub>4</sub> inch variance.