

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 12, 2014 AT 8:00 P.M.,

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

- CAL. Z14-001 SALLY & STEVE PARIDIS** – 15 Sarosca Farm Lane, Block 951, Lot 11 – **Heard – Closed – Findings being prepared.**
- 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. Z14-008 CHARLES OESTREICHER** – 6 Park Drive South, Block 565, Lot 16 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-010 JEREHIAM & NOREEN HARRINGTON** – 58 South Road, Block 214, Lot 117 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-011 ALFRED & MARGARET KELLY** – 22 Park Drive South, Block 563, Lot 13 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-012 JOHN & SUSAN MCDONNELL** – 105 Pleasant Ridge Road, Block 472, Lot 23 – **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. Referred from the Planning Board with a positive recommendation. – **Heard at the May Meeting – Adjourned to June.**
- CAL. Z14-013 BELINDA DEFONCE** – 33 Adelphi Avenue, Block 286, Lot 5 & 6 – This property is located in an R-75 Zoning District which requires the minimum lot area of 7,500 square feet both proposed new lots will each have an area of 6,000 square feet. This is a 20% reduction in the required area for each lot resulting in a 1,500 square foot variance being needed for each new lot. The required lot width at the building setback line in an R-75 Zoning District is 70 feet. The proposed lot width for each of the new lots is 60 feet. This is a 14.3% reduction in the required width and will result in a 10 foot variance for each lot. – **Heard at the May Meeting – Adjourned to June.**
- CAL. Z14-015 VINCENT PIZZIMENTI** – 333 Harrison Avenue, Block 402, Lot 60 – This property is located in an R-75 Zoning District and pursuant to 235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required lot width at the building setback line is 70 feet and as per the definition of the lot width the minimum required lot width shall be maintained from the minimum front yard setback for a distance of 35

feet. The lot width for the proposed house location on lot 60A as shown on the site plan indicates a lot width at the minimum front yard setback from Hyatt Ave to be approximately 70 feet and the lot width of approximately 65 feet at the required 35 foot distance therefore requiring a variance of 5 feet.