

**ZONING BOARD MEETING AGENDA**

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

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

- CAL. Z14-005 550 HALSTEAD AVENUE MULTI-FAMILY BUILDING** – 550 Halstead Avenue, Block 92, Lot 15 –**Heard – Closed – Findings being prepared.**
- CAL. Z14-013 BELINDA DEFONCE** – 33 Adelphi Avenue, Block 286, Lot 5 & 6 – **Heard – Closed – Findings being prepared.**
- 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. – **Heard at the June meeting – Adjourned to the July meeting.**
- CAL. Z14-016 LORENZO SANTOLI** – 11 Clark Place, Block 795, Lot 7 – 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 maximum allowable percentage of lot coverage is 20%. The house is currently legally existing non-conforming with regards to its lot coverage of 22.94%. The plans submitted for a roof over an existing front entry and an existing rear concrete porch indicates the lot coverage to be 26.77% increasing the current lot coverage by 3.83% thus requiring a variance.
- CAL. Z14-017 THOMAS & MICHELE FORISTEL** – 15 Bentay Drive, Block 281, Lot 19 – This property is located in an R-75 Zoning District and the property is existing non-conforming with regard to its lot size of 6,070 square feet, lot coverage of 22.1% and building setbacks. Pursuant to §235-9(B) of the Table of dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable lot coverage in an R-75 Zone is 20%. The proposed addition will increase the lot coverage to 26.1% thus requiring a variance of 6.1%.
- CAL. Z14-018 MICHAEL ROSSI** – 9 Spring Lake Drive, Block 691, Lot 113 – This property is located in an R-1/3 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 15 feet. The Zoning Board of Appeals on March 10, 2010 granted a variance for 2 feet 10 inch encroachment into the 15 foot side yard setback, thus reducing the side yard setback to 12 feet 2 inches. The final survey submitted shows the addition reduces the side yard setback to 10 feet thus requiring a variance of 5 feet.
- CAL. Z14-019 FAITH MILLER** – 10 Puritan Road, Block 604, Lot 29 – This property is located in an R-1 Zoning District and pursuant to §235-9(B) of the Table of dimensional Regulations foot note (2) of the Zoning Ordinance of the Town/Village of Harrison no lot in the R-1 Residence Districts in Blocks 591, 592, 601, 603 and 604 shall be less than 200 feet in width or frontage with a minimum front yard of 50 feet and minimum side yard of 50 feet. The proposed generator installation reduces the side yard setback to 46 feet 6 inches therefore requiring a variance of 3 feet 6 inches.
- CAL. Z14-020 MICHAEL & LESLIE WELHOELTER** – 521 Purchase Street, Block 545, Lot 16 – This property is located in an R-1 Zoning District. The property is existing non-conforming with

regard to its size. 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 50 feet. The proposed deck reduces the rear yard setback to 35.4 feet thus requiring a variance of 14.6 feet.