

AMENDED 7/6/16

ZONING BOARD MEETING AGENDA

THURSDAY, JULY 14, 2016 AT 8:00 P.M.,

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

CAL. Z16-009 ALFRED & MARY RIGUZZI – 229 Lincoln Avenue, Block 912, Lot 4 – **Re-Opened – Heard – Adjourned to the July 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. – **Not Heard at the May Meeting – Adjourned to the June Meeting.**

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

CAL. Z16-010 SOVERATO LLC / MARCELLA REALTY LLC – 280 Harrison Avenue, Block 251, Lot 37 – The property is located in an R-75 Zoning District and pursuant to §235-46-a Title Announcements and Professional Signs. Residential buildings shall be permitted to have one announcement or professional. Sign on each public street frontage not exceeding two square feet in area, except that a multiple dwelling or a group of multiple dwellings containing 50 or

more units shall be permitted to have one announcement sign not exceeding 6 square feet in area at the principle building entrance or at the entrance driveway, and, in addition, each professional office or studio permitted in such a multiple dwelling or groups of multiple dwelling may have one professional sign not exceeding two square feet in area. The proposed sign is shown to have a 0 feet setback from the property line, thus requiring a variance of 15 feet.

CAL. Z16-011 ORAN & LINDSAY WALSH – 4 Highland Ridge Lane, Block 546, Lot 51 – This property is located in an R-1/3 Zoning District and pursuant to §235-9(B) of the Table of Dimensional regulation of the Town/Village of Harrison Zoning Ordinance the minimum required front yard setback is 30 feet. The proposed two story addition reduces the front yard setback to 23 feet, thus requiring a variance of 7 feet.

CAL. Z16-012 NURIT SHAMIS – 37 Park Drive South, Block 521, Lot 6 – This property is located in an R-1 Zoning District and pursuant to §235-26-C(2) Titled Fences and Walls of the Zoning Ordinance of the Town/Village of Harrison. No fence or wall in a required rear or side yard shall have a height greater than 6 feet 6 inches. The proposed wall along the side yard at the eastern portion of the lot is indicated to be 8 feet, thus requiring a variance of 1 foot 6 inches.

CAL. Z16-013 JEREMIAH HARRINGTON – 58 South Road, Block 214, Lot 117 – 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 Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 15 feet. The patio and BBQ are shown to have a side yard setback of 14.53 feet thus requiring a variance of .47 feet.

CAL. Z16-014 GREG JAKUBOWSKY – 101 Park Drive North, Block 543, Lot 7 - This property is located in an R-1 Zoning District and pursuant to §235-28-A Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within the portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of a side and rear property line nor shall be setback less than 60 feet from any street in the B District, and the R-75 and R-50 Districts, and 75 feet in all other districts. This application requires **5 variances**. **1:** The proposed spa is shown to have a setback from the property line along Park Drive North of 49 feet 7 inches, thus requiring a variance of 25 feet 5 inches. **2:** The proposed swimming pool is indicated to have a setback of 38.2 feet and 22.7 feet at the northern portion of the lot along Polly Park Road, this requiring a variance of 36.8 feet and 52.3 feet. **3:** The proposed pool is indicated to have a setback at the eastern portion of the lot 39 feet, thus requiring a variance of 36 feet. **4:** The proposed pool is indicated to have a setback of 44.6 feet and 20.3 feet at the southern portion of the lot along Park Drive North, thus requiring a variance of 30.4 feet and 54.7 feet. **5:** The proposed pool equipment is indicated to have a setback along Polly Park Road 22.9 feet, thus requiring a variance of 17.1 feet.