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**TOWN OF HARRISON
VILLAGE OF HARRISON
ATTORNEY'S OFFICE**

MEMORANDUM

TO: Ronald Belmont, Supervisor
Members of the Town Board

FROM: Frank P. Allegretti, Town Attorney 

DATE: December 8, 2017

RE: **Public Notice - Proposed Local Law No. __ of 2018
To Amend Chapter 235, Section 235-26 entitled "Fences and Walls"
and amend the Residence District, Table of Dimensional Regulations
the Modification of the "B" Zone**

Attached herewith is a Public Notice for a proposed Local Law regarding the above referenced matter.

If acceptable, please schedule this matter for a Public Hearing for an upcoming Town Board meeting.

If you have any questions or comments, please contact me.

FPA:ap
Attachment

PUBLIC NOTICE

LOCAL LAW No. ____ of 2018

**Amending Chapter 235, Section 235-26 entitled Fences and walls
and amending Residence District, Table of Dimensional
Regulations the Modification of the "B" Zone**

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Harrison, at its meeting to be held at 7:00 P.M., on Thursday, January 4, 2018, at the Municipal Building, 1 Heineman Place, Harrison, New York, will hold a public hearing pursuant to Article 2, Section 10 and Article 3, Section 20 of the Municipal Home Rule Law, by Amending Chapter 235, Section 235.26 entitled Fences and walls, by amending Section 235-26 E., adding Section 235.6 G. and amending the Residence Districts, Table of Dimensional Regulations as follows:

New material underlined, deletions in [brackets].

Section 235-26

E. Method of measuring the height of a fence or wall. The height of a fence or wall shall be measured from the ground level at the base of the fence, [except that, where there is a retaining wall, the height shall be measured from the average of the ground levels at each side of the retaining wall and further] except that any fence or wall on the uphill side of a [such] retaining wall may be at least four feet high, notwithstanding the provisions of Subsections C and D.

G. Retaining walls of heights up to 6'6" may be permitted within the required front yard setback to necessitate the retainage of pre-existing grades only.

Section 235 Attachment 2

Residence Districts Table of Dimensional Regulations.

Multifamily dwellings (per dwelling unit)

	R-1/3	R-75	R-50
Feet	[26] <u>30</u>	[26] <u>30</u>	[26] <u>30</u>

Footnote 3 [In the "B" Zone, the 1st floor elevation shall be no greater than 7 feet, and the elevation of the 2nd floor wall plate shall be no greater than 24 feet above the lower of the following: (1) the elevation of the roadway centerline, measured at the midpoint of the lot, or (2) the mean pre-existing elevation measured across the width of the lot at the front face of the proposed main structure.]

(Existing Footnote #4 to table becomes Footnote #3)

Footnote #4

For lots within the R-2-5, R-2, R-1, R1/2, R-1/3, R-75, R-50 Zones in a floodplain the building height shall be measured from the base flood elevation (BFE) as determined by the floodplain manager.

This Local Law shall be effective immediately upon approval by the Harrison Town Board and upon filing with the Office of the Secretary of State, as provided by law.

ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF HARRISON.

Jacqueline Greer
Town Clerk

Dated: Harrison New York
December 8, 2017