

AMENDED 3/5/13

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 14, 2013 AT 8:00 P.M.,

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

- CAL. Z12-022 ARNOLD TSCHANTRE** – 3 Old Well Road, Block 702, Lot 23 – Heard – Closed – Findings being prepared.
- CAL. Z12-028 VASILIOS & MARIA SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – Not Heard – Adjourned to the March Meeting.
- CAL. Z13-001 GIUSEPPE GENTILE** – 179 Underhill Avenue, Block 824, Lot 29 – Heard – Adjourned to the March Meeting.
- CAL. Z13-002 MICHAEL & SUZANNE VALENTINO** – 33 Griswold Road, Bock 542, Lot 29 – Heard – Adjourned to the March Meeting.
- CAL. Z13-003 PETER DELOHERY** – 128 Henry Avenue, Block 83, Lot 23 – This property is located in the B Zoning District and pursuant to §235-9(B) of the Residential Table of Dimensional Regulation of the Town/Village of Harrison Zoning Ordinance the minimum required setback from the rear and side yard for accessory structures located within the required rear yard is 5 feet. Also as per §235-18(A)(2) Accessory buildings including garages, if detached from the main building or if connected by an open breeze way type structure, shall be not less than 10 feet from the main building. This application requires 2 variances. 1: The proposed detached garage indicates a side yard setback of 3.2 feet thus requiring a variance of 1.8 feet. 2: The proposed garage is indicated to have a separation from the main building of 5 feet thus requiring a variance of 5 feet.
- CAL. Z13-004 KEVIN & ILIANA WOODFORD** – 7 Harrison Street, Block 821, Lot 35 – This property is located in a B Zoning District. Applicant seeking a second one year extension of a previously granted variance Z11-002 on March 10, 2011 and first extension granted Z12-007 on April 12, 2012.
- CAL. Z13-005 WESTCHESTER AVENUE ASSOCIATES, LLC** – 3030 Westchester Avenue, Block 602, Lot 2. This property is located in an SB-O Zoning District. Applicant is seeking a second one year extension of a previously granted variance Z10-033 on March 10, 2011 and first extension granted Z12-005 on April 12, 2012.
- CAL. Z13-006 VASILIOS SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – This property is located in an R-1/3 zone and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison Zoning Ordinance Accessory structures located in the required rear yard shall have a minimum setback from the property line of 15 feet. Also as per 235-18 (B)(2)(A) No accessory building or structure shall be located nearer to the street line in the following R-2.5,R-2,R-1,R-1/2,R-1/3 and GA districts 75 feet. This application requires 2 variances. 1: The shed is indicated to have a side yard setback of approximately 0 feet thus requiring a variance of 15 feet. 2: The shed is shown to have a front yard setback of approximately 50 feet thus requiring a variance of 25 feet.
- CAL. Z13-007 MOHAN RAJAGOPAL & KATHERINE GOMPERT** – 690 West Street, Block 482, Lot 47 – This property is located in an R-1 Zone. The property is a through lot with lot frontage on West Street and Winfield Avenue and pursuant to §235-28(A) of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters, compressors, or other pool-related equipment may be located within that portion of the lot 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 and the R-75 and R-50 One-Family Districts, 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 side and rear property lines nor shall be setback less than 60 feet from any street in the B, R-75 and R-50 Districts, and 75 feet in all other Districts. The proposed pool indicates the setback from the property line along Winfield Avenue to be 33 feet thus requiring a variance of 42 feet.