

AMENDED 4/7/16

ZONING BOARD MEETING AGENDA

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

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

- CAL. Z15-023A ANTHONY PASTORE** – 160 Gainsborg Avenue, Block 874, Lot 25 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-003 KARLHIEMZ & ELISABETH MUHR** – 70 Park Drive North, Block 542, Lot 11 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-020 ARON PONTICELLI & ROBIN QUITTELL PONTICELLI** – 4 Alyssa Lane, Block 651, Lot 22 – This property is located in an R-2 Zoning District. The applicant is appealing the issuance of Certificate of Occupancy No. 15-22209 issued on June 29, 2015 for the legalization of raised tee boxes and waterfall. – **Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z15-024 233 HIGHLAND ROAD R.E. CORP.** – 233 Highland Road, Block 523, Lot 38 – This property is located in an R-1 Zoning District and is presently non-conforming with regard to lot size. One acre 43,560 sq. ft. is required and the lot contains 14,244 sq. ft. Pursuant to §235-9B of the Table of Dimensional Regulation the following variances are required; Maximum allowable lot coverage is 15% the proposed new dwelling covers 22% of the lot requiring a variance of 7%. The seconded variance required is for the encroachment of the rear porch into the required rear yard. The required rear yard setback is 50 feet and the porch will reduce that to 36 feet requiring a variance of 14 feet. – **Not Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z15-031 MARK & THERESA STAGG** – 2 Alyssa Lane, Block 651, Lot 42 – This property is located in an R-2 Zoning District and pursuant to §235-26-C(2) 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 six feet six inches. The proposed golf netting indicates a height of 20 feet thus requiring a variance of 13.5 feet. – **Not Heard at the March Meeting – Adjourned to the April 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. – **Heard at the March Meeting – Adjourned to the April Meeting.**

CAL. Z16-004 LISA DONOHUE – 36 Hyatt Avenue, Block 402, Lot 40 – This property is located in an R-75 Zoning District. The house is existing non-conforming with regard to its front yard setback of 15.18 feet and 15.30 feet. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required front yard setback is 30 feet. The proposed front porch addition increased the existing non-conformity creating a front yard setback of 11.5 feet, thus requiring a variance of 18.5 feet.

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.

CAL. Z16-006 GRED & ASHLEY JAKUBOWSKY – 101 Park Drive North, Block 543, Lot 7 – This property is located in an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations the minimum required side yard setback abutting a side street on a corner lot is 40 feet. The proposed generator is indicated to have a side yard setback of 22 feet, thus requiring a variance of 18 feet.

CAL. Z16-007 TRINITY PRESBYTERIAN CHURCH – 526-530 Anderson Hill Road, Block 643, Lots 7 & 49 – This property is located in an R-1 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 maximum allowable height is 30 feet. The proposed addition creates a height of 39.78 feet, thus requiring a variance of 9.78 feet. This is a referral from the Planning Board with a positive recommendation.