ZONING BOARD MEETING AGENDA

THURSDAY, JULY 9, 2015 AT 8:00 P.M.,

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

CAL. Z15-003 **HARRISON PLAYHOUSE LOFTS** – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – **Heard – Closed – Findings being prepared.**

CAL. Z15-011 **MARTIN & DEBRA WOLF** – 216 Sunnyridge Road, Block 444, Lot 14 – **Heard – Closed – Findings being prepared.**

CAL. Z15-006 **DAVID & CARMELA FUCA** – 18 Edward Street, Block 833, Lot 11 – This property is located in a B Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum percentage of lot coverage occupied by main building and accessory buildings in a B zone is 35%. The enclosed front porch and rear addition cause the existing lot coverage to be approximately 40% therefore a variance is required. – **Heard at the June Meeting – Adjourned to the July Meeting.**

CAL. Z15-010 **MARIE MARINO** – 47 Oak Street, Block 90, Lot 31 – This property is located in an MFR Zoning District. The property is existing non-conforming with regard to its lack of required parking. Pursuant to §235-12-B of the Table of Dimensional Regulations for Business Districts the minimum required habitable floor area for a dwelling unit is 600 square feet. Also as per §235-36 Schedule of Off-Street Parking Spaces Requirements for Residential Use is as follows: Number of spaces per dwelling unit for parcels located within the downtown revitalization target area is 1.25. This application requires 2 Variances: 1- There is only one parking space being provided, therefore a variance for 3 spaces is required 2- The new unit has a habitable square footage of 320 square feet thus requiring a variance of 280 square feet. – **Heard at the June Meeting – Adjourned to the July Meeting.**

CAL. Z15-012 **550 HALSTEAD CORP.** – 550 Halstead Avenue, Block 92, Lot 15 - This property is located in an MF Zoning District. The applicant is requesting a 1 year extension of Calendar Z14-005 granted on July 10, 2014. There are no changes to the project.

CAL. Z15-013 **DEBORAH DI FIORE** – 14 Rose Avenue & 10 West End Place, Block 32, Lot 61 – This property is located in a B Zoning District. The garage is existing non-conforming with regard to its setback from the property line along West End Place by way of a variance. Pursuant to §235-9-B of the Table of Dimensional Regulations of the Town/Village of Harrison accessory structures located in the required rear yard must provide a minimum required rear and side yard setback of 5 feet. Also as per §235-18-B(2)(b) no accessory building or structure shall be located nearer to the street line that the following setbacks: R-75, R-50 and B districts 60 feet. The proposed garage addition indicates a setback from the street frontage along West End Place of 22.5 feet, thus requiring a variance of 37.5 feet. The portion of the existing garage has a side yard setback of 4.3 feet thus requiring a variance of .7 feet.

CAL. Z15-014 **WILLIAM & KATHERINE STEMPEL** – 1 Highland Park Place, Block 546, Lot 23 – This property is located in an R-1/3 Zoning District and pursuant to §235-28A of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance Titled: Swimming Pools: Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provision of this chapter applicable to the district in which such lot is located: provided however, that within B, 75 and R-50 Districts, no swimming pool 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 set back 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 hot tub indicates a side yard setback of 12 feet - 2 5/8 inches thus requiring a variance of 7 feet 9 - 3/8 inches. The proposed hot tub indicates a rear yard setback of 17 feet - 1 5/8 inches thus requiring a variance of 2 feet - 10 3/8 inches.