

ZONING BOARD MEETING AGENDA

THURSDAY, SEPTEMBER 10, 2015 AT 8:00 P.M.,

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

- 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 are 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 July Meeting – Adjourned to the September Meeting.**
- CAL. Z15-015 ANTHONY SPANO** – 39 Crystal Street, Block 411, Lot 12 – This property is located in an R-75 Zoning District and pursuant to the Table of Dimensional Regulations of the Town/Village of Harrison the side yard setback is 10 feet. The existing wood deck reduces the side yard to 6 feet 2 inches thus requiring a three foot ten inch variance.
- CAL. Z15-016 LAKE STREET RESTAURANT GROUP, LLC** – 97 Lake Street, Block 871, Lot 15 – This property is located in an NB Zoning District and pursuant to §235-46(A) Titled Business Identification Signs of the Zoning Ordinance of the Town/Village of Harrison. Each building shall be permitted to have one wall sign attached or incorporated in the building wall on each public street or off-street parking lot frontage.
- CAL. Z15-017 HOWARD SCHUR** – 24 Cottage Avenue, Block 671, Lot 4 – This property is located in an R-2 Zoning District. The applicant is requesting a seconded one year extension of calendar Z12-029 which was granted on February 14, 2013. First extension calendar Z14-025 was granted on September 11, 2014. There are no changes to the project.
- CAL. Z15-018 JAMES POLERA** – 172 Woodside Avenue, Block 893, Lot 7 – This property is located in a B Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations the current required side yard setbacks in the B Zone are a minimum for one is 7 feet with a total of 15 feet. The proposed subdivision of the property is creating a side yard setback to the existing house of 5 feet 5 inches and 5 feet 3 inches thus requiring a variance of 1 foot 5 inches and 1 foot 7 inches.
- CAL. Z15-019 PETER GREGORIO** – 321 West Street, Block 302, Lot 18 – this property is located in an R-1/2 Zoning District and pursuant to §235-31(A) of the Table of Dimensional Regulations structures are to be setback a minimum of 50 feet from a body of water. This application requires 2 Variances: **1-** The proposed pergola at the rear of the house indicates a setback from the body of water to be approximately 11 feet thus requiring a variance of 39 feet. **2-** The proposed pergola next to the pool indicates a setback from the body of water to be approximately 29 feet thus requiring a variance of 21 feet.
- 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, waterfall, wall and area lighting.