

## AMENDED 1/7/19

### ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 10, 2019 AT 8:00 P.M.,

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

- CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE** – 25 Augusta Court, Block 951, Lot 69 –**Heard Closed – Findings being prepared.**
- CAL. Z18-017 JOHN & ROSANNE EKLUND** – 39 Elmwood Avenue, Block 825, Lot 14 – This property is located in a B Zoning District and pursuant to §235-18.B.(3) of the Zoning Ordinance of the Town/Village of Harrison. Accessory off-street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located within any front yard or required side yard or within 10 feet from any property line in a required rear yard. The proposed parking area is located in the required front and side yard thus requiring a variance. It is a standard practice of the Building Department to require 20 foot space per card for a total of 40 feet in residential districts. The intention of which is to prevent a car from encroaching into to town right of way. The plan indicated this length of the driveway to be approximately 30 feet from the chimney to the front property line, this requiring a variance of approximately 10 feet. – **Not Heard at the December Meeting – Adjourned to January.**
- CAL. Z18-024 NICHOLAS RUGGIERO** – 62 Preston Avenue, Block 754, Lot 1 – This property is located in an R-75 Zoning District. The property is also a corner lot having 2 front yards and pursuant to §234-28 of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters, compressors or pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any others 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 District and the R-75 and R-50 Districts, and 75 feet in all other districts. This application requires 3 variances: **1:** The proposed side yard setback is indicated to be 7 feet, thus requiring a variance of 3 feet. **2:** The proposed rear yard setback is indicated to be 6 feet, thus requiring a variance of 4 feet. **3:** The setback from the property line along Farley Ave is indicated to be 55 feet, thus requiring a variance of 5 feet. – **Not Heard at the December Meeting – Adjourned to January.**
- CAL Z18-028 MICHAEL & NICOLE BOLNIK** – 71 Park Avenue, Block 81, Lot 6 – This property is located in a B Zoning District. Records indicate that it is a legal 1 Family Residence and proposing converting to a 2 Family Residence. Pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison (amended October 9, 2018). The minimum Habitable Floor Area for 2 dwelling units is 2,400 square feet. The proposed 1 dwelling unit with a floor arear of 831 square feet and 1 dwelling unit with a floor area of 1,335 square feet for a total of 2,166 square feet, thus requiring a variance of 234 square feet. – **Heard at the December Meeting – Adjourned to January.**
- CAL. Z18-029 ROCCO DILUNA** – 111 Gainsborg Avenue, Block 846, Lot 25 – This property is located in a B Zoning District and pursuant to §235-33.3(B)-A Setting the Lowest Floor: of the Zoning Ordinance of the Town/Village of Harrison. The Lowest floor of a dwelling unit shall not be higher than 4 feet above the lowest pre-existing ground elevation along the rear property line. Also as per §235-33.3(B)-E Off-Street Parking: No off street parking space shall have a slope in excess of 5% in any direction. As per §235-33.3(B)-G Retaining Walls: No retaining wall greater than 3 feet in height shall be located within 4 feet horizontal of the rear property line. The lowest level of the existing ground elevation along the rear property line is determined to be @ 274.9. The proposed 2-Family Dwelling is shown to have the lowest floor @ 279 thus requiring a variance for being greater than 4 feet above the lowest pre-existing ground elevation along the rear of the property. The driveway (off street parking space) is proposed to have a

slope of 10% thus requiring a variance. – **Heard at the December meeting – Adjourned to January.**

**CAL. Z18-030 LAURA & MARC ETRE** - 136 Park Lane, Block 1014, Lot 18 – This property is located in an R-1 Zoning District. Applicant seeking to overturn the December 11, 2018 Architectural Review Board decision to remove existing chimney material from cedar shakes to cultured stone.

**CAL. Z18-031 TRINITY PRESBYTERIAN CHURCH** – 526-530 Anderson Hill Road, Block 643, Lot 7 – This property is located in an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable height is 30 feet. The proposed addition creates a height of 38 feet, thus requiring a variance of 8 feet.

**CAL. Z18-032 104 CORPORATE PARK DRIVE** – 104 Corporate Park Drive, Block 621, Lot 12 – This property is located in an SB-O Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulation for commercial property of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable lot coverage is 20%. The minimum allowable front yard setback is 50 feet. The minimum required side yard setback is 75 feet. The Minimum required rear yard setback I 100 feet. The minimum required side/rear buffer is 50 feet. As per §235-17(1)(2) Parking garages shall not be more than 2 stories above grade. As per §235-47(A) Two free standing signs are permitted to located within 5 feet of the principal entrance driveway. As per §235-47(B) Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structural feature at the principal building entrances. Also such signs to be no greater in area than 20 square feet. This application requires 9 variances: **1:** The lot coverage is proposed to be 21%, thus requiring a variance of 1%. **2:** The front yard setback is proposed to be 45.6 feet, thus requiring a variance of 4.4 feet. **3:** The side yard setback is proposed to be 36.5 feet thus requiring a variance of 38.5 feet. **4:** The rear yard setback is proposed to be 90.7 feet thus requiring a variance of 9.3 feet. **5:** The buffer strip is proposed to be 36.5 feet thus requiring a variance of 13.5 feet. **6:** The parking garage is proposed to be 3 stories, thus requiring a variance of 1 story. **7:** The number of signs proposed to be installed on the building is 6, thus requiring a variance for the 4 additional signs. **8:** The number of free standing signs proposed is 3, thus requiring a variance for the 1 addition sign. **9:** The wall signs are proposed to be greater than 20 square feet thus requiring a variance.

**CAL. Z18-033 WESTCHESTER JOINT WATER WORKS** – Kenilworth Road, Block 625, Lot 6 – This property is located in a SB-100 Zoning District. The property is legally existing non-conforming with regard to lot size. Pursuant to §235-12(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance. The minimum required side yard setback is 200 feet. The minimum required front yard setback is 200 feet. The minimum required rear yard setback is 200 feet. The maximum required lot coverage is 10%. This application requires 5 variances: **1:** The proposed first side yard setback indicated to be 3 feet, thus requiring a variance of 197 feet. **2:** The proposed second side yard setback is indicated to be 30 feet, this requiring a variance of 170 feet. **3:** The proposed front yard setback is indicated to be 55 feet, thus requiring a variance of 145 feet. **4:** The proposed rear yard setback is indicated to be 3 feet, thus requiring a variance of 197 feet. **5:** The proposed lot coverage is indicated to be 39%, thus requiring a variance of 29% overage.