

AMENDED 12/21/17

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 11, 2018 AT 8:00 P.M.,

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

- CAL. Z17-040 RICHARD DIBICCARI** – 104 Congress Street, Block 384, Lot 19 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-042 DAVID & EILEEN KATZ** – 1 Lorraine Place, Block 283, Lot 24 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-043 MONTESSORI CHILDREN’S CENTER** – 220-230 Westchester Avenue, Block 692, Lot 3 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-031 RONALD DENET** – 160-162 Lake Street, Block 910, Lot 89 – This property is located in a B 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 minimum required side yard setback is 8 feet with a total of both to be a minimum of 15 feet. As per the site plan submitted for the deck legalization the side yard setback is indicated to be 0 feet thus requiring a variance of 7 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z17-036 BILL GREENBERG** – 2929 Purchase Street, Block 642, Lot 3 – This property is located on 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 minimum required side yard setback is 20 feet. Also per §235-24.1(B) a minimum 100 foot buffer shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This setback shall be maintained in its natural state or landscaped in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This application requires 2 variances. **1:** The expansion of the existing driveway is shown to have a front yard setback of 53 feet, thus requiring a variance of 47 feet. **2:** The expansion of the existing driveway is shown to have a side yard setback of 12.20 feet thus requiring a variance of 7.8 feet. – **Re-Opened – Heard – at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z17-037 LOUIS & GINA RUISI** – 135 Old Lyme Road, Block 716, Lot 32 – This property is located in an R 1/3 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the maximum height is 26 feet. The house has a height of 29 feet, thus requiring a variance of 3 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z17-038 JOSHUA & NANCY BLAINE** – 12 Cottage Avenue, Block 671, Lot 14 – This property is located in an R-2 Zoning District and is a corner lot with two front yards. Pursuant to §235-26-C of the Zoning Ordinance of the Town/Village of Harrison in residential districts: (1) No fence or wall in a required front yard shall have a height greater than 4 feet. (2) No fence or wall in a required rear or side yard shall have a height greater than 6 feet 6 inches. (3) In no case shall any fence or wall have a height greater than 6 feet 6 inches. Also as per §235-24.1-B Roadway Buffer Setback: a minimum buffer setback of 100 feet shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This setback shall be maintained in its natural state or landscaped in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any

building permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This application required 2 variances. **1:** The fence is located within the 100 foot buffer thus requiring a variance. **2:** The fence height located in the required front yard is indicated to be 6 feet, thus requiring a variance of 2 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**

CAL. Z17-039 RONALD ROCCO – 98 Lincoln Avenue, Block 873, Lot 20 – This property is located in the B Zoning District and the house is existing non-conforming with regard to its side yard setback of 4.9 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 total side yard setback is 15 feet. Also as per §235-18-B-3 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 of within 10 feet from any property line in a required rear yard. The proposed steps and driveway will reduce the side yard setback to 5 feet with a total of both to be 9.9 feet, thus requiring a variance of 5.1 feet. The driveway does not lead to a permitted parking space, thus requiring a variance for parking in the required front and side yard. – **Heard at the December Meeting – Adjourned to the January Meeting.**

CAL. Z17-041 ARTURO ROSSI – White Plains Avenue, Block 761, Lot 9 – This property is located in an R-75 Zoning District and the property is existing and non-conforming with regards to lot area. Pursuant to §235-4 Definitions and of the Zoning Ordinance of the Town/Village of Harrison: *LOT WIDTH* – The dimension measured from side lot line to side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum required lot width shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The Lot Width at the minimum distance of not less than 35 feet from the front yard setback is 60 feet thus requiring a variance of 10 feet. – **Heard at the December Meeting – Adjourned to the January Meeting.**

CAL. Z17-044 HARRISON PLAYHOUSE LOFTS – 227-239 Harrison Avenue, Block 133, Lot 35 & 11 – This property is located in a CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations for Business Districts of the Town/Village of Harrison zoning Ordinance The maximum allowable height is 45 feet and the maximum allowable stories is 4. As per §235-25(A) Usable open space shall be provided on the site of multiple dwellings at a rate 200 square feet per dwelling unit. As per §235-36 Number of Spaces for Multiple dwellings 1.25 per dwelling unit. As per §235-37 Schedule Off-Street Parking Space Requirements for Non-residential Uses. The builder has provided a breakdown of the proposed occupancy uses and the parking requirements. As per §235-40-B Parking Garage Driveway Access: Every combined entrance and exit driveway shall have a minimum unobstructed width of 25 feet. Parking areas with 20 spaces or more shall have at least two separate 15 foot driveways. This application requires 4 Variances: **Variance 1:** The proposed building height is indicated to be approximately 54 feet, thus requiring a variance of 9 feet. **Variance 2:** The proposed building indicates the number of stories to be approximately 4.5, thus requiring a variance of .5 stories. **Variance 3:** The proposed parking for the 36 dwelling units is calculated to be 45 with 41 being provided. Based on the information provided by the builder an additional variance for 8 spaces is required for the commercial use, thus requiring a variance for a total of 12 spaces. **Variance 4:** The proposed building indicates one ingress and egress into the parking garage at a width of 22 feet were two separate entrances are required at 15 feet each, thus requiring a variance.

CAL. Z17-045 MICHAEL GOGLIORMELLA – 30 Forest Lake Drive, Block 1005, Lot 16 – This property is located in an R-1 Zoning District. Applicant seeking to overturn the November 14, 2017 Architectural Review Board decision to remove existing chimney material from hardie board siding to cultured stone and add a stone chimney cap.

CAL. Z17-046 SEVILLE PLAZA – 55-33 Calvert Street, Block 121, Lots 22-25, 29 – This property is located in a PB Zoning District. Applicant is seeking an 8th extension of a previously granted variance Z07-038 dated 12/6/07. Last extension granted Z16-029 dated 12/8/16.