

**ZONING BOARD MEETING AGENDA**

**THURSDAY, JANUARY 11, 2024 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

**HARRISON, N.Y., WESTCHESTER COUNTY**

- CAL. Z23-031 ZEMPACHI TANAKA** – 45 Holland Street, Block 266, Lot 1 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-032 COSMO MICALONE** – 157-159 Franklin Avenue, Block 116, Lot 25 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-033 JOSEPH FASCIGLIONE** – 52 Bates Road, Block 244, Lot 62 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-034 120 Cottage LLC** – 120 Cottage Avenue, Block 961, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-035 THOMAS SULLIVAN & PATRICIA FOLEY** – 38 Biltmore Avenue, Block 544, Lot 28 – This property is located in an R-1 Zoning District with 2 front yards (Biltmore Avenue and Purchase Street). Pursuant to the Code of the Town/Village of Harrison §235-26 C. (1) No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed 6 foot 6-inch-high wood fence in the required front adjacent to Purchase Street; **thus, requiring a 2-foot 6-inch height variance.**
- CAL.Z23-036 MARIE & RAY ZEEK** – 1 Bristol Lane, Block 644, Lot 27 – This property is located in an R-1 Zoning District with 3 front yards (Bristol Lane, Lincoln Avenue & Anderson Hill Road). Pursuant to the Code of the Town/Village of Harrison §235-26 C. (1) No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed 6-foot-high fence on the property line parallel to Anderson Hill Road; **thus, requiring a height variance of 2 feet.** The location of the fence in the 100-foot buffer setback along Anderson Hill Road has been previously approved by the Planning Board in the subdivision approval.
- CAL. Z23-037 SOVERATO LLC** – 16 Orchard Street, Block 251, Lot 42 – This property is located in an R-50 Zoning District. The property meets the minimum required total square footage of 5,000 square 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 25 feet. Pursuant to §235-18 (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 or within 10 feet from any property line in a required rear yard. Nothing herein shall be construed to prohibit a second driveway on a property, provided that: Pursuant to §235-36 Schedule of Off-Street Parking Spaces Requirements for Residential Uses is as follows: 1 Family and 2 Family dwellings 2 per dwelling unit. This application requires 2 Variances **1) Based in the information provided the proposed front yard setback is shown to be 13 feet at front entry portion and 15 feet to the main structure; thus, requiring a variance of 12 feet from the front entry portion and 10 feet for the main entrance. 2) The proposed required second parking space is shown to be located within the required front and side yard, thus requiring a variance.**