

AMENDED 1/11/17

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 12, 2017 AT 8:00 P.M.,

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

- CAL. Z16-025 ARMANDO CARREA** – 309 Columbus Avenue, Block 871, Lot 40 – Heard – Closed – Findings being prepared.
- CAL. Z16-026 BRIAN & ANGELA MACOM** – 36 Gainsborg Avenue, Block 803, Lot 17 – Heard – Closed – Findings being prepared.
- CAL. Z16-027 PARAG & USHA SAXENA** – 6 Timber Trail, Block 601, Lot 42 – Heard – Closed – Findings being prepared.
- CAL. Z16-028 MICHAEL & CHRISTINE DRUMMEY** – 612 Purchase Street, Block 544, Lot 50 – Heard – Closed – Findings being prepared.
- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 2 variances: **1: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 3 are request, requiring a variance for 1 addition story. **2: §235-24 F** requires a 10 foot setback for the required off street parking area 4.5 feet are provided at the North property line requiring a variance of 5.5 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z16-022 MARIE MARINO** – 47 Oak Street, Block 91, Lot 31 – This property is located in an MFR Zoning District. The property is existing nonconforming with regard to its lack of required parking and 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. Variance 1:** There is only 1 parking space being provided therefore a variance for 3 parking spaces is required. **Variance 2:** The New unit has a habitable square footage of 301 square feet thus requiring a variance of 299 square feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z16-032 ANTHONY MARELLA** – 65 Nelson Avenue, Block 391, Lot 5 – This property is located in a B Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison: Accessory structures require a 3 foot side yard and a 3 foot rear yard setback for that time period. The existing detached garage constructed in 1959 reduces the rear yard setback to 2 feet 6 inches thus requiring a variance of 6 inches.
- CAL. Z16-031 FRANK A. ACOCELLA** – 261 Halstead Avenue, Block 131, Lot 26 – This property is located in a CBD Zoning District. Applicant is seeking to nullify the Certificate of Occupancy dated October 11, 2016 granting permission for a Building Inspectors Change of Use Permit from Retail Service to Retail to Applicant L & L Sports.
- CAL. Z16-033 FRAN GRIPPO** – 84 Batavia Place, Block 386, Lot 35 – 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 maximum allowable lot coverage is 35%. The minimum required rear yard setback is 25 feet. The proposed addition increases the lot coverage to 38.7% thus requiring a variance for the overage in lot coverage of 3.7%. The proposed addition will reduce the rear yard setback to 22 feet thus requiring a variance of 3 feet.