

**ZONING BOARD MEETING AGENDA**

**THURSDAY, JANUARY 12, 2023 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

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

- CAL.Z22-041 JAVIER DIAZ** – 30 Haviland Road, Block 517, Lot 3 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-044 CLARK PAGER** – 3700 Purchase Street, Block 951, Lot 22 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-046 RUSSELL MARRA** – 46 Madison Street, Block 854, Lot 33 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-048 JOHN MARTORANO** – 67-69 Holland Street, Block 262, Lot 7 – **Heard – Closed – Findings being prepare.**
- CAL. Z22-049 RICHARD BANACH** – 63 Anderson Hill Road, Block 701, Lot 7 – This property is located in an R-1/3 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-31A Setbacks from Streams and other bodies of water: Except in the R-75, B and MF Residence District and in the PB, NB, CBD and MFR Business District, all buildings and structures shall be set back at least 50 feet from the seasonal high water level water's edge or established channel lines of streams and other water bodies, as established by the Town Board. Where such lines have not been established by the Town Board, reference shall be made to those established by other governmental bodies such as the State, the County, Soil Conservation Services of the United States Department of Housing and Urban Development and Federal Insurance Administration. The legalization of the existing wood deck and slate patio lying wholly in the 50-foot buffer; *thus, requiring a 50-foot variance.*
- CAL. Z22-050 BUCKOUT DEVELOPERS LLC** – 4 Hayden Lane, Block 1001, Lot 58.5 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 (B) of the Table of dimensional Regulations the minimum required side yard setback is 20 feet. The proposed installation of a generator in the side yard with a setback of 10 feet; *thus, requiring a variance of 10 feet.*
- CAL. Z22-051 MAYNOOTH HOLDINGS, LLC** – 132 Halstead Avenue, Block 103, Lot 16 – This property is located in a MFR Zoning District and pursuant to §235-12-B of the Commercial Table of Dimensional Regulations of the Town/Village of Harrison. The maximum lot coverage for a multiple dwelling is 50%. Also, as per 235-40-B Every combined entrance and exit driveway shall have a minimum unobstructed width 25 feet. The proposed multi-family building requires 2 Variances. **1) The proposed lot coverage is indicated to be 56.6 percent, thus requiring a variance of 6.6 percent. 2) The proposed driveway entrance width is indicated to be 20 feet, thus requiring a variance of 5 feet.**
- CAL. Z22-052 ROSEMARIE CUSUMANO** – 82 Harrison Avenue, Block 84, Lot 82 – This property is located in a B Zoning District. *Applicant is seeking a 2-year extension of a previously granted variance Z20-031 granted 1/14/2021.*
- CAL. Z22-053 ANTONIO SPAGNOLI** – 243 Duxbury Road, Block 715, Lot 27 – This property is located in an R-1/3 Zoning District and pursuant to §143-28-B Titled Buildings Required to have Fire Sprinkler Systems of the local Ordinance of the Town/Village of Harrison. Any construction or renovation to an existing structure, or extension or increase in floor area or height of a building, or renewal of any part of an existing building for the purpose of its maintenance, or any combination thereof within a two-year period which exceeds 50% of a building's existing gross floor area, the entire building except for crawl spaces shall be equipped with a fire sprinkler system installed in accordance with all of the provisions of the article. The meaning of the words used in this section shall be the same as those used in the than current version of the

Budling Code of New York State. Upon an inspection it was discovered the alteration has gone beyond the 50% threshold and is now required to have a fire sprinkler system installed throughout the entire structure. The owner is seeking relief from this code provision, *therefore as per §143-31-D the owner is seeking a variance.*