

AMENDED JANUARY 6, 2022

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 13, 2022 AT 7:30 P.M.,

IN HARRISON, NY, WESTCHESTER COUNTY

TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM

Call for information to register in advance for this webinar @ 914-670-3077

or click on the link below to join the webinar:

https://us02web.zoom.us/webinar/register/WN_ZEm2HPZ0SNGThfyVNpILOW

- CAL. Z21-041 PROPERTY 82 LLC** – 82-84-86 Halstead Avenue, Block 75, Lot 5 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-031 SAPNA ARVIND** – 2 Trails End, Block 201, Lot 30 – This property is located in an R-1/3 Zoning District with 3 front yards (Trails End, Highfield Road and Richardson Lane) Pursuant to the Code of the Town/Village of Harrison §235-28A: The minimum required setback for a Swimming Pool from any street is 75 feet. The proposed swimming pool with setback from Richardson Lane is 24.2 feet; **thus requiring a variance of 50.8 feet.** Pursuant to the Code of the Town/Village of Harrison §235-18 B (2)(a): No Accessory Building or Structure shall be located nearer to the street line than 75 feet. The proposed pool house with a setback from Richardson Lane is 10 feet; **thus requiring a variance of 65 feet.**
- CAL. Z21-039 KAREN SIEGAL** – 3 Mayfair Circle, Block 641, Lot 103 – This property is located in an R-2 Zoning District and is part of the Lincoln Rise Subdivision a cluster development. Pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations: The minimum required side yard setback is 20 feet. The generator has been installed with a side yard setback of 10 feet; **thus requiring a variance of 10 feet.**
- CAL. Z21-043 ROBIN ZEIDEL** – 2 Willets Road, Block 213, Lot 127 – This property is located in an R-1/3 Zoning District with 2 front yards (Willets Road and South Road). The property is legally existing non-conforming with regard to the front yard setback (27.23 feet adjacent to South Road) and the side yard setback (10.85 feet). Pursuant to the Code of the Town/Village of Harrison §235-18 B (2) “Placement of Accessory Structures” and §235-9 B the “Table of Dimensional Regulations” the Sports Court will require 2 variances: **1)** Pursuant to §235-18 B (2) The required front yard setback for an Accessory Structure is 75 feet. The Sports Court has been constructed with a front yard setback of 14.09 feet from South Road; **thus requiring a variance of 60.91 feet.** **2)** Pursuant to §235-9 B The minimum setback from the property line in the required rear yard is 10 feet. The Sports Court has been constructed with a setback of 3.58 feet; **thus requiring a variance of 6.32 feet.**
- CAL. Z21-044 TARYN MACKINNON** – 7 Lakeside Drive, Block 545, Lot 91 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-31 (A) 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 proposed fence is within 50 feet of a pond; **thus requiring a variance for the 50 foot required setback.**

CAL. Z21-045 ROSEMARIE CUSUMANO – 82 Harrison Avenue, Block 84, Lot 82 – This property is located in a B Zoning District. *Applicant is seeking an extension of a previously granted variance Z20-031 dated 1/14/2021*