

AMENDED 1/2/20

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 9, 2020 AT 8:00 P.M.,

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

- CAL. Z19-020 MICHAEL BARTON** – 16 Glendale Road, Block 312, Lot 20 This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the lot area, front yard setback and side yard setbacks pursuant to §235-9B of the Table of Dimensional Regulations of the Code of the Town/Village of Harrison this application requires 5 Variances: **1:** *The maximum lot coverage is 15%, the proposed lot coverage is 20.9%, thus requiring a variance of 5.9%.* **2:** *The minimum front yard setback is 40 feet; the proposed front yard setback is 25.5 feet, thus requiring a variance of 14.5 feet.* **3:** *The minimum side yard setback is 20 feet; the proposed side yard setback is 12.2 feet, thus requiring a variance of 7.8 feet.* **4:** *The minimum both side yard setbacks is 40 feet, the proposed total of both side yard setbacks of 24 feet; thus requiring a variance of 16 feet.* **5:** *The minimum rear yard setback is 50 feet; the proposed rear yard setback is 42 feet; thus requiring a variance of 8 feet.* – **Re-Opened at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z19-035 MANUEL ULLOA** – 86 Fenimore Drive, Block 508, Lot 75 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-018 BARLETTA & BARLETTA FAMILY TRUST** – 15 Bates Road and 4 Garden Road, Block 215, Lots 114 & 115 – 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 Zoning Ordinance of the Town/Village of Harrison the minimum required lot size is 14,520 square feet. *The proposed subdivision will create two non-conforming lots. 15 Bates Road will have a lot size of 12,135 square feet and 4 Garden Road will have a lot size of 12,000 square feet; thus requiring a variance.* – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z19-030 MARC EI KHOURY** – 96 Parkview Avenue, Block 721, Lot 28 – This property is located in an R-75 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the allowable lot coverage is 20%. *The new addition will increase the total lot coverage to 26.7%; thus requiring a 6.7% variance. The front yard setback is 30 feet; the addition reduces the front yard setback to 26 feet; thus requiring a 4 foot variance.* – **Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z19-031 GUY WILDENSTEIN** – 6 Stoneleigh Manor Lane, Block 641, Lot 9 – This property is located in an R-2.5 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 front yard setback is 50 feet. As per §235-C (1) No fence or wall in a required front yard shall have a height greater than 4 feet. *The proposed fence shows a height of 5 feet in the required front yard; this requiring a height variance of 1 foot.* – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z19-032 ROBERT MACKKEY** – 118 Crotona Avenue, Block 374, Lot 38 – This property is located in a B Zoning District. The property is legally existing and non-conforming with regards to the front yard setback and minimum side yard setback. Pursuant to §235-9B of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the minimum side yard setback is 7 feet. *The proposed one-story addition shows a side yard setback of 3.33 feet; thus requiring a variance of 3.67 feet.* – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z19-036 CRAIG & TAYLOR CANNON** – 3 Beverly Road, Block 642, Lot 27 – This property is located in an R-1 Zoning District and pursuant to §235-18B(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: The property has a lot width of 100 feet or more. The nearest points of the driveway shall be no closer than 50 feet to each other measured at the street. The property line nearest the street and the driveway shall be no closer to the street or any property line than 20 feet measured along a radius at the midpoint of a line between the nearest points of the driveways at the street or at the property line, whichever is larger. The width of the driveway shall not exceed 12 feet and each driveway leads to a permitted parking area or garage on the property. *The proposed new driveway requires a variance for parking in the required front yard.* – **Heard at the December Meeting – Adjourned to the January Meeting.**

CAL. Z19-037 MIE WONG – 10 Oak Street, Block 824, Lot 24 – This property is located in a B Zoning District and pursuant to §235-18B(3) of the Zoning Ordinance of the Town/Village of Harrison. 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. Furthermore pursuant to §235-36 Schedule of off-street parking spaces requirements for residential uses is as follows; 2 per dwelling unit. *The legalization of the parking area requires 2 variances. 1: Parking in the required front yard. 2: Parking requirements in the B Zone are 4 parking spaces, the newly created parking area only allows for 2; thus requiring a variance for 2 parking spaces.*