

## ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 10, 2019 AT 8:00 P.M.,

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

- CAL. Z19-022 33 CALVERT PROPERTIES, LLC** – 33 & 55 Calvert Street, Block 121, Lot 22 & 29 – 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.* – **Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL. Z19-019 HAROLD EYLWARD** – 17 Kervan Road, Block 581, Lot 6 – This property is located in an R-1 Zoning District. The property is located on the corner of Polly Park Road and Kervan Road, thus having two front yards. Pursuant to §235-26-C (1) of the Zoning Ordinance of the Town/Village of Harrison; No fence or wall in a required front yard shall have a height greater than 4 feet. *The fence installed along Polly Park Road is 6 feet; this requiring a variance of 2 feet.* – **Heard at the September Meeting – Adjourned to the October Meeting.**
- 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 21/4%, thus requiring a variance of 6.4%.* **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 total for both side yard setbacks is 40 feet, the proposed total of both side yard setbacks of 22 feet; thus requiring a variance of 18 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.* – **Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL. Z19-021 GREG JAKUBOWSKY** – 101 Park Drive North, Block 543, Lot 7 – This property is located in an R-1 Zoning District and pursuant to §235-28-A Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within the portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of a side and rear property line nor shall be setback less than 60 feet from any street in the B District, and the R-75 and R-50 Districts, and 75 feet in all other districts. *The existing pool is indicated to have a setback at the eastern portion of the lot of 26.8 feet; thus requiring a variance of 48.2 feet.* – **Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL. Z19-023 MARK TAMUCCI** – 5 Soulard Street, Block 172, Lot 29 – This property is located in a B Zoning District and pursuant to §235-26C(1) In residential districts no fence or wall shall exceed 4 feet in height. *The proposed driveway gates have a height of 5 feet 6 inches; thus requiring a variance of 1foot 6 inches.*
- CAL. Z19-024 ALISON MOLLICONE** – 5 Sunny Hill Drive, Block 281, Lot 51 – This property is located in an R-75 Zoning District and pursuant to §235-9B the rear yard setback is 25 feet; this rear yard

setback is pre-existing non-conforming at 20 feet. *The existing wood deck is built in the setback and is 7 feet from the property line; thus requiring a 13 foot variance.*

**CAL. Z19-025 ALFRED & MARGARET KELLY** – 28 Park Drive South, Block 563, Lot 14 – This property is located in an R-1 Zoning District. The property is legally existing and non-conforming with regards to the rear yard setback and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison the minimum rear yard setback is 50 feet. *The Plan Amendment submitted on September 10, 2019 to permit #19-29469 the proposed One Story Addition is shown to have a rear yard setback of 22.8 feet; thus requiring a variance of 27.2 feet.*