

ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 11, 2018 AT 8:00 P.M.,

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

- CAL. Z18-018 RANA & KATHRYN MITRA** – 41 Bellain Avenue, Block 284, Lot 38 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-019 ANNA SCAVONE** – 116 Gainsborg Avenue, Block 849, Lot 28 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-020 JOHN ROBINSON** – 253 Park Avenue, Block 994, Lot 69 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-021 JOANNE NOONE** – 5 Avondale Road, Block 288, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE** – 25 Augusta Court, Block 951, Lot 69 – This property is located in an R-1 Zoning District and pursuant to §235-0B of the Table of Dimensional Regulations of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Plans submitted to legalize the wing walls at the driveway entrance has an overall height of 6 feet 11 inches this requiring a variance of 2 feet 11 inches. – **Not Heard at the September Meeting – Adjourned to October.**
- CAL. Z18-014 THOMAS & KRISTEN HAYNES** – 18 Glendale Road, Block 312, Lot 21 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regards to the lot area, front, side and rear yard setbacks and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the application requires 4 Variances. **1:** The maximum lot coverage is 15%, the proposed lot coverage is 21.9%, thus requiring a variance of 6.9%. **2:** The minimum side yard setback is 20 feet; the proposed side yard setback is 11 feet, thus requiring a variance of 9 feet. **3:** The minimum total of both side yard setbacks is 40 feet; the proposed total of both setbacks of 23.18 feet, thus requiring a variance of 16.82 feet. **4:** The minimum rear yard setback is 50 feet; the proposed rear yard setback is 36.33 feet, thus requiring a variance of 13.67 feet. – **Heard at the September Meeting – Adjourned to October.**
- CAL. Z18-017 JOHN & ROSANNE EKLUND** – 39 Elmwood Avenue, Block 825, Lot 14 – This property is located in a B Zoning District and pursuant to §235-18.B.(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. The proposed parking area in the side yard setback thus requires a variance.. – **Heard at the September Meeting – Adjourned to October.**
- CAL. Z18-022 HOLLY OSTROV** – 31 Buckout Road, Block 996, Lot 35 – This property is located in an R-1 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum side yard setback is 20 feet. The proposed side yard setback of 17.5 feet to the proposed elevator thus requires a variance of 2.5 feet.
- CAL. Z18-023 33 CALVERT PROPERTIES, LLC / SEVILLE PLAZA PROJECT** – 33-55 Calvert Street, Block 121, Lots 22-25 & 29 – This property is located in a PB Zoning District. Applicant is seeking an 9th extension of a previously granted variance Z07-038 dated 12/6/07. Last extension granted Z17-046 dated 1/11/18.