

ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 12, 2017 AT 8:00 P.M.,

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

- CAL. Z17-012 MARYANN CLOW** – 1 Genesee Trail, Block 441, Lot 104 – **Re-Opened – Heard – Closed – Findings being prepared.**
- CAL. Z17-023 BATES ROAD DEVELOPMENT, LLC** – 26 Bates Road, Block 222, Lot 55 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-024 SMG REALTY ASSOCIATES** – 30 Bates Road, Block 224, Lot 56 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-029 21 BELLEVUE AVENUE LLC** – 21 Bellevue Avenue, Block 563, Lot 9 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-017 RICHARD MORGADO** – 49 Park Avenue, Block 856, Lot 17 – This property is located in a B Zoning District and pursuant to §235-18-B(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 the required rear yard. This application requires 2 variances: **Variance 1:** The site plan submitted indicates the parking area in the required rear yard to be at the rear yard property line therefore requiring a variance of 10 feet. **Variance 2:** The site plan also indicates the parking area located in the required rear yard to be at the side yard property line therefore requiring a variance of 10 feet. This application was a positive recommendation from the Planning Board. – **Not Heard – Adjourned to the October Meeting.**
- CAL. Z17-025 BRANDON & BRIDGET LOWER** – 2 Hilltop Place, Block 523, Lot 8 – This property is located in an R-1 Zoning District the property is also located on the corner of Hilltop Place and Highland Road. Pursuant to §235-26C Fences and Walls of the Zoning Ordinance of the Town/Village of Harrison. In Residential Districts: (1) No fence or wall in a required front yard shall have a height greater than 4 feet. (5) Corner lot fences and walls: Fences and walls on corner lots may be up to 6 feet, 6 inches high in required front yards that are opposite side yard lines only if: (a) The fence is installed in that portion of the required front yard that lies between the nearest rear wall of the dwelling and the rear lot line. (b) The fence is set back a minimum of 5 feet from the front lot line. (c) Appropriate ornamental planting or natural buffer is provided in the form of plant material approved by: The Building Inspector. The proposed fence and wall indicate at height of 6 feet 5 inches and does not conform with the requirements of exemption §235-26-C (5). Thus requiring a variance of 2 feet 7 inches. – **Heard – Adjourned to the October Meeting.**
- CAL. Z17-026 ROBERT A. PORTO** – 50 Union Avenue, Block 442, Lot 2 – This property is located in an R-1 Zoning District. Applicant is seeking to appeal the issuance of a Flood Plain Disturbance Permit issued to the Harrison Central School District for Athletic Fields. Building Permit # 17-26525 dated June 1, 2017. – **Not Heard – Adjourned to the October Meeting.**
- CAL. Z17-027 JNC INC.** – 5 Patricia Court, Block 441, Lot 50.3 – 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 Town/Village of Harrison Zoning Ordinance the maximum required height is 26 feet. The proposed new home is shown to have a height of approximately 28 feet 4 inches, thus requiring a variance of 2 feet 4 inches. – **Heard – Adjourned to the October Meeting.**

- CAL. Z17-028 JNC INC.** – 493 Main Street, Block 811, Lot 28 – This property is located in a B Zoning District. This property has been referred to the Zoning Board by the Planning Board for a proposed subdivision. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required setback is 7 feet with a total to be a minimum of 15 feet. The existing house side yard setback has been reduced to 4.8 feet do to the proposed subdivision, thus requiring a variance of 2.2 feet. The total of both side yards has been reduced to 9.8 feet, thus requiring a variance of 5.2 feet. – **Heard – Adjourned to the October Meeting.**
- CAL. Z17-030 BERNARD & CYNTHIA CURRY** – 4 Belmont Avenue, Block 543, Lot 1 – This property is located in an R-1 Zoning District and the property is located on a corner thus having two front yards. Pursuant to §235-18(B) of the Zoning Ordinance of the Town/Village of Harrison no accessory building or structure shall be located nearer to the street line than the following setbacks: R-2.5, R-2, R-1, R-1/2, R-1/3 and GA Districts: 75 Feet. The proposed pool house indicates a setback from the property line along the street frontage of 53.73 feet, thus requiring a variance of 21.27 feet.
- CAL. Z17-031 RONALD DENET** – 160-162 Lake Street, Block 910, Lot 89 – This property is located in a B 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 side yard setback is 8 feet with a total of both to be a minimum of 15 feet. As per the site plan submitted for the deck legalization the side yard setback is indicated to be 0 feet thus requiring a variance of 7 feet.
- CAL. Z17-032 FRANK CONONICO** – 48 Sterling Avenue, Block 61, Lot 29 – This property is located in a B Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the rear yard setback is 25 feet and the side yard setback is 10 feet. The two story addition reduces the rear yard setback to 24 feet thus requiring a 1 foot variance. Furthermore the wood deck attached to the two story addition reduces the rear yard setback to 14 feet, thus requiring an 11 foot variance. The deck and stairs reduce the side yard setback to 5 feet 6 inches, thus requiring a 4 foot 6 inch variance.