

**ZONING BOARD MEETING AGENDA**

**THURSDAY, OCTOBER 12, 2023 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

**HARRISON, N.Y., WESTCHESTER COUNTY**

**CAL. Z23-023 GREGORY HIBBARD & SUSAN REIFENHAUSER** – 31 Second Street, Block 77, Lot 33  
– Heard – Closed – Findings being prepared.

**CAL. Z23-025 MANHATTANVILLE COLLEGE** – 2900 Purchase Street, Block 631, Lot 5 – Heard –  
Closed – Findings being prepared.

**CAL. Z23-024 KEVIN MCSEDON** – 251 Columbus Avenue, Block 841, Lot 23 – This property is located in a B Zoning District and is legally existing non-conforming with regards to the minimum required front yard setback of 13.5 feet and the minimum required side yard setback 3.9 feet and the total for both side yards 13 feet. Pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations this application will require 2 variances. *1) The total minimum habitable floor area for a two dwelling unit is 2,400 square feet, the proposed indicating a habitable floor area for the two-dwelling units is 2,318 square feet; thus, requiring a variance of 82 square feet. 2) The minimum habitable floor area for one dwelling unit is 800 square feet, the proposed indicating a floor area for one dwelling unit of 713 square feet, thus, requiring a variance of 87 square feet.*

**CAL. Z23-027 15 HALSTEAD PROPERTY, LLC** – 15-21 Halstead Avenue, Block 42, Lot 11 – This property is located in an NB Zoning District and is legally existing non-conforming with regards to the side yard setback adjoining a Business District (4.53 feet and 7.3 feet) and the rear yard setback (9.98 feet). Pursuant to the Code of the Town/Village of Harrison §235-12(B) of the Tabel of Dimensional Regulation the application requires 4 variances: *1) The required rear yard setback is 20 feet. The proposed Entry Vestibule with a rear yard setback of 2.48 feet; thus, requiring a variance of 17.52 feet. 2) The required side yard setback adjoining a Business District is 10 feet if provided. The proposed Entry Vestibule with a side yard setback of 7.3 feet; thus, requiring a variance of 2.7 feet. 3) The required rear yard setback is 20 feet. The proposed Trash Container Area with a rear yard setback of 5 feet; thus, requiring a variance of 5 feet. 4) The required side yard setback adjoining a Business District is 10 feet if provided. The proposed Trash Container Area with a side yard setback of 5.5 feet; thus, requiring a variance of 4.5 feet.*