

AMENDED 10/6/2022

ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 13, 2022 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z22-029 ALISON ANTANASIO** – 25 Westerleigh Road, Block 611, Lot 19 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-030 ROGERIO LOBO** – 1 Woodside Lane, Block 545, Lot 45 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-032 GLORIA FERNAU AND ALISON GANASSI** – 36 High Street, Block 691, Lot 117 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-033 REYNALDO ROISENVIT** – 12 Flagler Drive, block 545, Lot 90 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-035 ELK HOMES, LLC** – 402 Halstead Avenue, Block 191, Lot 1 – **Heard – Closed – Findings being prepared.**
- CAL.Z22-036 MT. PLEASANT AVENUE ASSOCIATES, LLC** – 7-9 Purdy Street, Block 171, Lot 37 – This property is located in the CBD Zoning District. *Applicant is seeking a two year extension of a previously granted variance Z21-022 granted 8/4/2021.*
- CAL.Z22-038 SEAN MEEGAN** – 29 Orchard Street, Block 253, Lot 10 - This property is located in a R-50 Zoning District and is a legally existing non-conforming corner lot. The applicant is seeking to remove an existing non-conforming detached garage and construct a new detached two car garage. Due to the nature of the property any accessory structures fronting on Landolfe Place will be non-conforming. The new garage location will help reduce the non-conformity. Pursuant to §235-18B2(B) of the Table of Dimensional Regulation of the Town/Village of Harrison the front yard setback for a detached structure is 60 feet. The new detached garage will reduce the setback to 16 feet 2 inches; *thus requiring a 43 foot 10 inch variance.*
- CAL.Z22-040 FRANK RUBINO** – 36 Buckout Road, Block 1001, Lot 63 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-18A(2) Placement of Accessory Building and Uses: Garages: off street parking; truck loading spaces, accessory building, including garages, if detached from a main building or if connected only by an open breezeway-type structure, shall be not less than 10 feet from the main building. The Variance is for the separation between the addition and an existing pool cabana. The proposed ground floor addition will reduce the separation to 5 feet 6 inches; *thus requiring a 4 foot 6 inch variance.*