

ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 14, 2021 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z21-018 AMANN & GENOVESE** – 62 Winfield Avenue, Block 313, Lot 5 – This property is located in an R-1 Zoning District. *Applicant seeks to appeal the building permit for a new single-family home issued by the Building Inspector. – Heard at the June Meeting – Adjourned to the July Meeting. – Closed at the September Meeting.*
- CAL. Z21-029 5 SAROSCA HOLDINGS LLC** – 5 Sarosca Farm Lane, Block 951, Lot 96 – This property is located in an R-2 Zoning District and pursuant to §235-26-C-9 of the Zoning Ordinance of the Town/Village of Harrison. Outdoor tennis courts, paddle courts, basketball courts and other similar courts which are located in conformance with §235-9B and §235-18B(2) may be fenced to a height not to exceed 10 feet above the average grade only if: (a) The fence is an open mesh type (chain link). (b) Screened from the view of the street and abutting residentially owned properties. Such screening shall be a landscape strip planted with evergreens, with an actual height of at least 6 feet above the natural grade when installed. (c) Fence enclosures may be equipped with the customary attached windbreaks. The proposed type enclosure for the paddle court does not conform to the exception for the fence height of a sports court; the maximum allowable height would be 6 feet 6 inches. The overall height of the Plexiglass and chain-link combination enclosure is approximately 13.12 feet; *thus requiring a variance of 6.62 feet.* – Heard at the August 31, 2021 meeting – Adjourned to the October Meeting.
- CAL. Z21-031 SAPNA ARVIND** – 2 Trails End, Block 201, Lot 30 – This property is located in an R-1/3 Zoning District with 3 front yards (Trails End, Highfield Road and Richardson Lane) Pursuant to the Code of the Town/Village of Harrison §235-28A: The minimum required setback for a Swimming Pool from any street is 75 feet. The proposed swimming pool with setback from Richardson Lane is 24.2 feet; *thus requiring a variance of 50.8 feet.* Pursuant to the Code of the Town/Village of Harrison §235-18 B (2)(a): No Accessory Building or Structure shall be located nearer to the street line that 75 feet. The proposed pool house with a setback from Richardson Lane is 10 feet; *thus requiring a variance of 65 feet.*
- CAL. Z21-033 FERNAU & GANASSI** – 36 High Street, Block 691, Lot 117 – This property is located in an R-75 Zoning District and is a corner lot. Pursuant to §235-9B of the Table of Dimensional Regulation of the Town/Village of Harrison Accessory Structures located on front yards must be 60 feet from the front property line. The proposed swimming pool reduces the front yard setback to 50 feet; *thus requiring a 10 foot variance.*
- CAL. Z21-034 LESLIE SIMON** – 2 Belmont Avenue, Block 543, Lot 4 – This property is located in an R-1 Zoning District and on a corner lot with 2 front yards (Belmont Ave & Polly Park Rd). Pursuant to the Code of the Town/Village of Harrison §235-26 C (1) No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed 6 foot fence in the front yard adjacent to Polly Park Road; *thus requiring a variance of 2 feet.*
- CAL. Z21-035 PAUL O'REILLY** – 535 Woodlands Road, Block 471, Lot 5 – This property is located in an R-1 Zoning District and on a corner lot with 2 front yards (Woodlands Rd & Pleasant Ridge Rd). Pursuant to the Code of the Town/Village of Harrison §235-26 C (1) No fence or wall in a required front yard shall have a height greater than 4 feet. A 6 foot high wood fence has been installed in the front yard adjacent to Pleasant Ridge Road; *thus requiring a variance of 2 feet.*

CAL. Z21-036 FRANK & ANGELA LUONGO – 104 Macri Avenue, Block 755, Lot 19 – This property is located in an R-75 Zoning District. The property is legally existing non-conforming with regards to the front yard setback (28.3 feet) and the side yard setback (7.6 feet). Pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations: The minimum required side yard setback is 10 feet. The proposed addition to the existing garage shows a side yard setback of 7.6 feet; *thus requiring a variance of 2.4 feet.*