

ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 8, 2020 AT 7:00 P.M.,

IN HARRISON, NY, WESTCHESTER COUNTY

TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM

Call for information to register in advance for this webinar @ 914-670-3077

CAL. Z20-019 EUGENE SMOYVER – 38 Locust Avenue, Block 732, Lot 42 – Heard – Closed – Findings being prepared.

CAL. Z20-021 JOHN & ANNA ROSANELLI – 91 Park Drive North, Block 543, Lot 6 – This property is located in an R-1 Zoning District. The proposed replacement to an existing 6’ fence (along Polly Park Road) in the front yard that is not used as the primary access to the dwelling. As per the Code of the Town/Village of Harrison §235-26 C.(6) Fences on through lots, as defined by this Code, may be up to 6’ 6” high in the front yard that is not used as the primary access to the dwelling 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 five feet from the rear lot line. c)Appropriate ornamental planting or natural buffer is provided in the form of plant material approved by: 1)The Building Inspector for a proposed fence that is not part of site plan review or subdivision approval. 2)The Planning Board pursuant to § 204 for a proposed fence that is part of a subdivision application. 3) The Planning Board pursuant to § 235-71 for a proposed fence that is part of a site plan application. *The proposed replacement fence requires two variances: 1) The proposed 6’ high fence on the property line along Polly Park Road; thus requiring a variance of 5’ for the setback from the rear lot line. 2) The proposed 6’ high fence on the property line along Polly Park Road; thus requiring a variance of 2’ in height.*

CAL. Z20-022 STONELEIGH MANOR LLC – 10 Stoneleigh Manor Lane, Block 641, Lot 133 – This property is located in an R-2 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 50 feet. *The proposed storage shed, outdoor shower and half basketball court encroach into the side yard setback with the basketball court being the closet encroachment indicating a side yard setback of 21 feet; thus requiring a variance of 29 feet.*