

ZONING BOARD MEETING AGENDA

THURSDAY, NOVEMBER 10, 2022 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL.Z22-038 SEAN MEEGAN** – 29 Orchard Street, Block 253, Lot 10 – **Heard – Closed – Findings being prepared.**
- CAL.Z22-040 FRANK RUBINO** – 36 Buckout Road, Block 1001, Lot 63 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-031 JOSE OREIRO** – 164 Lake Street, Block 910, Lot 86 – This property is located in a B Zoning District and is legally existing non-conforming with regards to the rear yard setback (9 feet 8 inches to the rear yard deck for which variance 1179 was granted in 1987). The applicant is proposing to enclose the rear deck resulting in an increase in the non-conformity. As per the Code of the Town/Village of Harrison §235-52: “Except as specifically provided above, no structure or use which does not conform to the requirements of this chapter shall be expanded, enlarged, extended, reconstructed, structurally altered or restored by any means or in any respect whatsoever, nor shall any external evidence of a nonconforming use be increased unless in accordance with §235-61D(1)”. – **Not Heard at the September Meeting – Adjourned to the October Meeting.**
- CAL.Z22-037 JOAN WALSH** – 6 Spring Lake Drive, Block 691, Lot 109 – This property is located in an R-1/3 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the minimum required side yard setback is 15 feet. The proposed 22 kW Generator with a side yard setback of 12.2 feet; **thus requiring a variance of 2.8 feet.**
- CAL.Z22-041 JAVIER DIAZ** – 30 Haviland Road, Block 517, Lot 3 – This property is located in an R-1 Zoning District and pursuant to §235-31 of the Town/Village of Harrison; Setbacks from streams and other bodies of water a 50 foot separation is required between the water’s edge and the sport court. The existing sports court reduces the setback to 21 feet 5 ½ inches; **thus requiring a 28 feet 6 ½ inch variance.**
- CAL.Z22-042 SALVATORE MONASTRA** – 224 Lincoln Avenue, Block 915, Lot 11 – This property is located in a B Zoning District and pursuant to the code of the Town/Village of Harrison §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 a required rear yard. Nothing herein shall be constructed to prohibit a second driveway on a property, provided that: (a) The property has a lot width of 100 feet or more. The proposed new two-unit dwelling with a second driveway on the property with a lot width of 58 feet; **thus requiring a variance for the second driveway.**
- CAL. Z22-043 FACIAL & ORAL SURGERY SPECIALISTS** – 55 West Red Oak Lane, Block 62, Lot 10 – This property is located in an SB-O Zoning District and pursuant to the Code of the Town/Village of Harrison §235-47 B: Each building shall be permitted to have one wall sign attached to or incorporated to the building wall or related structure feature at the principal building entrances, provided that such signs shall not be visible from off the premises except from the front lot line. Such signs shall have: (1) An area not exceeding 20 square feet each. (2) A maximum projection of 10 inches from the face of the wall or structure. (3) No more that the name and business of the establishment located on the premises and directional information. The proposed sign will have an area of 57 square feet; **thus requiring a variance of 37 square feet.** The sign will be installed at the top of the building façade.
- CAL. Z22-044 CLARK PAGER** – 3700 Purchase Street, Block 951, Lot 22 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-24.1 B: A minimum buffer setback of 100 feet shall be established along each of the following roadways: Purchase St, Barns Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This setback shall be

maintained in its natural state or landscaped, in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permits for any development abutting any of Purchase St, Barns Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. The existing fence has been replaced with a new 4-foot high fence in the 100 foot buffer as described above; *thus requiring a variance.*

CAL. Z22-045 GLENN PICCO – 23 Glendale Road, Block 314, Lot 10 – This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the front yard setback (35.2 feet) and the side yard setbacks (16.5 feet and 14 feet). Pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the minimum required side yard setback is 20 feet. The proposed installation of an HVAC Condenser Unit with a side yard setback of 13 feet 11 inches; *thus requiring a variance of 6 feet 1 inch.*