

**ZONING BOARD MEETING AGENDA**

**THURSDAY, NOVEMBER 12, 2020 AT 7:30 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. Z20-021 JOHN & ANNA ROSANELLI** – 91 Park Drive North, Block 543, Lot 6 – Heard – Closed – Findings being prepared.
- CAL. Z20-022 STONELEIGH MANOR LLC** – 10 Stoneleigh Manor Lane, Block 641, Lot 133 – Heard – Closed – Findings being prepared.
- CAL. Z20-023 DECICCO & SONS** – 7 Halstead Avenue, Block 42, Lots 1 & 16 – This property is located in an NB Zoning District and pursuant to §235-12(B) of the Table of Dimensional regulations for business districts of the Town/Village of Harrison zoning Ordinance. The minimum required side yard setback adjoining a residence district is 20 feet. The proposed addition side yard setback is shown to be reduced to 0 feet; *thus requiring a variance of 20 feet.*
- CAL. Z20-024 ANTHONY FORTE** – 711 West Street, Block 472, Lot 27 – This property is located in an R-1 Zoning District. The property is a corner lot with two front yards (West Street and Union Avenue) As per 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 fence on top of a stone wall with total height of 6 feet in the front yards along West Street and Union Avenue; *thus requiring a variance for a total height of the fence and wall of 2 feet.*
- CAL. Z20-025 HAROLD ELYWARD** – 17 Kervan Road, Block 581, Lot 6 – This property is located in an R-1 Zoning District. The property is located on the corner of Polly Park Road and Kervan Road, thus having two front yards. Pursuant to §235-26-C (1) of the zoning Ordinance of the Town/Village of Harrison: No fence or wall in a required front yard shall have a height greater than 4 feet. The existing fence along Polly Park Road is 6 feet; *thus requiring a variance of 2 feet.*
- CAL. Z20-026 172 WOODSIDE REALTY LLC** – 170-172 Woodside Avenue, Block 893, Lot 7.2 – This property is located in a B 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 yard setback is 25 feet. The 2 Decks (1 at each unit) have been constructed in the rear yard with a setback of 22.65 feet and 22.70 feet; *thus requiring a variance of 2.35 feet and 2.3 feet.*
- CAL. Z20-027 172 WOODSIDE REALTY LLC** – 174-176 Woodside Avenue, Block 893, Lot 7.1 – This property is located in a B 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 yard setback is 25 feet. The 2 Decks (1 at each unit) have been constructed in the rear yard with a setback of 22.74 feet and 22.70 feet; *thus requiring a variance of 2.26 feet and 2.3 feet.*
- CAL. Z20-028 DANIEL CHESTLER** – 5 Justin Road, Block 472, Lot 56 – This property is located in an R-1 Zoning District and pursuant to §235-9B Table of Dimension Regulations the side yard setback is 20 feet. The proposed generator encroaches into the side yard 19 feet; *thus requiring a 3 foot 6 inch variance.*