

ZONING BOARD MEETING AGENDA

THURSDAY, NOVEMBER 14, 2019 AT 8:00 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.

- CAL. Z19-021 GREG JAKUBOWSKY** – 101 Park Drive North, Block 543, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-024 ALISON MOLLICONE** – 5 Sunny Hill Drive, Block 281, Lot 51 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-025 ALFRED & MARGARET KELLY** – 28 Park Drive South, Block 563, Lot 14 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-018 BARLETTA & BARLETTA FAMILY TRUST** – 15 Bates Road and 4 Garden Road, Block 215, Lots 114 & 115 – This property is located in an R-1/3 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 lot size is 14,520 square feet. *The proposed subdivision will create two non-conforming lots. 15 Bates Road will have a lot size of 12,135 square feet and 4 Garden Road will have a lot size of 12,000 square feet; thus requiring a variance.* – **Not Heard at the October Meeting – Adjourned to the November Meeting.**
- CAL. Z19-019 HAROLD EYLWARD** – 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 fence installed along Polly Park Road is 6 feet; this requiring a variance of 2 feet.* – **Heard at the October Meeting – Adjourned to the November Meeting.**
- CAL. Z19-020 MICHAEL BARTON** – 16 Glendale Road, Block 312, Lot 20 – This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the lot area, front yard setback and side yard setbacks pursuant to §235-9B of the Table of Dimensional Regulations of the Code of the Town/Village of Harrison this application requires 5 Variances: **1:** *The maximum lot coverage is 15%, the proposed lot coverage is 21/4%, thus requiring a variance of 6.4%.* **2:** *The minimum front yard setback is 40 feet; the proposed front yard setback is 25.5 feet, thus requiring a variance of 14.5 feet.* **3:** *The minimum side yard setback is 20 feet; the proposed side yard setback is 12.2 feet, thus requiring a variance of 7.8 feet.* **4:** *The minimum total for both side yard setbacks is 40 feet, the proposed total of both side yard setbacks of 22 feet; thus requiring a variance of 18 feet.* **5:** *The minimum rear yard setback is 50 feet; the proposed rear yard setback is 42 feet; thus requiring a variance of 8 feet.* – **Heard at the October Meeting – Adjourned to the November Meeting.**
- CAL. Z19-023 MARK TAMUCCI** – 5 Soulard Street, Block 172, Lot 29 – This property is located in a B Zoning District and pursuant to §235-26C(1) In residential districts no fence or wall shall exceed 4 feet in height. *The proposed driveway gates have a height of 5 feet 6 inches; thus requiring a variance of 1foot 6 inches.* – **Not Heard at the October Meeting – Adjourned to the November Meeting.**
- CAL. Z19-026 DANIEL AMICUCCI** – 1411 Purchase Street, Block 611, lot 70 – This property is located in an R-2.5 Zoning District and pursuant to §235-9B 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 generator encroaches into the side yard setback 3-1/2 feet; thus requiring a 46-1/2 foot variance.*
- CAL. Z19-027 ANDREW PELLETTIER** – 3 Patricia Court, Block 441, Lot 50.2 – This property is located in an R-1/3 Zoning District and pursuant to §235-28A of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters,

compressors or other pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provision of this chapter applicable to the district in which such lot is located; provided however that within the B 2 Family District and the R-75 and R-50 1 Family District; no swimming pools shall be located within 10 feet, or within any other residence district; no swimming pool shall be located within 20 feet of the side and rear property lines. *The proposed Hot Tub is in the rear yard and is proposed to be 17.5 feet from the side property line; this requiring a variance of 2.5 feet.*

CAL. Z19-028 ELEANOR UTTER – 119 Calvert Street, Block 112, Lot 3 – This property is located in a PB Zoning District and Pursuant to §235-9V of the Table of Dimensional Regulations of the Town/Village of Harrison and is legally existing non-conforming with regard to its use. The subject property is a one-family residence and received a variance in 1961 for a rear yard addition and landing, with a setback of 12 feet to the property line. *The updated survey shows a dimension of 7 feet 4 inches to the property line; thus requiring a variance for the difference which is 4.6 feet.*

CAL. Z19-029 WESTCHESTER JOINT WATER WORKS – Kenilworth Road, Block 625, Lot 6 – This property is located in an SB-100 Zoning District and pursuant to §235-25-D-1 of the Zoning Ordinance of the Town/Village of Harrison Titled Fences in a Business District: (1) No fence or wall exceeding 4 feet in height within the required front yard of exceeding 8 feet in height within a required side or rear yard shall be constructed on any lot. (2) The height of any other fence or wall shall not exceed 10 feet in height. *The proposed fence is shown to be 10 feet; thus requiring a variance.*