

AMENDED 10/29/18

ZONING BOARD MEETING AGENDA

THURSDAY, NOVEMBER 8, 2018 AT 8:00 P.M.,

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

CAL. Z18-022 HOLLY OSTROV – 31 Buckout Road, Block 996, Lot 35 – Heard – Closed – Findings being prepared.

CAL. Z14-018 MICHAEL ROSSI – 9 Spring Lake Drive, Block 691, Lot 113 – 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 Town/Village of Harrison the minimum required side yard setback is 15 feet. The Zoning Board of Appeals on March 10, 2010 granted a variance for 2 feet 10 inch encroachment into the 15 foot side yard setback, thus reducing the side yard setback to 12 feet 2 inches. The final survey submitted shows the addition reduces the side yard setback to 10 feet thus requiring a variance of 5 feet.

CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE – 25 Augusta Court, Block 951, Lot 69 – This property is located in an R-1 Zoning Distract and pursuant to §235-0B of the Table of Dimensional Regulations of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Plans submitted to legalize the wing walls at the driveway entrance has an overall height of 6 feet 11 inches this requiring a variance of 2 feet 11 inches. – **Not Heard at the October Meeting – Adjourned to November.**

CAL. Z18-014 THOMAS & KRISTEN HAYNES – 18 Glendale Road, Block 312, Lot 21 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regards to the lot area, front, side and rear yard setbacks and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the application requires 4 Variances. **1:** The maximum lot coverage is 15%, the proposed lot coverage is 20.1%, thus requiring a variance of 5.1%. **2:** The minimum side yard setback is 20 feet; the proposed side yard setback is 13 feet, thus requiring a variance of 7 feet. **3:** The minimum total of both side yard setbacks is 40 feet; the proposed total of both setbacks of 26.01 feet, thus requiring a variance of 13.99 feet. **4:** The minimum rear yard setback is 50 feet; the proposed rear yard setback is 38.18 feet, thus requiring a variance of 11.82 feet. – **Heard at the October Meeting – Adjourned to November.**

CAL. Z18-017 JOHN & ROSANNE EKLUND – 39 Elmwood Avenue, Block 825, Lot 14 – This property is located in a B Zoning District and pursuant to §235-18.B.(3) of the Zoning Ordinance of the Town/Village of Harrison. 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. The proposed parking area in the side yard setback thus requires a variance.. – **Heard at the October Meeting – Adjourned to November.**

CAL. Z18-024 NICHOLAS RUGGIERO – 62 Preston Avenue, Block 754, Lot 1 – This property is located in an R-75 Zoning District. The property is also a corner lot having 2 front yards and pursuant to §234-28 of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters, compressors or pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any others residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 Districts, and 75 feet in all other districts. This application requires 3 variances: **1:** The proposed rear yard setback is indicated to be 5 feet, thus requiring a variance of 5 feet. **2:** The proposed said yard setback is indicated to be 7 feet, thus requiring a

variance of 3 feet. **3:** The setback from the property line along Farley Ave is indicated to be 39 feet 10 inches, thus requiring a variance of 21 feet 2 inches.

CAL. Z18-025 KERRY & BRAD GILDEN – 314 West Street, Block 290, Lot 25 – This property is located in an R ½ Zoning District and pursuant to §235-28A of the Code of the Town/Village of Harrison Swimming pools, pumps, filters, compressors or pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any others residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 Districts, and 75 feet in all other districts. The proposed swimming pool is located 14 feet from the side property line, thus requiring a variance of 6 feet.

CAL. Z18-026 249 HALSTEAD AVENUE PROPERTIES, LLC – 249 Halstead Avenue, Block 131, Lot 21 – This property is located in the CBD Zoning District. Applicant is requesting a second extension of Calendar Z14-004 granted on June 12, 2014; first extension Calendar Z17-003 granted on November 11, 2017.

CAL. Z18-027 MANHATTANVILLE COLLEGE – 2900 Purchase Street, Block 631, Lot 5 – This property is located in an R-1 Zoning District. The property is also legally existing non-conforming with regards to its use. Pursuant to §235-26-C (2) No fence or wall in a required rear or side yard shall have a height greater than 6 feet, 6 inches. The proposed protective netting to be installed is indicated to have a height of 80 feet, thus requiring a variance of 73 feet 6 inches.