

ZONING BOARD MEETING AGENDA

WEDNESDAY, NOVEMBER 8, 2023 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

CAL. Z23-024 KEVIN MCSEDON – 251 Columbus Avenue, Block 841, Lot 23 – Heard – Closed – Findings being prepared.

CAL. Z23-027 15 HALSTEAD PROPERTY, LLC – 15-21 Halstead Avenue, Block 42, Lot 11 – Heard – Closed – Findings being prepared.

CAL. Z23-028 632 ANDERSON HILL ASSOCIATES LLC – 632 Anderson Hill Road, Block 644, Lot 21 – This property is located in an R-1 Zoning District and is existing non-conforming with regard to its use, size of the lot, width of the lot, encroachment into the 100-foot required buffer along Anderson Hill Road and required front and side yard setbacks. Pursuant to §235-24.1 of the Zoning Ordinance of the Town/Village of Harrison. Buffer Setbacks along roadways in Purchase. A. Intent - In order to preserve the rural and residential character as well as the special qualities of the built and natural environment in the area of the town which is commonly known as “Purchase” the following buffer setback provisions along major roadways shall apply. B. Roadway buffer Setback - A minimum buffer setback of 100-feet shall be established along each of the following roadways: Purchase St, Barnes 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 permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. Also, as per §235-9-B of the Table of Dimensional Regulations the required front yard is 40-feet, the required side yard is 20-feet, with a total of 40-feet and a rear yard of 50-feet. Accessory structures located within the required rear yard shall have a minimum side and rear yard setback of 15-feet. This application requires **5 Variances: 1:** The addition increases the non-conformity with regard to the required 100-foot buffer along Anderson Hill Road. **2:** The addition is indicated to have a side yard setback of 5.99 feet, *thus requiring a variance of 14.01 feet.* **3:** The total of both side yards for the new addition is approximately 7 feet, *thus requiring a variance of 33 feet.* **4:** The proposed garbage enclosures are not located within the required rear yard and must follow the primary side yard setback of 20 feet. Therefore, the one enclosure that indicates a side yard setback of 5 feet, *thus requiring a variance of 15 feet.* **5:** The proposed additional garbage enclosure is indicated to have a side yard setback of 10 feet, *thus requiring a variance of 10 feet.*

CAL. Z23-029 9 ORCHARD PLACE HARRISON LLC – 9 Orchard Place, Block 21, Lot 3 – This property is located in an R-75 Zoning District and pursuant to §235-33 of the Town/Village of Harrison Ordinance, the minimum lot width at the front lot line in any residential district shall not be less than 75% of the required lot width at the required minimum front yard depth, but in no case shall it be less than 50 feet. Therefore, the required lot width in an R-75 is 70 feet. 75% of 70 feet is 52 feet 6 inches. The front property line at Beaver Landing is 36.88 feet, *thus requiring a 15.62 foot variance.*

CAL. Z23-030 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 1.8 feet; *thus requiring a variance of 13.2 feet.*