

**ZONING BOARD MEETING AGENDA**

**THURSDAY, NOVEMBER 9, 2017 AT 8:00 P.M.,**

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

- CAL. Z17-017 RICHARD MORGADO** – 49 Park Avenue, Block 856, Lot 17 –**Heard** – **Closed** – **Findings being prepared.**
- CAL. Z17-028 JNC INC.** – 493 Main Street, Block 811, Lot 28 –**Heard** – **Closed** – **Findings being prepared.**
- CAL. Z17-030 BERNARD & CYNTHIA CURRY** – 4 Belmont Avenue, Block 543, Lot 1 – **Heard** – **Closed** – **Findings being prepared.**
- CAL. Z17-032 FRANK CONONICO** – 48 Sterling Avenue, Block 61, Lot 29 – **Heard** – **Closed** – **Findings being prepared.**
- CAL. Z17-025 BRANDON & BRIDGET LOWER** – 2 Hilltop Place, Block 523, Lot 8 – This property is located in an R-1 Zoning District the property is also located on the corner of Hilltop Place and Highland Road. Pursuant to §235-26C Fences and Walls of the Zoning Ordinance of the Town/Village of Harrison. In Residential Districts: (1) No fence or wall in a required front yard shall have a height greater than 4 feet. (5) Corner lot fences and walls: Fences and walls on corner lots may be up to 6 feet, 6 inches high in required front yards that are opposite side yard lines only if: (a) The fence is installed in that portion of the required front yard that lies between the nearest rear wall of the dwelling and the rear lot line. (b) The fence is set back a minimum of 5 feet from the front lot line. (c) Appropriate ornamental planting or natural buffer is provided in the form of plant material approved by: The Building Inspector. The proposed fence and wall indicate at height of 6 feet 5 inches and does not conform with the requirements of exemption §235-26-C (5). Thus requiring a variance of 2 feet 7 inches. – **Not Heard** – **Adjourned to the November Meeting.**
- CAL. Z17-026 ROBERT A. PORTO** – 50 Union Avenue, Block 442, Lot 2 – This property is located in an R-1 Zoning District. Applicant is seeking to appeal the issuance of a Flood Plain Disturbance Permit issued to the Harrison Central School District for Athletic Fields. Building Permit # 17-26525 dated June 1, 2017. – **Not Heard** – **Adjourned to the November Meeting.**
- CAL. Z17-027 JNC INC.** – 5 Patricia Court, Block 441, Lot 50.3 – 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 Zoning Ordinance the maximum required height is 26 feet. The proposed new home is shown to have a height of approximately 28 feet 4 inches, thus requiring a variance of 2 feet 4 inches. – **Heard** – **Adjourned to the November Meeting.**
- CAL. Z17-031 RONALD DENET** – 160-162 Lake Street, Block 910, Lot 89 – This property is located in a B 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 side yard setback is 8 feet with a total of both to be a minimum of 15 feet. As per the site plan submitted for the deck legalization the side yard setback is indicated to be 0 feet thus requiring a variance of 7 feet. – **Heard** – **Adjourned to the November Meeting.**
- CAL. Z17-033 249 HALSTEAD AVENUE PROPERTIES** – 249 Halstead Avenue, Block 131, Lots 20, 21-23, 53, 54 and PO55 – This property is located in the CBD Zoning District. Applicant is requesting a retroactive extension of Calendar Z14-004 which was granted on June 12, 2014.
- CAL. Z17-034 JOSEPH DEFONCE** – 47 Coakley Avenue, Block 247, Lot 7 – This property is located in an R-75 Zoning District and pursuant to §235-28 of the Zoning Ordinance of the Town/Village of

Harrison Titled Swimming Pools states that swimming pools and related equipment shall not be located within 10 feet of any side and rear yard. Also per §235-9(B) of the Residential Table of Dimensional Regulations the minimum required side yard setback for an accessory structure is 10 feet and the minimum required rear yard setback for an accessory structure is 10 feet. This application requires 4 variances: **1:** The final survey submitted shows the pool to have a side yard setback of 6.4 feet thus requiring a variance of 3.6 feet. **2:** The final survey shows the pool to have a rear yard setback of 9.6 feet at the South East corner thus requiring a variance of 0.4 feet. **3:** The final survey shows the pool equipment to have a side yard setback of 1.1 feet thus requiring a variance of 8.9 feet. **4:** The final survey shows the pool equipment to have a rear yard setback of 1.2 feet thus requiring a variance of 8.8 feet.

**CAL. Z17-035 DOMENICK FARAGO** – 24 Kingston Avenue, Block 762, Lot 13 – This property is located in an R-75 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations the minimum Front yard Setback is 30 feet. The proposed front entrance portico addition shows a front yard setback of 19.46 feet thus requiring a variance of 10.54 feet.

**CAL. Z17-036 BILL GREENBERG** – 2929 Purchase Street, Block 642, Lot 3 – This property is located on an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison. The minimum required side yard setback is 20 feet. Also per §235-24.1(B) a minimum 100 foot buffer 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. This application requires 2 variances. **1:** The expansion of the existing driveway is shown to have a front yard setback of 53 feet, thus requiring a variance of 47 feet. **2:** The expansion of the existing driveway is shown to have a side yard setback of 12.20 feet thus requiring a variance of 7.8 feet.

**CAL. Z17-037 LOUIS & GINA RUISI** – 135 Old Lyme Road, Block 716, Lot 32 – 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 maximum height is 26 feet. The house has a height of 29 feet, thus requiring a variance of 3 feet.

**CAL. Z17-038 JOSHUA & NANCY BLAINE** – 12 Cottage Avenue, Block 671, Lot 14 – This property is located in an R-2 Zoning District and is a corner lot with two front yards. Pursuant to §235-26-C of the Zoning Ordinance of the Town/Village of Harrison in residential districts: (1) No fence or wall in a required front yard shall have a height greater than 4 feet. (2) No fence or wall in a required rear or side yard shall have a height greater than 6 feet 6 inches. (3) In no case shall any fence or wall have a height greater than 6 feet 6 inches. Also as per §235-24.1-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. This application required 2 variances. **1:** The fence is located within the 100 foot buffer thus requiring a variance. **2:** The fence height located in the required front yard is indicated to be 6 feet, thus requiring a variance of 2 feet.