

**ZONING BOARD MEETING AGENDA**

**THURSDAY, DECEMBER 10, 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  
or click on the link below to join the webinar:*

[https://us02web.zoom.us/webinar/register/WN\\_ZdXNrJufQjiAOq6STgTTJw](https://us02web.zoom.us/webinar/register/WN_ZdXNrJufQjiAOq6STgTTJw)

- CAL. Z20-023 DECICCO & SONS** – 7 Halstead Avenue, Block 42, Lots 1 & 16 – Heard – Closed – Findings being prepared.
- CAL. Z20-026 172 WOODSIDE REALTY LLC** – 170-172 Woodside Avenue, Block 893, Lot 7.2 – Heard – Closed – Findings being prepared.
- CAL. Z20-027 172 WOODSIDE REALTY LLC** – 174-176 Woodside Avenue, Block 893, Lot 7.1 – Heard – Closed – Findings being prepared.
- CAL. Z20-028 DANIEL CHESTLER** – 5 Justin Road, Block 472, Lot 56 – Heard – Closed – Findings being prepared.
- 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.* – **Heard at the November Meeting – Adjourned to December.**
- 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.* – **Heard at the November Meeting – Adjourned to December.**
- CAL. Z20-029 ALBERT RICCOBONO** – 64 Macri Avenue, Block 755, Lot 1 – This property is located in an R-75 Zoning District with 2 front yards (Marci Ave and Farley Ave). the proposed location of the HVAC condenser unit does not comply with the minimum required setback as specified in the Code of the Town/Village of Harrison §235-9B the minimum required side yard setback abutting a side street on a corner lot is 15 feet. The proposed location of the HVAC condenser unit with a setback of 9 feet 9 inches; *thus requiring a variance of 5 feet 3 inches.*
- CAL. Z20-030 TRINITY PRESBYTERIAN CHURCH** – 526-530 Anderson Hill Road, Block 643, Lot 7 – This property is located in an R-1 Zoning District. Applicant is seeking an extension of variance Z18-031 granted February 14, 2019
- CAL. Z20-031 ROSEMARIE CUSUMANO** – 82 Harrison Avenue, Block 84, Lot 82 – This property is located in a B Zoning District and pursuant to §235-4 of the Zoning Ordinance of the Town/Village of Harrison the definition of a two-family is a detached building containing two dwellings. As per §235-9(B) of the Table of Dimensional Regulations the minimum of

one dwelling unit in a two family zone is 800 square feet with a total of 2,400 square feet and the minimum height for an accessory structure is 15 feet. This application requires 3 variances. **1:** *Variance is for a detached structure to be constructed to create a second dwelling unit.* **2:** *The proposed detached unit of 760 square feet; thus requiring a variance of 40 square feet.* **3:** *The proposed height of the accessory structure is 20.66 feet; thus requiring a variance of 5.66 feet.*