

**AMENDED DECEMBER 3, 2019**

**ZONING BOARD MEETING AGENDA**

**THURSDAY, DECEMBER 12, 2019 AT 8:00 P.M.,**

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

- CAL. Z19-020 MICHAEL BARTON** – 16 Glendale Road, Block 312, Lot 20 – **Heard – Closed – Finding being prepared.**
- CAL. Z19-023 MARK TAMUCCI** – 5 Soulard Street, Block 172, Lot 29 – **Heard – Closed – Finding being prepared.**
- CAL. Z19-026 DANIEL AMICUCCI** – 1411 Purchase Street, Block 611, lot 70 – **Heard – Closed – Finding being prepared.**
- CAL. Z19-027 ANDREW PELLETIER** – 3 Patricia Court, Block 441, Lot 50.2 – **Heard – Closed – Finding being prepared.**
- CAL. Z19-028 ELEANOR UTTER** – 119 Calvert Street, Block 112, Lot 3 – **Heard – Closed – Finding being prepared.**
- CAL. Z19-029 WESTCHESTER JOINT WATER WORKS** – Kenilworth Road, Block 625, Lot 6 – **Heard – Closed – Finding 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 November Meeting – Adjourned to the December Meeting.**
- CAL. Z19-030 MARC EI KHOURY** – 96 Parkview Avenue, Block 721, Lot 28 – This property is located in an R-75 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the allowable lot coverage is 20%. *The new addition will increase the total lot coverage to 26.7%; thus requiring a 6.7% variance. The front yard setback is 30 feet; the addition reduces the front yard setback to 26 feet; thus requiring a 4 foot variance.*
- CAL. Z19-031 GUY WILDENSTEIN** – 6 Stoneleigh Manor Lane, Block 641, Lot 9 – This property is located in an R-2.5 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 front yard setback is 50 feet. As per §235-C (1) No fence or wall in a required front yard shall have a height greater than 4 feet. *The proposed fence shows a height of 5 feet in the required front yard; this requiring a height variance of 1 foot.*
- CAL. Z19-032 ROBERT MACKKEY** – 118 Crotona Avenue, Block 374, Lot 38 – This property is located in a B Zoning District. The property is legally existing and non-conforming with regards to the front yard setback and minimum side yard setback. Pursuant to §235-9B of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the minimum side yard setback is 7 feet. *The prosed one-story addition shows a side yard setback of 3.33 feet; thus requiring a variance of 3.67 feet.*
- CAL. Z19-033 TRINITY PRESBYTERIAN CHURCH** – 526-530 Anderson Hill Road, Block 643, Lot 1 – This property is located in an R-1 Zoning District. *Applicant is seeking a one year extension of a previous granted variance Z18-031 dated February 14, 2019.*

**CAL. Z19-034 33 CALVERT PROPERTIES LLC** – 33 Calvert Street, Block 121, Lot 22 & 29 – This property is located in a PB Zoning District. *Applicant is seeking a 10th extension of a previously granted variance Z07-038 dated 12/6/07.*

**CAL. Z19-035 MANUEL ULLOA** – 86 Fenimore Drive, Block 508, Lot 75 – This property is located in an R-1 Zoning District. The property is legally existing and non-conforming with regards to the lot area (16,988 sq), front yard setback (23.4 feet) and rear yard setback (18 feet). Pursuant to §235-9B of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the minimum rear yard setback is 50 feet. *The proposed two-story addition with a deck is shown to have a rear yard setback of 22 feet; thus requiring a variance of 28 feet.*

**CAL. Z19-036 CRAIG & TAYLOR CANNON** – 3 Beverly Road, Block 642, Lot 27 – This property is located in an R-1 Zoning District and pursuant to §235-18B(3) 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. Nothing herein shall be construed to prohibit a second driveway on a property provided that: The property has a lot width of 100 feet or more. The nearest points of the driveway shall be no closer than 50 feet to each other measured at the street. The property line nearest the street and the driveway shall be no closer to the street or any property line than 20 feet measured along a radius at the midpoint of a line between the nearest points of the driveways at the street or at the property line, whichever is larger. The width of the driveway shall not exceed 12 feet and each driveway leads to a permitted parking area or garage on the property. *The proposed new driveway requires a variance for parking in the required front yard.*