

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, DECEMBER 13, 2018 AT 8:00 P.M.,**

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

- CAL. Z14-018 MICHAEL ROSSI** – 9 Spring Lake Drive, Block 691, Lot 113 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-014 THOMAS & KRISTEN HAYNES** – 18 Glendale Road, Block 312, Lot 21 – **Heard – Closed – findings being prepared.**
- CAL. Z18-025 KERRY & BRAD GILDEN** – 314 West Street, Block 290, Lot 25 – **Heard – Closed – findings being prepared.**
- CAL. Z18-027 MANHATTANVILLE COLLEGE** – 2900 Purchase Street, Block 631, Lot 5 – **Heard – Closed – findings being prepared.**
- CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE** – 25 Augusta Court, Block 951, Lot 69 – This property is located in an R-1 Zoning District 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. – **Heard at the November Meeting – Adjourned to December.**
- 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 November Meeting – Adjourned to December.**
- 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. – **Heard at the November Meeting – Adjourned to December.**
- 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. – **Heard at the November Meeting – Adjourned to December.**
- CAL Z18-028 MICHAEL & NICOLE BOLNIK** – 71 Park Avenue, Block 81, Lot 6 – This property is located in a B Zoning District. Records indicate that it is a legal 1 Family Residence and proposing converting to a 2 Family Residence. Pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison (amended

October 9, 2018). The minimum Habitable Floor Area for 2 dwelling units is 2,400 square feet. The proposed 1 dwelling unit with a floor area of 831 square feet and 1 dwelling unit with a floor area of 1,335 square feet for a total of 2,166 square feet, thus requiring a variance of 234 square feet.

**CAL. Z18-029 ROCCO DILUNA** – 111 Gainsborg Avenue, Block 846, Lot 25 – This property is located in a B Zoning District and pursuant to §235-33.3(B)-A Setting the Lowest Floor: of the Zoning Ordinance of the Town/Village of Harrison. The Lowest floor of a dwelling unit shall not be higher than 4 feet above the lowest pre-existing ground elevation along the rear property line. Also as per §235-33.3(B)-E Off-Street Parking: No off street parking space shall have a slope in excess of 5% in any direction. As per §235-33.3(B)-G Retaining Walls: No retaining wall greater than 3 feet in height shall be located within 4 feet horizontal of the rear property line. The lowest level of the existing ground elevation along the rear property line is determined to be @ 274.9. The proposed 2-Family Dwelling is shown to have the lowest floor @ 279 thus requiring a variance for being greater than 4 feet above the lowest pre-existing ground elevation along the rear of the property. The driveway (off street parking space) is proposed to have a slope of 10% thus requiring a variance.