

**ZONING BOARD MEETING AGENDA**

**THURSDAY, DECEMBER 14, 2017 AT 8:00 P.M.,**

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

- CAL. Z17-027 JNC INC.** – 5 Patricia Court, Block 441, Lot 50.3 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-034 JOSEPH DEFONCE** – 47 Coakley Avenue, Block 247, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-035 DOMENICK FARAGO** – 24 Kingston Avenue, Block 762, Lot 13 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-036 BILL GREENBERG** – 2929 Purchase Street, Block 642, Lot 3 – **Heard – Closed – Findings being prepared.**
- 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 December Meeting.**
- 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. – **Heard – Adjourned to the December Meeting.**
- 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. – **Heard – Adjourned to the December Meeting.**
- CAL. Z17-039 RONALD ROCCO** – 98 Lincoln Avenue, Block 873, Lot 20 – This property is located in the B Zoning District and the house is existing non-conforming with regard to its side yard setback of 4.9 feet. Pursuant to §235-9-B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required total side yard setback is 15 feet. Also as per §235-18-B-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 of within 10 feet from any property line in a required rear yard. The

proposed steps and driveway will reduce the side yard setback to 5 feet with a total of both to be 9.9 feet, thus requiring a variance of 5.1 feet. The driveway does not lead to a permitted parking space, thus requiring a variance for parking in the required front and side yard.

**CAL. Z17-040 RICHARD DIBICCARI** – 104 Congress Street, Block 384, Lot 19 – This property is located in a B Zoning District and the property is also located in a flood zone. Pursuant to §235-0-B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required rear yard setback is 25 feet. The proposed deck is shown to have a rear yard setback of 16 feet, thus requiring a variance of 9 feet.

**CAL. Z17-041 ARTURO ROSSI** – White Plains Avenue, Block 761, Lot 9 – This property is located in an R-75 Zoning District and the property is existing and non-conforming with regards to lot area. Pursuant to §235-4 Definitions and of the Zoning Ordinance of the Town/Village of Harrison: *LOT WIDTH* – The dimension measured from side lot line to side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum required lot width shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The Lot Width at the minimum distance of not less than 35 feet from the front yard setback is 60 feet thus requiring a variance of 10 feet.

**CAL. Z17-042 DAVID & EILEEN KATZ** – 1 Lorraine Place, Block 283, Lot 24 – This property is located in an R-75 Zoning District and the property is legally existing and non-conforming with regards to the front yard setback. 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 25 feet the proposed addition shows a rear yard setback of 20.5 feet thus requiring a variance of 4.5 feet.

**CAL. Z17-043 MONTESSORI CHILDREN'S CENTER** – 220-230 Westchester Avenue, Block 692, Lot 3 – This property is located in an SB-0 Zoning District and pursuant to §235-17-R(8) of the Zoning Ordinance of the Town/Village of Harrison no SB-0 Day-Care Center may exceed two stories or 25 feet in height, nor shall its floor area exceed 12,000 square feet. In addition, if located in other than freestanding building, the area of the SB-0 Day-Care Center shall be limited to the first floor of such building and its floor area shall not exceed the lesser of 12,000 square feet, or 60% of the first floor of such building. Further, a minimum floor area of 35 square feet per child shall be required for each and every SB-0 Day-Care Center and, accordingly, minimum number of children who may be enrolled therein shall be determined by the floor area of such facility. The minimum floor area shall not include hallways, kitchens, bathrooms and office space. Also as per §235-26 D(1) No fence or wall exceeding 4 feet in height within the required front yard or exceeding 8 feet in height within a required side or rear yard shall be constructed on any lot. The proposed Day-Care Center will occupy approximately 73 % of the first floor, thus requiring a variance. The proposed playground fence located in the required front yard will have a height of 5 feet for approximately 5 feet for a length of 30 feet and 6 feet for a length of 90 feet, thus requiring a variance of 1 foot and 2 feet for the varying heights.