

**ZONING BOARD MEETING AGENDA**

**THURSDAY, DECEMBER 14, 2023 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

**HARRISON, N.Y., WESTCHESTER COUNTY**

- CAL. Z23-028 632 ANDERSON HILL ASSOCIATES LLC** – 632 Anderson Hill Road, Block 644, Lot 21 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-029 9 ORCHARD PLACE HARRISON LLC** – 9 Orchard Place, Bloc 21, Lot 3 – **Heard – Closed – Findings being prepared.**
- CAL.Z23-030 JOAN WALSH** – 6 Spring Lake Drive, Block 691, Lot 109 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-031 ZEMPACHI TANAKA** – 45 Holland Street, Block 266, Lot 1 – This property is located in a B Zoning District on a corner lot with two front yards (Holland Street and Ellsworth Avenue). Pursuant to 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 four feet. The proposed 6’ fence on the front property line adjacent to Ellsworth Avenue; *thus requiring a 2’ heigh variance.*
- CAL. Z23-032 COSMO MICALONE** – 157-159 Franklin Avenue, Block 116, Lot 25 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison the new Two-Family Home will require 2 variances: *1) §235-18 b. (3) Permits a second driveway on a property, provided that: (a) The property has a lot width of 100 feet or more and (b) the nearest points of the driveways shall be no closer that 50 feet to each other measured at the street and at the property line nearest the street. The proposed second driveway on the property with a lot width of 75 feet and the distance between the driveways is 3 feet; thus requiring a variance. 2) §235-33. B B. (5) Off -street parking. No required off-street parking spaces shall have a slope in excess of 5% in any direction. The proposed 2 driveways (off street parking) with a slope of 9%; thus requiring a variance.*
- CAL. Z23-033 JOSEPH FASCIGLIONE** – 52 Bates Road, Block 244, Lot 62 – This property is located in an R-1/3 Zoning District and is legally existing non-conforming with regards to the lot area (11,998 square feet) and Pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the maximum allowable lot coverage is 20%. The proposed Roof Over an Existing Patio increases the lot coverage of 24%; *thus requiring a variance of 4%.*
- CAL. Z23-034 120 Cottage LLC** – 120 Cottage Avenue, Block 961, Lot 7 – This property is located in an R-2 Zoning District and Pursuant to the Code of the Town/Village of Harrison §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. The proposed construction of a wall / fence with a total height of 4-feet in the 100-foot buffer setback; *thus requiring a variance.*