

ZONING BOARD MEETING AGENDA

THURSDAY, DECEMBER 8, 2022 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL.Z22-037 JOAN WALSH** – 6 Spring Lake Drive, Block 691, Lot 109 – **Heard – Closed – Findings being prepared.**
- CAL.Z22-042 SALVATORE MONASTRA** – 224 Lincoln Avenue, Block 915, Lot 11 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-043 FACIAL & ORAL SURGERY SPECIALISTS** – 55 West Red Oak Lane, Block 62, Lot 10 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-045 GLENN PICCO** – 23 Glendale Road, Block 314, Lot 10 – **Heard – Closed – Findings being prepared.**
- CAL.Z22-041 JAVIER DIAZ** – 30 Haviland Road, Block 517, Lot 3 – This property is located in an R-1 Zoning District and pursuant to §235-31 of the Town/Village of Harrison; Setbacks from streams and other bodies of water a 50-foot separation is required between the water’s edge and the sport court. The existing sports court reduces the setback to 21 feet 5 ½ inches; *thus, requiring a 28 feet 6 ½ inch variance.* The second variance is for the encroachment of the sports court into the rear and side yard setbacks of 15 feet reducing the setback to 8 feet 6 inches and 9 feet, *thus, requiring a 6 foot 6 inch and 6 foot variance.* **Heard at the November meeting – Adjourned to December.**
- CAL. Z22-044 CLARK PAGER** – 3700 Purchase Street, Block 951, Lot 22 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-24.1 B: A minimum buffer setback of 100 feet shall be established along each of the following roadways: Purchase St, Barns 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 permits for any development abutting any of Purchase St, Barns Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. The existing fence has been replaced with a new 4 foot high fence in the 100 foot buffer as described above; *thus requiring a variance.*
- CAL. Z22-046 RUSSELL MARRA** – 46 Madison Street, Block 854, Lot 33 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison §235-18 A (2) Accessory Buildings, including garages, if detached from a main building or if connected only by an open breezeway-type structure, shall be not less that 10 feet from the main building. The proposed addition to the main build (one-story vestibule) will reduce the distance to the accessory building to 4 feet; *thus requiring a variance of 6 feet.*
- CAL. Z22-047 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 12th extension of a previously granted variance Z07-038 dated 12/6/07.*