

**ZONING BOARD MEETING AGENDA**

**THURSDAY, DECEMBER 9, 2021 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

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

- CAL. Z21-038 CHINTAN SHAH** – 620 North Street, Block 511, Lot 3 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-031 SAPNA ARVIND** – 2 Trails End, Block 201, Lot 30 – This property is located in an R-1/3 Zoning District with 3 front yards (Trails End, Highfield Road and Richardson Lane) Pursuant to the Code of the Town/Village of Harrison §235-28A: The minimum required setback for a Swimming Pool from any street is 75 feet. The proposed swimming pool with setback from Richardson Lane is 24.2 feet; **thus requiring a variance of 50.8 feet.** Pursuant to the Code of the Town/Village of Harrison §235-18 B (2)(a): No Accessory Building or Structure shall be located nearer to the street line than 75 feet. The proposed pool house with a setback from Richardson Lane is 10 feet; **thus requiring a variance of 65 feet.** – **Not Heard – Adjourned.**
- CAL. Z21-039 KAREN SIEGAL** – 3 Mayfair Circle, Block 641, Lot 103 – This property is located in an R-2 Zoning District and is part of the Lincoln Rise Subdivision a cluster development. Pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations: The minimum required side yard setback is 20 feet. The generator has been installed with a side yard setback of 10 feet; **thus requiring a variance of 10 feet.**
- CAL. Z21-040 PAUL RUTKOWSKI** – 282 Harrison Avenue, Bloc 251, Lot 34 – This property is located in an R-75 Zoning District. The applicant is requesting an interpretation of a non-conforming use of an apartment of a detached garage.
- CAL. Z21-041 PROPERTY 82 LLC** – 82-84-86 Halstead Avenue, Block 75, Lot 5 – This property is located in an MFR Zoning District. The applicant is seeking to legalize an Existing Basement Apartment and Pursuant to the Code of the Town/Village of Harrison §235-36 Schedule of Off-Street Parking Space Requirements for Residential Uses and §235-41 Schedule of Minimum Dimensions for Parking Spaces and Aisles the application will require 2 variances: **1:** §235-36 requires 1.5 parking spaces per dwelling unit. Legalizing the Existing Basement Apartment will bring the total number of dwelling units to 20 and require 30 parking spaces. There are 19 existing parking spaces; **thus requiring a variance of 11 parking spaces.** **2:** §235-41 requires a minimum parking space width of 9 feet 0 inches and a minimum parking spaces depth of 18 feet 0 inches with an aisle width of 24 feet 0 inches. The existing parking spaces are 8 feet 0 inches wide (one with a width of 6 feet 0 inches) and 16 feet 0 inches deep with an aisle width of 25 feet 6 inches: **thus requiring a variance.**