

**AMENDED February 5, 2021**

**ZONING BOARD MEETING AGENDA**

**THURSDAY, FEBRUARY 11, 2021 AT 7:30 P.M.,**

**IN HARRISON, NY, WESTCHESTER COUNTY**

**TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM**

*Call for information to register in advance for this webinar @ 914-670-3077  
or click on the link below to join the webinar:*

[https://us02web.zoom.us/webinar/register/WN\\_5CvID07HTlumewKGnU\\_KEw](https://us02web.zoom.us/webinar/register/WN_5CvID07HTlumewKGnU_KEw)

- CAL. Z20-032 JAMES MINNERLY** – 7 Beaver Landing, Block 21, Lot 20 – **Heard – Closed – Findings being prepared.**
- CAL. Z20-033 MAURIZIO & JENNIFER MARCELLA** – 7 Harris Lane, Block 11, Lot 77 – **Heard – Closed – Findings being prepared.**
- CAL. Z20-034 ERIC & BETH ROTH** – 84 Woodland Road, Block 441, Lot 5 – **Heard – Closed – Findings being prepared.**
- CAL. Z20-035 COSMO & DOMENICA NERO** – 86 Woodside Avenue, Block 854, Lot 8 – This property located in a B Zoning District. The house is currently used as a Single-Family Dwelling and pursuant to the Code of the Town/Village of Harrison §235-9B the Table of Dimensional Regulations the minimum habitable floor area for a single dwelling unit is 800 square feet. The total habitable floor area of the existing Dwelling Unit is 2,940 square feet. The proposed Basement Dwelling Unit with a habitable floor area of 778 square feet; *thus requiring a variance of 22 square feet.* – **Heard at the January – Adjourned to the February Meeting.**
- CAL. Z21-001 JOHN IANNACO** – 12 Coakley Avenue, Block 403, Lot 43 – This property is located in an R-75 Zoning District. The property is legally existing non-conforming with regards to the lot area (6056 sq. ft.) and the side yard setback (8.7 feet). Pursuant to the Code of the Town/Village of Harrison the Deck and Pergola require 2 variances: **1.** The minimum required rear yard setback is 25 feet. The proposed Deck/Pergola shows a rear yard setback of 12 feet 1 inch; *thus requiring a variance of 12 feet 11 inches.* **2.** The minimum required side yard setback is 10 feet. The proposed Deck/Pergola shows a side yard setback of 1 foot 2 inches; *thus requiring a variance of 8 feet 10 inches.*
- CAL. Z21-002 SEAN MEEGAN** – 29 Orchard Street, Block 253, Lot 10 – This property is located in a R-50 Zoning District and is a legally existing non-conforming corner lot. The applicant is seeking to remove an existing non-conforming detached garage and construct a new detached two car garage. Due to the nature of the property any accessory structures fronting on Landolfe Place will be non-conforming. The new garage location will help reduce the non-conformity. Pursuant to §235-18B2(B) of the Table of Dimensional Regulation of the Town/Village of Harrison the front yard setback for a detached structure is 60 feet. The new detached garage will reduce the setback to 17 feet 2 inches; *thus requiring a 42 foot 10 inch variance.*
- CAL. Z21-003 LELIA WOOD-SMITH** – 9 Woods End, Block 601, Lot 57 - This property is located in an R-1 Zoning District. Applicant is seeking a 3<sup>rd</sup> extension of a previously granted variance Z04-018 dated 3/10/04.

