

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, FEBRUARY 13, 2020 AT 8:00 P.M.,**

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

- CAL. Z19-020 MICHAEL BARTON** – 16 Glendale Road, Block 312, Lot 20 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-032 ROBERT MACKKEY** – 118 Crotona Avenue, Block 374, Lot 38 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-018 BARLETTA & BARLETTA FAMILY TRUST** – 15 Bates Road and 4 Garden Road, Block 215, Lots 114 & 115 – 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 Zoning Ordinance of the Town/Village of Harrison the minimum required lot size is 14,520 square feet. *The proposed subdivision will create two non-conforming lots. 15 Bates Road will have a lot size of 12,135 square feet and 4 Garden Road will have a lot size of 12,000 square feet; thus requiring a variance.* – **Not Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z19-030 MARC EI KHOURY** – 96 Parkview Avenue, Block 721, Lot 28 – This property is located in an R-75 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the allowable lot coverage is 20%. *The new addition will increase the total lot coverage to 26.7%; thus requiring a 6.7% variance. The front yard setback is 30 feet; the addition reduces the front yard setback to 26 feet; thus requiring a 4 foot variance.* – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z19-036 CRAIG & TAYLOR CANNON** – 3 Beverly Road, Block 642, Lot 27 – This property is located in an R-1 Zoning District and pursuant to §235-18B(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 or within 10 feet from any property line in a required rear yard. Nothing herein shall be construed to prohibit a second driveway on a property provided that: The property has a lot width of 100 feet or more. The nearest points of the driveway shall be no closer than 50 feet to each other measured at the street. The property line nearest the street and the driveway shall be no closer to the street or any property line than 20 feet measured along a radius at the midpoint of a line between the nearest points of the driveways at the street or at the property line, whichever is larger. The width of the driveway shall not exceed 12 feet and each driveway leads to a permitted parking area or garage on the property. *The proposed new driveway requires a variance for parking in the required front yard.* – **Not Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z19-037 MIE WONG** – 10 Oak Street, Block 824, Lot 24 – This property is located in a B Zoning District and pursuant to §235-18B(3) of the Zoning Ordinance of the Town/Village of Harrison. 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 or within 10 feet from any property line in a required rear yard. Furthermore pursuant to §235-36 Schedule of off-street parking spaces requirements for residential uses is as follows; 2 per dwelling unit. *The legalization of the parking area requires 2 variances. 1: Parking in the required front yard. 2: Parking requirements in the B Zone are 4 parking spaces, the newly created parking area only allows for 2; thus requiring a variance for 2 parking spaces.* – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z20-001 MARK ZETTL** – 85 Stonewall Circle, Block 1004, Lot 18 – This property is located in an R-1 Zoning District and pursuant to §235-19C Unenclosed porticos, whether serving a single entrance or two separate entrances, shall be permitted to encroach on a required front yard for a depth not to exceed 5 feet and a width not to exceed 9 feet. The roof and supports of the structure may be constructed of any approved material but the front and sides must remain

completely open. *The proposed covered entry has a width of 14 feet exceeding the 9 foot requirements; thus requiring a 5 foot variance.*

**CAL. Z20-002 MARK STAGG** – 2 Alyssa Lane, Block 651, Lot 42 – This property is located in an R-2 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulation of the Town/Village of Harrison. Accessory structures require a 50 foot setback in the rear yard. *The existing waterfall reduces the setback to 44 feet 8 inches; thus requiring a variance of 5 feet 4 inches.*

**CAL. Z20-003 HARRISON REAL ESTATE GROUP, LLC** – 241-247 Halstead Avenue, Block 131, Lot 17 – This property is located in a CBD Zoning District. Applicant is seeking a 4th extension of a previously granted variance Z15-022 dated 2/11/16.