

# AMENDED 1/24/19

## ZONING BOARD MEETING AGENDA

THURSDAY, FEBRUARY 14, 2019 AT 8:00 P.M.,

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

- CAL. Z18-017 JOHN & ROSANNE EKLUND** – 39 Elmwood Avenue, Block 825, Lot 14 – **Heard, Closed, Findings being prepared.**
- CAL Z18-028 MICHAEL & NICOLE BOLNIK** – 71 Park Avenue, Block 81, Lot 6 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-030 LAURA & MARC ETRE** - 136 Park Lane, Block 1014, Lot 18 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-031 TRINITY PRESBYTERIAN CHURCH** – 526-530 Anderson Hill Road, Block 643, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-033 WESTCHESTER JOINT WATER WORKS** – Kenilworth Road, Block 625, Lot 6 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-024 NICHOLAS RUGGIERO** – 62 Preston Avenue, Block 754, Lot 1 – This property is located in an R-75 Zoning District. The property is also a corner lot having 2 front yards and pursuant to §234-28 of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters, compressors or pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any others residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 Districts, and 75 feet in all other districts. This application requires 2 variances: **1:** The proposed side yard setback is indicated to be 7 feet, thus requiring a variance of 3 feet. **2:** The setback from the property line along Farley Ave is indicated to be 54 feet, thus requiring a variance of 6 feet. – **Heard at the January Meeting – Adjourned to February.**
- CAL. Z18-029 ROCCO DILUNA** – 111 Gainsborg Avenue, Block 846, Lot 25 – This property is located in a B Zoning District and pursuant to §235-33.3(B)-A Setting the Lowest Floor: of the Zoning Ordinance of the Town/Village of Harrison. The Lowest floor of a dwelling unit shall not be higher than 4 feet above the lowest pre-existing ground elevation along the rear property line. Also as per §235-33.3(B)-E Off-Street Parking: No off street parking space shall have a slope in excess of 5% in any direction. As per §235-33.3(B)-G Retaining Walls: No retaining wall greater than 3 feet in height shall be located within 4 feet horizontal of the rear property line. The lowest level of the existing ground elevation along the rear property line is determined to be @ 274.9. The proposed 2-Family Dwelling is shown to have the lowest floor @ 279 thus requiring a variance for being greater than 4 feet above the lowest pre-existing ground elevation along the rear of the property. The driveway (off street parking space) is proposed to have a slope of 10% thus requiring a variance. – **Not Heard at the January meeting – Adjourned to February.**
- CAL. Z18-032 104 CORPORATE PARK DRIVE** – 104 Corporate Park Drive, Block 621, Lot 12 – This property is located in an SB-O Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulation for commercial property of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable lot coverage is 20%. The minimum allowable front yard setback is 50 feet. The minimum required side yard setback is 75 feet. The Minimum required rear yard setback I 100 feet. The minimum required side/rear buffer is 50 feet. As per §235-

17(1)(2) Parking garages shall not be more than 2 stories above grade. As per §235-47(A) Two free standing signs are permitted to be located within 5 feet of the principal entrance driveway. As per §235-47(B) Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structural feature at the principal building entrances. Also such signs to be no greater in area than 20 square feet. This application requires 9 variances: **1:** The lot coverage is proposed to be 21%, thus requiring a variance of 1%. **2:** The front yard setback is proposed to be 45.6 feet, thus requiring a variance of 4.4 feet. **3:** The side yard setback is proposed to be 36.5 feet thus requiring a variance of 38.5 feet. **4:** The rear yard setback is proposed to be 90.7 feet thus requiring a variance of 9.3 feet. **5:** The buffer strip is proposed to be 36.5 feet thus requiring a variance of 13.5 feet. **6:** The parking garage is proposed to be 3 stories, thus requiring a variance of 1 story. **7:** The number of signs proposed to be installed on the building is 6, thus requiring a variance for the 4 additional signs. **8:** The number of free standing signs proposed is 3, thus requiring a variance for the 1 additional sign. **9:** The wall signs are proposed to be greater than 20 square feet thus requiring a variance. – **Heard at the January Meeting – Adjourned to February.**

**CAL. Z19-001 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 3rd extension of a previously granted variance Z15-022 dated 2/11/16.

**CAL. Z19-002 FRANK & ROSA DI CICCIO** – 2 Woodside Avenue, Block 853, Lot 23 – The property is located in a B Zoning District and is located at the corner of Woodside Avenue and Harrison Street. 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 4 feet. The site plan to legalize the existing fence indicates a fence that is 6 feet in the required front yards, thus requiring a variance of 2 feet.

**CAL. Z19-003 LELIA WOOD-SMITH** – 9 Woods End, Block 601, Lot 57 - This property is located in an R-1 Zoning District. Applicant is seeking a 2<sup>nd</sup> extension of a previously granted variance Z04-018 dated 3/10/04.