

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, FEBRUARY 23, 2017 AT 8:00 P.M.,**

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

- CAL. Z16-022 MARIE MARINO** – 47 Oak Street, Block 91, Lot 31 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-032 ANTHONY MARELLA** – 65 Nelson Avenue, Block 391, Lot 5 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 2 variances: **1: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 3 are request, requiring a variance for 1 addition story. **2: §235-24 F** requires a 10 foot setback for the required off street parking area 4.5 feet are provided at the North property line requiring a variance of 5.5 feet. – **Not Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z16-031 FRANK A. ACOCELLA** – 261 Halstead Avenue, Block 131, Lot 26 – This property is located in a CBD Zoning District. Applicant is seeking to nullify the Certificate of Occupancy dated October 11, 2016 granting permission for a Building Inspectors Change of Use Permit from Retail Service to Retail to Applicant L & L Sports. – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z16-033 FRAN GRIPPO** – 84 Batavia Place, Block 386, Lot 35 – This property is located in a B 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 maximum allowable lot coverage is 35%. The minimum required rear yard setback is 25 feet. The proposed addition increases the lot coverage to 38.7% thus requiring a variance for the overage in lot coverage of 3.7%. The proposed addition will reduce the rear yard setback to 22 feet thus requiring a variance of 3 feet. – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z17-001 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 1st extension of a previously granted variance Z15-022 dated 2/11/16.
- CAL. Z17-002 JAMES & CARRIE HEFFERNAN** – 10 Plymouth Road, Block 604, Lot 16 – This property is located in an R-1 Zoning District, the property is existing non-conforming with regard to its existing side yard setbacks of 49.80 feet at the Southeast portion of the lot. Pursuant to §235-9(B) of the Table of Dimensional regulations foot note 2 – NO lot in the R-1 Residence District in blocks 591,592,601,603 and 604 shall be less than 200 feet in width or frontage, with a minimum front yard of 50 feet and minimum side yard of 50 feet. The proposed addition at the south west portion of the lot reduces the side yard setback to 33.38 feet thus requiring a variance of 16.62 feet.
- CAL. Z17-003 MICHAEL DECEA** – 112 Crotona Avenue, Block 374, Lot 40 – This property is located in a B Zoning District. The property is existing non-conforming with regard to its use having a 2-family structure and a separate 1 story commercial use structure that has since lost its existing non-conforming use. Pursuant to §235-9(A) of the Table of Use of the Zoning Ordinance of the Town/Village of Harrison on or two-family dwelling unit is permitted. As per §235-9(B) of the Table of Dimensional Regulations The minimum required habitable floor area is 1,200 square feet. Also as per §235-36 Scheduled of Off-Street Parking Spaces Requirements for Residential

Uses 1-family and 2-family dwelling unit. The proposed conversion of the commercial space to a dwelling unit creating a single lot with two primary structures, a standalone two-family dwelling unit and a standalone one-family dwelling unit on a single lot, thus requiring a use variance. The proposed one-family dwelling is indicating to have a total habitable floor area of 704 square feet, thus requiring a variance of 496 square feet. The proposed one-family does not provide for any off-street parking thus requiring a variance for the required 2 spaces.