

**ZONING BOARD MEETING AGENDA**

**THURSDAY, FEBRUARY 9, 2023 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

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

- CAL. Z22-049 RICHARD BANACH** – 63 Anderson Hill Road, Block 701, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-053 ANTONIO SPAGNOLI** – 243 Duxbury Road, Block 715, Lot 27 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-050 BUCKOUT DEVELOPERS LLC** – 4 Hayden Lane, Block 1001, Lot 58.5 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 (B) of the Table of dimensional Regulations the minimum required side yard setback is 20 feet. The proposed installation of a generator in the side yard with a setback of 10 feet; *thus, requiring a variance of 10 feet.* – **Heard – Adjourned to the February Meeting.**
- CAL. Z22-051 MAYNOOTH HOLDINGS, LLC** – 132 Halstead Avenue, Block 103, Lot 16 – This property is located in a MFR Zoning District and pursuant to §235-12-B of the Commercial Table of Dimensional Regulations of the Town/Village of Harrison. The maximum lot coverage for a multiple dwelling is 50%. Also, as per 235-40-B Every combined entrance and exit driveway shall have a minimum unobstructed width 25 feet. The proposed multi-family building requires 2 Variances. **1)** The proposed lot coverage is indicated to be 56.6 percent, *thus requiring a variance of 6.6 percent.* **2)** The proposed driveway entrance width is indicated to be 20 feet, *thus requiring a variance of 5 feet.* – **Heard – Adjourned to the February Meeting.**
- CAL. Z23-001 FREDERICK ORTIZ** – 261 Park Avenue, Block 143, Lot 4 – This property is located in an R-75 Zoning District and is legally existing non-conforming with regards to the front yard setback (23.17 feet). Pursuant to the Code of the Town/Village of Harrison §235-18 B(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. The proposed driveway/parking area is located within the required front and side yard; *thus, requiring a variance.*
- CAL. Z23-002 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 7th extension of a previously granted variance Z15-022 dated 2/11/16.*
- CAL. Z23-003 LINDA ALTSHULER** – 119 Sterling Road, Block 508, Lot 76 – This property is located in an R-1 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison, side yard setback is 20 feet. The proposed one-story enclosed porch encroaches into the side yard setback 16 feet 6 inches; *thus, requiring a 3-foot 6-inch variance.*