

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 10, 2022 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

CAL. Z22-001 PETER KALIKOW – 7 Edgewood Lane, Block 641, Lot 23 – **Heard – Closed – Findings being prepared.**

CAL. Z21-044 TARYN MACKINNON – 7 Lakeside Drive, Block 545, Lot 91 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-31 (A) Except in the R-75, B and MF Residence District and in the PB, NB, CBD and MFR Business District, all buildings and structures shall be set back at least 50 feet from the seasonal high water level water's edge or established channel lines of streams and other water bodies, as established by the Town Board. Where such lines have not been established by the Town board, reference shall be made to those established by other governmental bodies such as the State, the County, Soil Conservation Services of the United States Department of Housing and Urban Development and Federal Insurance Administration. The proposed fence is within 50 feet of a pond; **thus requiring a variance for the 50 foot required setback.** – **Re-Opened – Heard – Adjourned.**

CAL. Z22-002 KASIA STEVENS – 16 Emerson Avenue, Block 247, Lot 21 – This property is located in an R-75 Zoning District and is legally existing non-conforming with regards to the lot area (5000sf), lot width (50 feet) and the side yard setbacks (9.4 feet and 8.3 feet). Pursuant to §235-9B of the Table of Dimensional Regulations of the Code of the Town/Village of Harrison: *The application will require 3 variances:* **1) The maximum lot coverage is 20%, the proposed lot coverage of 22.3%; thus requiring a variance of 2.3%. 2) The side yard setback abutting a side street on a corner lot is 15 feet, the proposed setback is 9.4 feet; thus requiring a variance of 5.6 feet. 3) The minimum side yard setback is 10 feet; the proposed setback is 8.3 feet; thus requiring a variance of 1.7 feet.**

CAL. Z22-003 LARA PULKA – 3 Valley Ridge Road, Block 491, Lot 15 – This property is a corner lot located in a R-1 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison, Accessory structures require a 75 foot setback from the front property line. The proposed pool reduces the front yard setback to 41 feet 7 inches; **thus requiring a 33 foot 5 inch variance.**

CAL. Z22-004 VINCENT GIORDANO – 128 Park Avenue, Block 92, Lot 31 – This property is located on a B Zoning District and is legally existing non-conforming with regards to the front yard setback of 9.5 feet, the rear yard setback of 5.9 feet and the habitable floor area for a two-dwelling unit 2,249 sq. ft. Pursuant to the Code of the Town/Village of Harrison §235-9B the Table of Dimensional Regulation and §235-18B (2)(b) Placement of Accessory Buildings the application requires 3 variances: **1) Pursuant to §235-18B (2)(b) the minimum front yard setback for an accessory structure is 60 feet. The Existing Garage has a front yard setback of 28 feet 5 inches; thus requiring a variance of 31 feet 7 inches. 2) Pursuant to §235-9B the minimum required side yard setback for an accessory structure is 5 feet. The Existing Garage has a side yard setback of 2 feet 6 inches; thus requiring a variance of 2 feet 6 inches. 3) Pursuant to §235-9B the minimum required rear yard setback for an accessory structure is 5 feet. The Existing Garage has a rear yard setback of 2 feet 6 inches; thus requiring a variance of 2 feet 6 inches.**

CAL. Z22-005 VINCENT GIORDANO – 128 Park Avenue, Block 92, Lot 31 – This property is located on a B Zoning District and is legally existing non-conforming with regards to the front yard setback of 9.5 feet, the rear yard setback of 5.9 feet and the habitable floor area for a two-dwelling unit 2,249 sq. ft. Pursuant to the Code of the Town/Village of Harrison §235-9B the Table of Dimensional Regulation. The minimum habitable floor area for a dwelling unit is 800 square

feet. The existing seconded dwelling unit with a habitable floor area of 632 square feet; *thus requiring a variance of 158 square feet.*

CAL. Z22-006 COSMO MICALONE - 179-181 Adelphi Avenue – Block 375, Lot 6 – This property is located in a B Zoning District and Pursuant to the Code of the Town/Village of Harrison §235-9 B the Maximum Height is 2 ½ stories and 30 feet. The new house has been constructed to a height of 34 feet; *thus requiring a variance of 4 feet.*