

AMENDED 2/24/2021

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 11, 2021 AT 7:30 P.M.,

IN HARRISON, NY, WESTCHESTER COUNTY

TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM

*Call for information to register in advance for this webinar @ 914-670-3077
or click on the link below to join the webinar:*

https://us02web.zoom.us/webinar/register/WN_-dUdnixPQjGwRpsfDbx9kQ

- CAL. Z20-035 COSMO & DOMENICA NERO** – 86 Woodside Avenue, Block 854, Lot 8 – **Heard** – Closed – Findings being prepared.
- CAL. Z21-001 JOHN IANNACO** – 12 Coakley Avenue, Block 403, Lot 43 – **Heard** – Closed – Findings being prepared.
- CAL. Z21-002 SEAN MEEGAN** – 29 Orchard Street, Block 253, Lot 10 – **Heard** – Closed – Findings being prepared.
- CAL. Z21-004 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 5th extension of a previously granted variance Z15-022 dated 2/11/16.
- CAL. Z21-005 ANGELO MEIMETEAS** – 130 Rye Ridge Road, Block 512, Lot 6 – This property is located in an R-1 Zoning District with 2 front yards (Rye Ridge Road and Pleasant Ridge Road). Pursuant to the Code of the Town/Village of Harrison §235-25 the application requires 2 variances: **1)** As per §235-26 C (1): No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed 5 foot high fence in the required front yard (40 feet) along Rye Ridge Road; *thus requiring a height variance of 1 foot.* **2)** As per §235-26 C (6): Fences on through lots, as defined by the Code, may be up to 6 feet 6 inches high in the front yard that is not used as the primary access to the dwelling only if: (b) The fence is set back a minimum of 5 feet from the rear lot line. The proposed 5 feet high fence on the property line along Polly Park Road; *thus requiring a height variance of 1 foot.*
- CAL. Z21-006 PURCHASE REALTY GROUP LLC** – 16 Magnolia Drive, Block 961, Lot 23 – This property is located in an R-2 Zoning District (R-1 Cluster). The property is located on a corner lot with 2 front yards (Magnolia Drive and Laurel Way). Pursuant to the Code of the Town/Village of Harrison §235-9(B) the Table of Dimensional Regulations and §235-18 B.(2) the application requires 3 variances: **1)** As per §235-9(B) the Table of Dimensional Regulations the Maximum Height of an Accessory Structure is 15 feet. The proposed garage has a height of 20 feet; *thus requiring a variance of 5 feet.* **2)** As per §235-18 B(2) the required front yard setback for an accessory structure is 75 feet. The proposed garage has a front yard setback of 57.33 feet from Magnolia Drive; *thus requiring a variance of 17.67 feet.* **3)** As per §235-18 B(2) the required front yard setback for an accessory structure is 75 feet. The proposed garage has a front yard setback of 24.67 feet from Laurel Way; *thus requiring a variance of 50.33 feet.*