

AMENDED 3/6/2020

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 12, 2020 AT 8:00 P.M.,

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

- CAL. Z20-001 MARK ZETTL** – 85 Stonewall Circle, Block 1004, Lot 18 – **Heard – Closed – Findings being prepared.**
- CAL. Z20-002 MARK STAGG** – 2 Alyssa Lane, Block 651, Lot 42 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-018 BARLETTA & BARLETTA FAMILY TRUST** – 15 Bates Road and 4 Garden Road, Block 215, Lots 114 & 115 – This property is located in an R-1/3 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 minimum required lot size is 14,520 square feet. *The proposed subdivision will create two non-conforming lots. 15 Bates Road will have a lot size of 12,135 square feet and 4 Garden Road will have a lot size of 12,000 square feet; thus requiring a variance.* – **Not Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z19-030 MARC EI KHOURY** – 96 Parkview Avenue, Block 721, Lot 28 – This property is located in an R-75 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the allowable lot coverage is 20%. *The new addition will increase the total lot coverage to 24.6%; thus requiring a 4.6% variance. The front yard setback is 30 feet; the addition reduces the front yard setback to 27.5 feet; thus requiring a 2.5 foot variance.* – **Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z19-037 MIE WONG** – 10 Oak Street, Block 824, Lot 24 – This property is located in a B Zoning District and pursuant to §235-18B(3) of the Zoning Ordinance of the Town/Village of Harrison. 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. Furthermore pursuant to §235-36 Schedule of off-street parking spaces requirements for residential uses is as follows; 2 per dwelling unit. *The legalization of the parking area requires 2 variances. 1: Parking in the required front yard. 2: Parking requirements in the B Zone are 4 parking spaces, the newly created parking area only allows for 2; thus requiring a variance for 2 parking spaces.* – **Heard – Closed – Findings being prepared.**
- CAL. Z20-004 JOHN TRIMBLE** – 2 Stone Gate Lane, Block 546, Lot 12 – This property is located in an R-1 Zoning District and pursuant to §235-18B(2a) No accessory building or structure shall be located nearer to the street line than the following setbacks: R-2.5, R-2, R-1, R-1/2, R-1/3 and GA Districts: 75 feet. *The pool house reduces the front yard setback to 42 feet; thus requiring a 33 foot variance.*
- CAL. Z20-005 HELEN KARASOULAS** – 27 Frances Avenue, Block 61, Lot 13 – The property is located in a B Zoning District. The Building Department has no record of a permit being issued for the existing deck. Pursuant to the Code of the Town/Village of Harrison §235-9(B) the required rear yard setback is 25 feet. The proposed new deck shows a rear yard setback of 13.35 feet; *thus requiring a variance of 11.65 feet.*