

AMENDED 3/6/19

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 14, 2019 AT 8:00 P.M.,

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

CAL. Z18-024 NICHOLAS RUGGIERO – 62 Preston Avenue, Block 754, Lot 1 – **Heard – Closed – Findings being prepared.**

CAL. Z19-002 FRANK & ROSA DI CICCO – 2 Woodside Avenue, Block 853, Lot 23 – **Heard – Closed – Findings being prepared.**

CAL. Z18-029 ROCCO DILUNA – 111 Gainsborg Avenue, Block 846, Lot 25 – This property is located in a B Zoning District and pursuant to §235-33.3(B)-A Setting the Lowest Floor: of the Zoning Ordinance of the Town/Village of Harrison. The Lowest floor of a dwelling unit shall not be higher than 4 feet above the lowest pre-existing ground elevation along the rear property line. Also as per §235-33.3(B)-E Off-Street Parking: No off street parking space shall have a slope in excess of 5% in any direction. As per §235-33.3(B)-G Retaining Walls: No retaining wall greater than 3 feet in height shall be located within 4 feet horizontal of the rear property line. The lowest level of the existing ground elevation along the rear property line is determined to be @ 274.9. The proposed 2-Family Dwelling is shown to have the lowest floor @ 279 thus requiring a variance for being greater than 4 feet above the lowest pre-existing ground elevation along the rear of the property. The driveway (off street parking space) is proposed to have a slope of 10% thus requiring a variance. – **Heard at the February meeting – Adjourned to March.**

CAL. Z18-032 104 CORPORATE PARK DRIVE – 104 Corporate Park Drive, Block 621, Lot 12 – This property is located in an SB-O Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulation for commercial property of the Zoning Ordinance of the Town/Village of Harrison the maximum allowable lot coverage is 20%. The minimum allowable front yard setback is 50 feet. The minimum required side yard setback is 75 feet. The Minimum required rear yard setback I 100 feet. The minimum required side/rear buffer is 50 feet. As per §235-17(1)(2) Parking garages shall not be more than 2 stories above grade. As per §235-47(A) Two free standing signs are permitted to located within 5 feet of the principal entrance driveway. As per §235-47(B) Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structural feature at the principal building entrances. Also such signs to be no greater in area than 20 square feet. This application requires 9 variances: **1:** The lot coverage is proposed to be 21%, thus requiring a variance of 1%. **2:** The front yard setback is proposed to be 48.0 feet, thus requiring a variance of 2.0 feet. **3:** The side yard setback is proposed to be 35.7 feet thus requiring a variance of 39.3 feet. **4:** The rear yard setback is proposed to be 88.4 feet thus requiring a variance of 11.6 feet. **5:** The buffer strip is proposed to be 35.7 feet thus requiring a variance of 14.3 feet. **6:** The parking garage is proposed to be 3 stories, thus requiring a variance of 1 story. **7:** The number of signs proposed to be installed on the building is 4, thus requiring a variance for the 2 additional signs. **8:** The number of free standing signs proposed is 3, thus requiring a variance for the 1 addition sign. **9:** The wall signs are proposed to be greater than 20 square feet thus requiring a variance. – **Heard at the February Meeting – Adjourned to March.**

CAL. Z19-004 NICHOLAS & JOYCE NOVIELLO – 95 Webster Avenue, Block 264, Lot 1 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9(B) of the Table of Dimensional Regulations the minimum front yard setback is 20 feet. The proposed generator indicated to have a front yard setback of 17 feet 6 inches, thus requiring a 2 foot 6 inch variance.

CAL. Z19-005 BERNARD & CYNTHIA CURRY – 4 Belmont Avenue, Block 543, Lot 1 – This property is located in an R-1 Zoning District and the property is located on a corner thus having two front yards. Pursuant to §235-18(B) of the Zoning Ordinance of the Town/Village of Harrison 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 proposed shed addition to the pool house indicates a setback from the property line along the street frontage of 66 feet 2 inches, thus requiring a variance of 8 feet 10 inches.

CAL. Z19-006 CORINNE BALL & TOM WEBER – 14 Griswold Road, Block 544, Lot 17 – 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 deck is shown to have a side yard setback of 17.9 feet, thus requiring a variance of 2.1 feet.