

AMENDED 2/21/18

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 8, 2018 AT 8:00 P.M.,

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

- CAL. Z17-039 RONALD ROCCO** – 98 Lincoln Avenue, Block 873, Lot 20 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-036 BILL GREENBERG** – 2929 Purchase Street, Block 642, Lot 3 – This property is located on an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison. The minimum required side yard setback is 20 feet. Also per §235-24.1(B) a minimum 100 foot buffer shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This setback shall be maintained in its natural state or landscaped in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This application requires 2 variances. **1:** The expansion of the existing driveway is shown to have a front yard setback of 53 feet, thus requiring a variance of 47 feet. **2:** The expansion of the existing driveway is shown to have a side yard setback of 12.20 feet thus requiring a variance of 7.8 feet. – **Re-Opened – Adjourned to the March Meeting.**
- CAL. Z17-041 ATTILIO ROSSI** – White Plains Avenue, Block 761, Lot 9 – This property is located in an R-75 Zoning District and the property is existing and non-conforming with regards to lot area. Pursuant to §235-4 Definitions and of the Zoning Ordinance of the Town/Village of Harrison: **LOT WIDTH** – The dimension measured from side lot line to side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum required lot width shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The Lot Width at the minimum distance of not less than 35 feet from the front yard setback is 60 feet thus requiring a variance of 10 feet. – **Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z18-001 KATSURA CONSULTING GROUP** – 1 Katsura Drive, Block 961, Lot 27 – This property is located in an R-1 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison, accessory structures require a 75 foot setback for the front yard property line. The survey submitted for the legalization of the hot tub reduces the front yard setback to 50 feet 10 inches thus requiring a variance of 24 feet 2 inches. – **Not Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z18-003 OLIVER & SARAH SMITH** – 2 Upper Dogwood Lane, Block 523, Lot 22 – This property is located in an R-1 Zoning District. The property is also located in both the City of Rye and the Town/Village of Harrison. Pursuant to §235-9-B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison Accessory Structures located in the required rear yard shall have a minimum setback of 15 feet from the rear and side yard. Also as per §235-28-A Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however, that within the B Two-Family Residence District and the R-75 and R50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 districts, and 75 feet in all other districts. This application requires 3 variances: **1:** The proposed pool house is indicated to have a side yard setback of 6 feet thus requiring a variance

of 9 feet. **2:** The proposed pool house is indicated to have a rear yard setback of 10 feet thus requiring a variance of 5 feet. **3:** The pool is indicated to have a side yard setback of 18 feet thus requiring a variance of 2 feet. – **Heard at the February Meeting – Adjourned to the March Meeting.**

CAL. Z18-004 KEVIN BANNON – 35 Danner Avenue, Block 242, Lot 15 – This property is located in an R-75 Zoning District and pursuant to §235-18.(2)(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-75, R-50 and B Districts: 60 feet, the proposed one car garage distance from Hess Avenue is 10 feet thus requiring a variance of 50 feet.

CAL. Z18-005 LELIA WOOD-SMITH – 10 Woods End, Block 601, Lot 14 (PO13) – This property is located in an R-1 Zoning District. Applicant is seeking a 1st extension of a previously granted variance Z04-018 dated 3/10/04.

CAL. Z18-006 ANDREW KASKEL – 5 Hickory Pine Court, Block 961, Lot 48 – This property is located in an R-2 Zoning District and is located in a cluster development that follows the R-1 Zoning. Pursuant to §235-28-A of the Zoning Ordinance of the Town/Village of Harrison: Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provision of this chapter applicable to the district in which such lot is located; provided, however, that within the B Two-Family Residence District and the R-75, R-50 One-Family Residence Districts, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 Districts and 75 feet in all other districts. The proposed pool is indicated to have a setback of 57 feet from the property line along Hickory Pine Court, thus requiring a variance of 18 feet.