

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 9, 2017 AT 8:00 P.M.,

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

- CAL. Z16-033 FRAN GRIPPO** – 84 Batavia Place, Block 386, Lot 35 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-002 JAMES & CARRIE HEFFERNAN** – **Heard – Closed – Findings being prepared.**
- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 2 variances: **1: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 3 are request, requiring a variance for 1 addition story. **2: §235-24 F** requires a 10 foot setback for the required off street parking area 4.5 feet are provided at the North property line requiring a variance of 5.5 feet. – **Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z16-031 FRANK A. ACOCELLA** – 261 Halstead Avenue, Block 131, Lot 26 – This property is located in a CBD Zoning District. Applicant is seeking to nullify the Certificate of Occupancy dated October 11, 2016 granting permission for a Building Inspectors Change of Use Permit from Retail Service to Retail to Applicant L & L Sports. – **Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z17-003 MICHAEL DECEA** – 112 Crotona Avenue, Block 374, Lot 40 – This property is located in a B Zoning District. The property is existing non-conforming with regard to its use having a 2-family structure and a separate 1 story commercial use structure that has since lost its existing non-conforming use. Pursuant to §235-9(A) of the Table of Use of the Zoning Ordinance of the Town/Village of Harrison on or two-family dwelling unit is permitted. As per §235-9(B) of the Table of Dimensional Regulations The minimum required habitable floor area is 1,200 square feet. Also as per §235-36 Scheduled of Off-Street Parking Spaces Requirements for Residential Uses 1-family and 2-family dwelling unit. The proposed conversion of the commercial space to a dwelling unit creating a single lot with two primary structures, a standalone two-family dwelling unit and a standalone one-family dwelling unit on a single lot, thus requiring a use variance. The proposed one-family dwelling is indicating to have a total habitable floor area of 704 square feet, thus requiring a variance of 496 square feet. The proposed one-family does not provide for any off-street parking thus requiring a variance for the required 2 spaces. – **Heard at the February Meeting – Adjourned to the March Meeting.**
- CAL. Z16-030 IHAB MOHAMED** - 4 Coventry Court, Block 641, Lot 112 – This property is located in an R-2 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison: Accessory structures require a 50 foot rear yard and side yard setback. The existing tennis court encroaches into both setbacks and requires two variances. **1:** The tennis court reduces the rear yard setback to 2 feet 9 inches thus requiring a 47 feet 3 inch variance. **2:** The tennis court reduces the side yard setback to 36 feet thus requiring a 14 foot variance.
- CAL. Z17-004 MICHAEL & LEIGH FORISTEL** – 30 Danner Avenue, Block 241, Lot 15 – This property is located in an R-75 Zoning District and the property is existing non-conforming with regard to its lot size, front and side yard setbacks. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum allowable lot coverage is 20%. The proposed addition increases the lot coverage to 27% thus requiring a variance for 7% overage.

CAL. Z17-005 AGUSTO & JO ANNE CORVINO – 59 White Street, Block 424, Lot 9 – This property is located in a B Zoning District and at the time the house was constructed it conformed to the required setback and has become existing non-conforming because of the zoning change to the minimum required side yard setbacks. Therefore the house has become existing non-conforming with regard to its side yard setbacks. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required rear yard setback is 25 feet. The proposed addition/alteration to the existing house reduces the rear yard setback to 12 feet thus requiring a variance of 13 feet.

CAL. Z17-006 JOHN & PAMELA KING – 219 Lincoln Avenue, Block 912, Lot 43 – This property is located in a B Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the required said yard setback is 7 feet, the legalization of the Sun Room reduces the side yard to 3 feet, thus requiring a 4 foot variance.