

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 9, 2023 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z22-050 BUCKOUT DEVELOPERS LLC** – 4 Hayden Lane, Block 1001, Lot 58.5 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-051 MAYNOOTH HOLDINGS, LLC** – 132 Halstead Avenue, Block 103, Lot 16 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-001 FREDERICK ORTIZ** – 261 Park Avenue, Block 143, Lot 4 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-003 LINDA ALTSHULER** – 119 Sterling Road, Block 508, Lot 76 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-004 BUCKOUT DEVELOPERS LLC** – 3 Hayden Lane, Block 1001, Lot 58.2 – This property is located in an R-1 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison the side yard setback is 20 feet. The generator installation reduces the side yard setback to 15 feet 7 inches; **thus, requiring a 4-foot 5-inch variance.** The existing air conditioner compressors reduce the side yare to 15 feet; **thus, requiring a 5-foot variance.**
- CAL. Z23-005 MARC COTTINI** – 130-132 Park Avenue, Block 892, Lot 27 – This property is located in a B Zoning District and pursuant to the Cod of the Town/Village of Harrison §235-33.3.B-B(6)(b) To minimize impacts of substantially exposed foundations, in instances where the garage is proposed to be located withing the lowest level of the dwelling unit and proposed to be compliant with §235-33.3B A and §235-33.3B B, the following mitigation measures shall be required [1] Where the existing ground elevation at the rear property line is below, or less that seven vertical feet above the existing ground elevation at the front property line, the driveway and off-street parking area shall extend into the parcel at the negative gradient of 9%, thereby superseding §235-33.3B. The proposed driveway and off-street parking with a positive gradient of 2%; **thus, requiring a variance.**