

**ZONING BOARD MEETING AGENDA**

**WEDNESDAY, APRIL 10, 2019 AT 8:00 P.M.,**

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

- CAL. Z18-032 104 CORPORATE PARK DRIVE** – 104 Corporate Park Drive, Block 621, Lot 12 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-004 NICHOLAS & JOYCE NOVIELLO** – 95 Webster Avenue, Block 264, Lot 1 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-005 BERNARD & CYNTHIA CURRY** – 4 Belmont Avenue, Block 543, Lot 1 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-006 CORINNE BALL & TOM WEBER** – 14 Griswold Road, Block 544, Lot 17 – **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 March meeting – Adjourned to April.**
- CAL. Z19-007 MICHAEL & OLIVIA CURRY** – 72 South Road, Block 225, Lot 98 – This property is located in an R-1/3 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations the minimum required front yard setback is 30 feet. As per §235-26 C(1) No fence or wall in a required front yard shall have a height greater than 4 feet. The site plan submitted to legalize the fence indicates a fence that is 6 feet high in the required front yard thus requiring a variance of 2 feet.
- CAL. Z19-008 DANIEL & LORA KATSIKAS** – 3 Puritan Woods Road, Block 601, Lot 66 – This property is located in an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations, no lot in the R-1 Residential District in Block 601 shall be less than 200 feet in width or frontage with a minimum front yard of 50 feet and minimum said yard of 50 feet. The proposed pergola will reduce the side yard to 31 feet 11 inches thus requiring an 18 foot 1 inch variance.
- CAL. Z19-009 DELILAH GALENTE** – 5 Pearl Avenue, Block 834, Lot 6 – This property is located in a B Zoning District and is legally existing non-conforming with regard to side and front yard setbacks. Pursuant to §235-9(B) of the Table of Dimensional Regulations the front yard setback is 20 feet the proposed addition reduces the front yard setback to 4 feet 4 inches thus requiring a 15 foot 8 inch variance.