

ZONING BOARD MEETING AGENDA

THURSDAY, APRIL 11, 2024 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z24-002 PETER KALIKOW** – 7 Edgewood Lane, Block 641, Lot 23 – Heard – Closed – Findings being prepared.
- CAL. Z24-003 MONICA CHIMES** – 1 Rockland Road, Block 1031, Lot 1.1 – Heard – Closed – Findings being prepared.
- CAL. Z23-035 THOMAS SULLIVAN & PATRICIA FOLEY** – 38 Biltmore Avenue, Block 544, Lot 28 – This property is located in an R-1 Zoning District with 2 front yards (Biltmore Avenue and Purchase Street). Pursuant to the Code of the Town/Village of Harrison §235-26 C. (1) No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed 6 foot 6-inch-high wood fence in the required front adjacent to Purchase Street; *thus, requiring a 2-foot 6-inch height variance.*
- CAL. Z24-004 STARBUCKS** – 302-320 Halstead Avenue, Block 182, Lot 15 – This property is located in the TOD Zoning District and pursuant to the Code of the Town/Village of Harrison §235-46-A Each building shall be permitted to have one wall sign attached to or incorporated in the building wall on each public street or off-street parking lot frontage. The proposed second sign, a Blade Sign, at the Halstead Ave façade of the building; *thus, requiring a variance.*
- CAL. Z24-005 MICHAEL COTTET** – 183 Highland Road, Block 523, Lot 33 – This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the side yard setback (10.04 feet) and the rear yard setback (32.72 feet) and pursuant to the Code of the Town/Village of Harrison §235-9 B The minimum required side yard setback is 20 feet. The proposed installation of a generator with a side yard setback of 10 feet; *thus, requiring a variance of 10 feet.*
- CAL. Z24-006 NICHOLAS GETAZ** – 4 Union Avenue, Block 231, Lot 4 – This property is located in an R-1/3 Zoning District and is legally existing non-conforming with regards to the side yard setback (13.7 feet) 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 is 15 feet. The proposed installation of a generator with a side yard setback of 10 feet; *thus, requiring a variance of 5 feet.*
- CAL. Z24-007 ROBERT WOLF** – 9 Westerleigh Road, Block 611, Lot 35 – This property is located in a R-2.5 Zoning District on a corner lot with 2 front yards (Westerleigh Road and Purchase Street) and pursuant to the Code of the Town/Village of Harrison §235-26 C. (1) No fence or wall in a required front yard shall have a height greater than 4 feet. A 6-foot-high fence has been installed in the front yard adjacent to Purchase Street; *thus, requiring a height variance of 2 feet.*