

ZONING BOARD MEETING AGENDA

THURSDAY, APRIL 12, 2018 AT 8:00 P.M.,

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

- CAL. Z18-003 OLIVER & SARAH SMITH** – 2 Upper Dogwood Lane, Block 523, Lot 22 – **Heard – Closed – Findings being prepared.**
- CAL. Z18-004 KEVIN BANNON** – 35 Danner Avenue, Block 242, Lot 15 – **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. – **Not Heard at the March Meeting – Adjourned to the April 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. – **Not Heard at the March Meeting – Adjourned to the April 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 March Meeting – Adjourned to the April Meeting.**
- 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. . – **Not Heard at the March Meeting – Adjourned to the April Meeting.**

CAL. Z18-007 TRINITY PRESBYTERIAN CHURCH – 526-530 Anderson Hill Road, Block 643, Lot 7 – This property is located in an R-1 Zoning District. Applicant is seeking a 2nd One Year extension of a previously granted variance Z16-007 dated 5/12/16; first extension Z17-001 was granted on 5/11/17.

CAL. Z18-008 RAFFAEL & JILL BONAIUTO – 178 Duxbury Road, Block 712, Lot 26 – This property is located in an R 1/3 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum rear yard setback is 25 feet; the proposed roof over the existing patio is shown to have a rear yard setback of 20 feet thus requiring a variance of 5 feet.

CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE – 25 Augusta Court, Block 951, Lot 69 – This property is located in an R-1 Zoning Distract and pursuant to §235-0B of the Table of Dimensional Regulations of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Plans submitted to legalize the wing walls at the driveway entrance has an overall height of 6 feet 11 inches this requiring a variance of 2 feet 11 inches.