

**ZONING BOARD MEETING AGENDA**

**THURSDAY, APRIL 13, 2017 AT 8:00 P.M.,**

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

- CAL. Z16-031 FRANK A. ACOCELLA** – 261 Halstead Avenue, Block 131, Lot 26 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-005 AGUSTO & JO ANNE CORVINO** – 59 White Street, Block 424, Lot 9 – **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. – **Not Heard at the March Meeting – Adjourned to the April 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. – **Heard at the March Meeting – Adjourned to the April 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 March Meeting – Adjourned to the April Meeting.**
- 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. – **Heard at the March Meeting – Adjourned to the April Meeting.**
- 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. – **Heard at the March Meeting – Adjourned to the April Meeting.**

**CAL. Z17-007 FISK MANAGEMENT, LLC** – 122 Lincoln Avenue, Block 641, Lot 19 – This property is located in a R-2 Zoning District. Applicant is seeking a 2nd extension of a previously granted variance Z14-036 dated 3/12/15 and first extension Z16-002 dated 3/10/16.

**CAL. Z17-008 ROSEMARY ANDERSON** – 26 Beechwood Avenue, Block 821, Lot 22 – This property is located in a B Zoning District and 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 sitting room addition to be legalized reduces the rear yard setback to 16.1 feet, thus requiring a variance of 8.9 feet.

**CAL. Z17-009 DOMENICK SCHETTINO** – 3031 Purchase Street, Block 672, Lot 2 – This property is located in an R-2 Zoning District and along the required Buffer setbacks in Purchase. Pursuant to §235-24.1(B) of the Zoning Ordinance of the Town/Village of Harrison Roadway Buffer Setbacks a minimum buffer setback of 100 feet 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. The plantings of the new trees encroach within the 100 foot required buffer setback, thus requiring a variance.

**CAL. Z17-010 JASON SCHECHTER** – 41 Stratford Road, Block 518, Lot 3 – 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, Accessory structures require a side and rear yard setback of 15 feet. The site plan shows the generator reducing the rear yard setback of 13 feet thus requiring a 2 feet variance.