

**AMENDED 3/24/3022**

**ZONING BOARD MEETING AGENDA**

**WEDNESDAY, APRIL 13, 2022 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

**HARRISON, N.Y., WESTCHESTER COUNTY**

- CAL. Z22-002 KASIA STEVENS** – 16 Emerson Avenue, Block 247, Lot 21 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-004 VINCENT GIORDANO** – 128 Park Avenue, Block 92, Lot 31 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-005 VINCENT GIORDANO** – 128 Park Avenue, Block 92, Lot 31 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-006 COSMO MICALONE** - 179-181 Adelphi Avenue – Block 375, Lot 6 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-044 TARYN MACKINNON** – 7 Lakeside Drive, Block 545, Lot 91 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-31 (A) Except in the R-75, B and MF Residence District and in the PB, NB, CBD and MFR Business District, all buildings and structures shall be set back at least 50 feet from the seasonal high water level water’s edge or established channel lines of streams and other water bodies, as established by the Town Board. Where such lines have not been established by the Town board, reference shall be made to those established by other governmental bodies such as the State, the County, Soil Conservation Services of the United States Department of Housing and Urban Development and Federal Insurance Administration. The proposed fence is within 50 feet of a pond; **thus requiring a variance for the 50 foot required setback.** – **Not Heard – Adjourned to the April.**
- CAL. Z22-003 LARA PULKA** – 3 Valley Ridge Road, Block 491, Lot 15 – This property is a corner lot located in a R-1 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison, Accessory structures require a 75 foot setback from the front property line. The proposed pool reduces the front yard setback to 41 feet 7 inches; **thus requiring a 33 foot 5 inch variance.**
- CAL. Z22-007 HARRISON REAL ESTATE GROUP, LLC** – 241-247 Halstead Avenue, Block 131, Lot 17 – This property is located in a CBD Zoning District. **Applicant is seeking a 6th extension of a previously granted variance Z15-022 dated 2/11/16.**
- CAL. Z22-008 PATRICE AND MICHAEL MEAGHER** – 1 Plymouth Road, Block 604, Lot 7 – This property is located in the R-1 Zoning District and is a corner lot and pursuant to the Table of Dimensional Regulation of the Town/Village of Harrison §235-28(I) No pool, pump, filters, compressor, or other pool related equipment shall be constructed, installed or maintained within the setback required in any resident district, except as set forth in Subparagraph A. Subparagraph A: Swimming pools, pumps, filters, compressor, or other pool related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located. Pursuant to §235-18B(2) (A) No accessory building or structure shall be located nearer to the street line than the following setbacks: R-2.5, R-2, R-1, R ½, R 1/3 and GA Districts: 75 feet. The pool equipment is located 48 feet 8 inches from the front yard of Polly Park Road where a setback of 75 feet is required; **thus requiring a 26 feet 4 inch variance.**
- CAL. Z22-009 NELSON GAERTNER JR** – 3999 Purchase Street, Block 961, Lot 12 – This property is located in an R-2 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of

the Town/Village of Harrison. Accessory structures shall have a maximum height of 15 feet to the mid-span of the roof. The proposed garage has a mid-span of 18 feet 3 inches; *thus requiring a variance of 3 feet 8 inches.*

**CAL. Z22-010 104 CORPORATE PARK REALTY LLC** – 104 Corporate Park Drive, Block 621, Lot 12 – This property is located in an SB-0 Zoning District. *Applicant is seeking a 2<sup>nd</sup> extension of a previously granted variance Z18-032 dated April 10, 2019.*

**CAL. Z22-011 JUSTIN AND KERRI HAMILL** – 3086 Purchase Street, Block 681, Lot 71 – This property is located in an R-2 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B the Table of Dimensional Regulations the minimum required rear yard setback is 100 feet. The proposed 2 Story Addition has a rear yard setback of 55 feet; *thus requiring a variance of 45 feet.*

**CAL. Z22-012 NICOLAI LUND** – 9 Windsor Court, Block 981, Lot 64 – This property is located in an R-2 Zoning District 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 setback is 50 feet. The proposed Outdoor Fireplace indicates a side yard setback of 18 feet 9 inches; *thus requiring a variance of 31 feet 3 inches.*