

ZONING BOARD MEETING AGENDA

THURSDAY, APRIL 13, 2023 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z23-004 BUCKOUT DEVELOPERS LLC** – 3 Hayden Lane, Block 1001, Lot 58.2 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-005 MARC COTTINI** – 130-132 Park Avenue, Block 892, Lot 27 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-006 104 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 3rd extension of a previously granted variance Z18-032.*
- CAL. Z23-007 MICHAEL ORILIA** – 145 Preston Avenue, Block 804, Lot 10 – This property is located in an R-75 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations the minimum required front yard setback is 30 feet. The proposed entry foyer with a front yard setback of 24.4 feet; *thus, requiring a variance of 5.6 feet.*
- CAL. Z23-008 176 WMS PROPERTY LLC** – 176 Adelphi Avenue, Block 376, Lot 6 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison §235-26 C. (3) In no case shall any fence or wall have a height greater than 6 feet 6 inches. The proposed retaining wall with portion of the wall height at 7 feet to 8.33 feet; *thus, requiring a variance of 6 inches to 1 foot 10 inches.*
- CAL. Z23-009 GAIL & MICHAEL GOLDEY** – 81 Highfield Road, Block 201, Lot 5 – This property is located in an R-1/3 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the minimum lot width is 100 feet and the required front yard is 30 feet. LOT WIDTH is defined as 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 proposed 2 lot subdivision lot width of 85.1 feet; *thus, requiring a variance of 14.9 feet.*
- CAL. Z23-010 NICHOLAS POMPONIO** – 15 Lakeside Drive, Block 545, Lot 93 – 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 Districts and in the PB,NB,CB and MFR Business Districts, 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 state, county, Soil Conservation service or US Department of Housing and Urban Development, Federal Insurance Administration. The proposed Boulder Retaining Wall (3 feet to 6.5 feet high), Filling and Regarding in the 50-foot setback; *thus, requiring a variance.*