

**AMENDED 4/6/2021**

**ZONING BOARD MEETING AGENDA**

**THURSDAY, APRIL 8, 2021 AT 7:30 P.M.,**

**IN HARRISON, NY, WESTCHESTER COUNTY**

**TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM**

*Call for information to register in advance for this webinar @ 914-670-3077  
or click on the link below to join the webinar:*

<https://us02web.zoom.us/webinar/register/WN - ldfcaeSoquDaT-kO4YcA>

- CAL. Z21-005 ANGELO MEIMETEAS** – 130 Rye Ridge Road, Block 512, Lot 6 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-004 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 5th extension of a previously granted variance Z15-022 dated 2/11/16. – **Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z21-006 PURCHASE REALTY GROUP LLC** – 16 Magnolia Drive, Block 961, Lot 23 – This property is located in an R-2 Zoning District (R-1 Cluster). The property is located on a corner lot with 2 front yards (Magnolia Drive and Laurel Way). Pursuant to the Code of the Town/Village of Harrison §235-9(B) the Table of Dimensional Regulations and §235-18 B.(2) the application requires 3 variances: **1)** As per §235-9(B) the Table of Dimensional Regulations the Maximum Height of an Accessory Structure is 15 feet. The proposed garage has a height of 17 feet 2 inches; *thus requiring a variance of 2 feet 2 inches.* **2)** As per §235-18 B.(2) the required front yard setback for an accessory structure is 75 feet. The proposed garage has a front yard setback of 57 feet from Magnolia Drive; *thus requiring a variance of 18 feet.* **3)** As per §235-18 B.(2) the required front yard setback for an accessory structure is 75 feet. The proposed garage has a front yard setback of 28.67 feet from Laurel Way; *thus requiring a variance of 46.33 feet.* – **Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z21-007 104 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 an extension of a previously granted variance Z18-032 dated April 10, 2019
- CAL. Z21-008 THOMPSON CROZIER** – 58 Sunnyside Avenue, Block 245, Lot 12 – This property is located in an R-75 Zoning District. The property is legally existing and non-conforming with regards to the front yard setback 22.8 feet and the side yard setback 5.1 feet. Pursuant to the Code of the Town/Village of Harrison §235-9(B) the Table of Dimensional Regulations the application requires 2 variances: **1)** The minimum required front yard setback is 30 feet, the proposed front porch with a front yard setback of 20 feet; *thus requiring a variance of 10 feet.* **2)** The minimum required side yard setback is 10 feet, the proposed front with a side yard setback of 7.43 feet; *thus requiring a variance of 2.57 feet.*
- CAL. Z21-009 ROCCO DILUNA** – 75-77 Lakeview Avenue, Block 874, Lot 29.01 – This property is located in a B Zoning District and pursuant to §235-26C(5) Fences and Walls, Corner lot fences and walls may be up to 6' 6" high in required front yards that are opposite side yard lines only if (a) The fence is installed in that portion of the required front yard that lies between the nearest rear wall of the dwelling and the rear lot line. (b) The fence is set back a minimum of 5 feet from the front lot line. (c) Appropriate ornamental planting or natural buffer is provided in the form of plant material approved by the Building Inspector. The existing fence exceeds the allowable height of 4 feet; *thus requiring a 2 foot variance.*

**CAL. Z21-010 11 PURDY GROUP, LLC** – 11 Purdy Street, Block 171, Lot 36 – This property is located in a CBD Zoning District and pursuant to §235-12(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison. The maximum allowable Height in feet is 45, the maximum height in stories is 4. The property has been added to the downtown revitalization area reducing the required parking spaces to 1.25 per dwelling unit. §235-35(E) Also the waiver shall not be used for residential usage. §235-25-A Park and usable open space requirements for multiple dwelling. Usable open space shall be provided on the site of multiple dwelling at the rate of 200 square feet for each dwelling. As per §235-4 Definition of USABLE OPEN SPACE: A part of a residential lot required by this chapter to be set aside and to be designated for recreational use normally carried on outdoors, excluding automobile parking, drying yards and similar utility uses, provided that roof areas designed for such use and apartment terraces or balconies may be counted for 50% of such required “usable open space”. §235-40-B Nonresidential access driveway requirements. Every separate entrance of exit driveway shall have a minimum unobstructed width of 15 feet. This application requires 5 variances: **1)** The proposed building height is 50 feet; *thus requiring a variance of 5 feet.* **2)** The proposed height in stories is 5; *thus requiring a variance for 1 additional story.* **3)** The proposed parking is 11 spaces; *thus requiring a variance for 4 spaces not provided.* The 10 space waiver is intended for business uses and not residential purposes. Also as per §235-35-A-E this Block and Lot is not included in the parking waiver. **4)** The open space required for the 12 proposed units is 2,400 square feet. This is to provide a proper density factor of the number of units. The open space provided is approximately 1,923 square feet; *thus requiring a variance of 477 square feet under the required 2,400 square feet.* **5)** The exit driveway does not appear to have the required unobstructed width of 15 feet; *thus requiring a variance.*