

**ZONING BOARD MEETING AGENDA**

**THURSDAY, MAY 11, 2017 AT 8:00 P.M.,**

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

- CAL. Z17-004 MICHAEL & LEIGH FORISTEL** – 30 Danner Avenue, Block 241, Lot 15 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-008 ROSEMARY ANDERSON** – 26 Beechwood Avenue, Block 821, Lot 22 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-010 JASON SCHECHTER** – 41 Stratford Road, Block 518, Lot 3 – **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 April Meeting – Adjourned to the May 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 April Meeting – Adjourned to the May 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 April Meeting – Adjourned to the May Meeting.**
- CAL. Z17-009 DOMENICK SCETTINO** – 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. – **Heard at the April Meeting – Adjourned to the May Meeting.**
- CAL. Z17-011 TRINITY PRESBYTERIAN CHURCH** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44A, 44B – This property is located in an R-1 Zoning District. Applicant is seeking a One Year extension of a previously granted variance Z16-007 dated 5/12/16.

- CAL. Z17-012 STEPHEN & MARYANN CLOW** – 1 Genesee Trail, Block 441, Lot 104 – This property is located in an R-1/3 Zoning District and pursuant to §235-18-B(3) of the Zoning Ordinance of the Town/Village of Harrison. Accessory off street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located with the front yard or required side yard or within 10 feet from any property line in a required rear yard. The proposed driveway/parking area is located within the required front and side yard thus requiring a variance.
- CAL. Z17-013 AURELIO & ELISA CAMPANALE** – 3 Bradford Place, Block 396, Lot 50 – This property is located in an R-75 Zoning District and legally existing non-conforming with regard to side yard setbacks. Pursuant to §235-9B Table of Dimensional regulations of the Town/Village of Harrison the side yard setback is 10 feet. The existing house is non-conforming with a side yard setback of 6’4”. The site plan shows the air conditioner compressor reduces the side yard setback to 1’7” thus requiring a 9’4” variance.
- CAL. Z17-014 ERSILIA LAURINO** – 146 Park Avenue, Block 92, Lot 21 – This property is located in a B Zoning District and pursuant to §235-9(B) of the Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 7 feet. The proposed garage addition reduces the side yard setback to 2.9 feet thus requiring a variance of 4.1 feet.
- CAL. Z17-015 JOSEPH & ALICE TORRE** – 20 Lawrence Lane, Block 508, Lot 55 – This property is located in an R-1 Zoning District. The house is existing non-conforming with regard to the front yard setback. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance, the minimum front yard setback is 40 feet and the minimum side yard setback for one is 20 feet and the total for both is 40 feet. Also as per §235-31 Setbacks from streams and other bodies of water: A. Except in the R-75, B and MF Residence Districts and in the PB, NB CBD 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 government bodies such as the State, County, Soil Conservation Service or the United States Department of Housing and Urban Development, Federal Insurance Administration. The proposed addition is shown to have a front yard setback of approximately 15 feet, thus requiring a variance of 25 feet. The proposed addition will reduce the side yard setback to approximately 10 feet, thus requiring a variance of 10 feet. The proposed addition will have a setback from the stream of approximately 21 feet and approximately 30 feet, thus requiring a variance of 29 feet and 20 feet.
- CAL. Z17-016 FRANCINE ABER** – 1 Stratton Road, Block 641, Lot 92 – This property is located in an R-2 Zoning District which is part of the Lincoln Rise cluster development that was approved by the Planning Board of the Town/Village of Harrison, that requires a 100 foot perimeter buffer requirement at the rear yard. The proposed swimming pool is indicated to be 41 feet 9 inches from the rear property line along Stoneleigh Manor Lane encroaching into the required 100 foot buffer, thus requiring a variance of 58 feet 3 inches.