

ZONING BOARD MEETING AGENDA

THURSDAY, MAY 12, 2022 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z22-003 LARA PULKA** – 3 Valley Ridge Road, Block 491, Lot 15 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-008 PATRICE AND MICHAEL MEAGHER** – 1 Plymouth Road, Block 604, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-009 NELSON GAERTNER JR** – 3999 Purchase Street, Block 961, Lot 12 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-011 JUSTIN AND KERRI HAMILL** – 3086 Purchase Street, Block 681, Lot 71 – **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.*** – **Heard – Closed – Adjourned to the May.**
- 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.***
- CAL. Z22-013 GINO & MARIA VETRINI** – 19 New Street, Block 644, Lot 9 – This property is located in a R-50 Zoning District and is legally existing, non-conforming with regards to the number of dwelling units (2 dwelling units) and the front yard setback (13’4 ¼”). The proposed Addition/Alterations will require 2 variances: **1)** The proposed Addition and Alterations will increase the non-conformity of the 2 dwelling units. As per the Code of the Town/Village of Harrison §235-52 “Except as specifically provided above, no structure or use which does not conform to the requirements of this chapter shall be expanded, enlarged, extended, reconstructed, structurally altered or restored by any means or in any respect whatsoever, nor shall any external evidence of a non-conforming use be increased unless in accordance with §235-61D(1)”. **2)** As per the Code of the Town/Village of Harrison §235-9 A of the Table of Use Regulations Footnote j: “No main or principal structure of any portion thereof on property abutting or adjacent to New Street shall be erected at a distance of more than 85 feet from the property line abutting or adjacent to New Street”. The rear of the proposed Addition will be at a distance of 96.13 feet from New Street; ***thus requiring a variance of 11.13 feet.***
- CAL. Z22-014 MATTHEW STERN** – 278 Old Lake Street, Block 982, Lot 9 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison § 235-18 b. (2)(a) No accessory building or structure shall be located nearer to the street than 75 feet.

The proposed Sport Court with lights with a front yard setback of 40 feet; ***thus requiring a variance of 35 feet.***