

**ZONING BOARD MEETING AGENDA**

**THURSDAY, MAY 14, 2020 AT 7:00 P.M.,**

**IN HARRISON, NY, WESTCHESTER COUNTY**

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

- CAL. Z19-030 MARC EI KHOURY** – 96 Parkview Avenue, Block 721, Lot 28 – Heard – Closed – Findings being prepared.
- CAL. Z19-037 MIE WONG** – 10 Oak Street, Block 824, Lot 24 – Heard – Closed – Findings being prepared.
- CAL. Z20-004 JOHN TRIMBLE** – 2 Stone Gate Lane, Block 546, Lot 12 – Heard – Closed – Findings being prepared.
- CAL. Z20-005 HELEN KARASOULAS** – 27 Frances Avenue, Block 61, Lot 13 – Heard – Closed – Findings being prepared.
- CAL. Z19-018 BARLETTA & BARLETTA FAMILY TRUST** – 15 Bates Road and 4 Garden Road, Block 215, Lots 114 & 115 – This property is located in an R-1/3 Zoning District and pursuant to 235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required lot size is 14,520 square feet. *The proposed subdivision will create two non-conforming lots. 15 Bates Road will have a lot size of 12,135 square feet and 4 Garden Road will have a lot size of 12,000 square feet; thus requiring a variance.* – **Heard at the March Meeting – Adjourned to the April Meeting.**
- CAL. Z20-006 KASIA STEVENS** – 16 Emerson Avenue, Block 247, Lot 21 – This property is located in an R-75 Zoning District and is legally existing non-conforming with regards to the lot area (5000sf), lot width (50 feet) and the side yard setbacks (9.4 feet and 8.3 feet). Pursuant to §235-9B of the Table of Dimensional Regulations of the Code of the Town/Village of Harrison: *The application will require 3 variances: 1) The maximum lot coverage is 20%, the proposed lot coverage of 22.3%; thus requiring a variance of 2.3%. 2) The side yard setback abutting a side street on a corner lot is 15 feet, the proposed setback is 9.4 feet; thus requiring a variance of 5.6 feet. 3) The minimum side yard setback is 10 feet, the proposed setback is 8.3 feet; thus requiring a variance of 1.7 feet.*
- CAL. Z20-007 JOSEPH GIAIMO** – 1 Stone Bridge Road, Block 951, Lot 23 – This property is located in an R-1 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison the side yard setback is 20 feet. *The proposed one-story addition to the carriage house reduces the side yard setback to 7 feet; thus requiring a 13 foot variance.*
- CAL. Z20-008 111 GAINSBORG LLC** – 111 Gainsborg Avenue, Block 846, Lot 25 – This property is located in an B Zoning District. Applicant is seeking an extension of a previous variance Z18-029 granted 5/9/2019.
- CAL. Z20-009 BRETT BILODEAU** – 295 Gainsborg Avenue, Block 915, Lot 2 – This property is located in an B Zoning District and pursuant to §235-28.A of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters, compressors and 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; provided, however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence Districts, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of side and rear property **lines nor shall be set back less than 60 feet from any street in the B District** and the R-75 and R-50 Districts, and 75 feet in all other districts. *The proposed swimming pool is located 49 feet from Washington Street; thus requiring a variance of 11 feet.*