

AMENDED 5/7/19

ZONING BOARD MEETING AGENDA

THURSDAY, MAY 9, 2019 AT 8:00 P.M.,

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

- CAL. Z18-029 ROCCO DILUNA** – 111 Gainsborg Avenue, Block 846, Lot 25 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-007 MICHAEL & OLIVIA CURRY** – 72 South Road, Block 225, Lot 98 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-008 DANIEL & LORA KATSIKAS** – 3 Puritan Woods Road, Block 601, Lot 66 – This property is located in an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations, no lot in the R-1 Residential District in Block 601 shall be less than 200 feet in width or frontage with a minimum front yard of 50 feet and minimum said yard of 50 feet. The proposed pergola will reduce the side yard to 31 feet 11 inches thus requiring an 18 foot 1 inch variance. – **Heard at the April Meeting – Adjourned to the May Meeting.**
- CAL. Z19-009 DELILAH GALENTE** – 5 Pearl Avenue, Block 834, Lot 6 – This property is located in a B Zoning District and is legally existing non-conforming with regard to side and front yard setbacks. Pursuant to §235-9(B) of the Table of Dimensional Regulations the front yard setback is 20 feet the proposed addition reduces the front yard setback to 6 feet 4 inches thus requiring a 13 feet 8 inch variance. – **Heard at the April Meeting – Adjourned to the May Meeting.**
- CAL. Z19-010 HUGO RUIZ** – 510 North Street , Block 519, Lot 4 – This property is located in an R-1 Zoning District and pursuant to §235-26(C) of the Zoning Ordinance of the Town/Village of Harrison. Fences and walls in residential districts: No fence or wall in a required front yard shall have a height greater than four feet. No fence or wall in a required rear or side yard shall have a height greater than 6 feet 6 inches. The fence installed on top of a wall on the property line along North Street varies in total height with the lowest best 4 feet 10 inches and the highest being 7 feet in height thus requiring a variance of 10 inches and 3 feet. The 7 foot portion of the fence will require a variance of .5 feet.
- CAL. Z19-011 MONTESSORI CHILDRENS CENTER** – 220-230 Westchester Avenue, Block 692, Lot 3 – This property is located in the SB-O Zoning District and pursuant to §235-17-R(8) of the Zoning Ordinance of the Town/Village of Harrison. No Day-Care center may exceed two stories or 25 feet in height, nor shall its floor area exceed 12,000 square feet. In addition, if located in other than a freestanding building, the area of the SB-O day-care center shall be limited to the first floor of such building and its floor area shall not exceed the lesser of 12,000 square feet, or 60% of the first floor of such building. Also as per §235-37 500 spaces are required for this location however there are only 370 provided. The proposed expansion of the Day Care will occupy approximately 66% of the Building thus requiring a variance for the 6% over the permitted occupancy for this use. The proposed elimination of 4 parking spaces increases the non-conformity, thus requiring a variance.