

ZONING BOARD MEETING AGENDA

THURSDAY, MAY 9, 2024 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z23-035 THOMAS SULLIVAN & PATRICIA FOLEY** – 38 Biltmore Avenue, Block 544, Lot 28 – Heard – Closed – Findings being prepared.
- CAL. Z24-005 MICHAEL COTTET** – 183 Highland Road, Block 523, Lot 33 – Heard – Closed – Findings being prepared.
- CAL. Z24-006 NICHOLAS GETAZ** – 4 Union Avenue, Block 231, Lot 4 – Heard – Closed – Findings being prepared.
- CAL. Z24-007 ROBERT WOLF** – 9 Westerleigh Road, Block 611, Lot 35 – Heard – Closed – Findings being prepared.
- CAL. Z24-008 APRIL LUONGO** – 15 Lakeview Avenue, Block 848, Lot 9 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison §143-28.B For any construction or renovation to an existing structure, or extension or increase in floor area or height of the building, or reconstruction or renewal of any part of an existing building for the purpose of its maintenance, or any combination thereof within a two-year period which exceeds 50% of a building's existing gross floor area, the entire building except for crawl spaces shall be equipped with a fire sprinkler system installed in accordance with all of the provisions of this article. The meaning of the words used in this section shall be the same as those used in the then current version of the Building Code of New York State. The Addition / Interior Alterations exceed 50% of the existing gross floor area of the house and require a fire sprinkler system. *The owner is seeking relief from the section of the code; thus, requiring a variance.*
- CAL. Z24-009 MARK GESSNER** – 19 Genesse Trail, Block 441, Lot 126 – The property is located in an R-1/3 Zoning District with 2 front yards (Genesee Trail and Tamarac Circle). The property is legally existing and non-conforming with regards the front yard setback to Tamarac Circle (20.25 feet). Pursuant to the Code of the Town/Village of Harrison §235-9 B the Table of Dimensional Regulations the minimum required front yard setback is 30 feet. The existing generator with a front yard setback to Tamarac Circle of 16.25 feet; *thus, requiring a variance of 13.75 feet.*
- CAL. Z24-010 ERIC DRAGHI AND SHARON MOLBERGER-DRAGHI** – 63 Woodlands Road, Block 507, Lot 17 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B Table of Dimensional Regulations the minimum required side yard setback is 20 feet. The propose Pool Bar and Shed with a side yard setback of 4 feet; *thus, requiring a variance of 16 feet.*
- CAL. Z24-011 ADELPHI AVENUE REALTY LLC** – 61-63 Adelphi Avenue, Block 274, Lot 3 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison §235-33 The minimum lot width at the front lot line in any residence district shall be not less than 75% of the required lot width at the required minimum front yard depth, but in on case shall it be less than 50 feet. The proposed new two-family residence site plan / survey indicates a front yard lot width of 49.69 feet; *thus, requiring a variance of .31 feet.*
- CAL. Z24-012 MARC COTTINI** – 38 Elmwood Avenue, Block 823, Lot 4 – This property is located in a B Zoning District and pursuant to the Code of the Town/Village of Harrison §235-33.3 B-B (6) (b) To minimize impacts of substantially exposed foundations, in instances where the garage is proposed to be located with the lowest level of the dwelling unit and proposed to be compliant with §235-33.3 B-A and §235-33.3 B-B, the following mitigation measure shall be thereby superseding §235-33.3 B. [1] Where the existing ground elevation at the rear property line is

below, or less than seven vertical feet above the existing ground elevation at the front property line, the driveway and off-street parking area shall extend into the parcel at a negative gradient of 9%, thereby superseding §235-33.3 B. The proposed driveway and off-street parking with a positive gradient of 2%; **thus, requiring a variance.**