

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 10, 2021 AT 7:30 P.M.,

IN HARRISON, NY, WESTCHESTER COUNTY

TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM

*Call for information to register in advance for this webinar @ 914-670-3077
or click on the link below to join the webinar:*

https://us02web.zoom.us/webinar/register/WN_PwzDYkO7Ty6JUiCJD55Vlw

- CAL. Z21-011 MARCIN ORLOWSKI** – 7 Nicols Court, Block 985, Lot 25 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-012 LISA RICCIARDI & RAVI SUNDARAM** – 24 Griswold Road, Block 544, Lot 22 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-013 SCOTT HENDRIE** – 67 Parkview Avenue, Block 722, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z21-014 SCOTT HENRIQUES** 6 Century Trail, Block 302, Lot 121 – this property is located in an R-1 Zoning District and pursuant to §245-9B Table of Dimensional Regulations of the Town/Village of Harrison, the side yard setback is 20 feet, the proposed detached garage reduces the side yard setback to 12 feet; ***thus requiring a 8 foot variance.***
- CAL. Z21-015 WESTCHESTER JOINT WATER WORKS** – 4195 Purchase Street, Block 961, Lot 3.1 – This property is located in an R-2 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the required side yard setback is 50 feet. The proposed generator will reduce the side yard setback to 37 feet; ***thus requiring a variance of 13 feet.***
- CAL. Z21-016 ANDREW ERBELDING** – 2 Lockwood Place – Block 283, Lot 30 – This property is located in an R-75 Zoning District. The minimum required front yard setback is 30 feet. As per the Code of the Town/Village of Harrison §235-18B (3): Accessory off-street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located within any front yard or required side yard or within 10 feet from any property line in a required rear yard. The proposed retaining wall application indicates a parking area, approximately 20 feet x 25 feet in the required front yard; ***thus requiring a variance.***
- CAL. Z21-017 ST. JOSEPH’S HOSPITAL** – 275 North Street, Block 521, Lot 26 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to its use as a hospital. Pursuant to §235-17E-2 Titled Special conditions and safeguards for specific uses of the Zoning Ordinance of the Town/Village of Harrison the minimum required setback is 100 feet. The existing portion of the Hanin House encroaches into the required side yard setback. The proposed addition to the Hanin House will increase the existing non-conformity; ***thus requiring a variance.***
- CAL. Z21-018 AMANN & GENOVESE** – 62 Winfield Avenue, Block 313, Lot 5 – This property is located in an R-1 Zoning District. ***Applicant seeks to appeal the building permit for a new single-family home issued by the Building Inspector.***

CAL. Z21-019 ANTHONY CELENTANO – 104 Locust Avenue, Block 722, Lot 24 – This property is located in an R-75 Zoning District with 2 front yards Locust Avenue and Main Place. The proposed Semi-in Ground Pool requires 2 variances. **1-** As per the Code of the Town/Village of Harrison §235-28A. The minimum required front yard setback is 60 feet. The proposed pool indicates a front yard setback of 4 feet 2 inches; ***thus requiring a variance of 55 feet 10 inches.*** **2-** As per the Code of the Town/Village of Harrison §235-28A. The minimum required side and rear yard setbacks are 10 feet. The proposed pool indicates a rear yard setback of 4 feet 2 inches; ***thus requiring a variance of 5 feet 10 inches.***

CAL. Z21-020 ROSEMARIE CUSUMANO – 82 Harrison Avenue, Block 84, Lot 82 – This property is located in a B Zoning District and Pursuant to 235-4 of the Zoning Ordinance of the Town/Village of Harrison. As per §235-9(B) of the Table of Dimensional Regulations, the required side yard setback for a portion of the structure outside the required rear yard is 7 feet. The existing garage is existing non-conforming with regard to the side yard setback of approximately 4 feet 2 inches at the nearest point. The new structure will be located in the same location; ***thus requiring a variance of 2 feet 10 inches.***