

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 11, 2020 AT 7:00 P.M.,

IN HARRISON, NY, WESTCHESTER COUNTY

TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_87TAZQO6T2u9x8ZII-WofA

- CAL. Z20-006 KASIA STEVENS** – 16 Emerson Avenue, Block 247, Lot 21 – Heard – Closed – Finding being prepared.
- CAL. Z20-007 JOSEPH GIAIMO** – 1 Stone Bridge Road, Block 951, Lot 23 – Heard – Closed – Findings being prepared.
- CAL. Z20-009 BRETT BILODEAU** – 295 Gainsborg Avenue, Block 915, Lot 2 – 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.* – **Not Heard at the May Meeting – Adjourned to the June Meeting.**
- CAL. Z20-010 MARTIN LIVINSTON** – 453 Sterling Road, Block 514, Lot 5 – This property is located in an R-1 Zoning District on the corner of Sterling Road and Pleasant Ridge Road and pursuant to the Code of the Town/Village of Harrison §235-26 C (1) No fence or wall in a required front yard shall have a height greater than 4 feet; 235-26 C (5) Corner lot fences and walls may be up to 6 feet 6 inches high in required front yards that are opposite side yard lines only if: A) The fence is installed in that portion of the required front yard that lies between the nearest rear wall of the dwelling and the rear lot line. B) The fence is set back a minimum of 5 feet from the front lot line. *The proposed fence requires 2 Variances: 1) The fence is 6 feet 6 inches in the required front yard; thus requiring a variance of 2 feet 6 inches. 2) The fence is 6 feet 6 inches high on the property line along Pleasant Ridge Road; thus requiring a variance of 5 feet from the setback of the front property line on Pleasant Ridge Road.*
- CAL. Z20-010 KONNOR MICULCY** – 282 Duxbury Road, Block 716, Lot 27 – This property is located in an R-1/3 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison the rear yard setback is 25 feet. *The proposed wood deck reduces the rear yard setback to 18 feet; thus requiring a 7 foot variance.*
- CAL. Z20-012 ANTONIO & PHILOMENA CORVINO** – 527 Purchase Street, Block 545, Lot 17 – This property is located in an R-1 Zoning District and is legally non-conforming with regards to the lot area (.46 acre). Pursuant to §235-9B of the Table of Dimensional Regulations of the Code of the Town/Village of Harrison: The minimum rear yard setback in an R-1 Zone is 50 feet. *The existing roof over patio and outdoor kitchen constructed with a rear yard setback of 47 feet; thus requiring a variance of 3 feet.*