

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 13, 2019 AT 8:00 P.M.,

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

- CAL. Z19-008 DANIEL & LORA KATSIKAS** – 3 Puritan Woods Road, Block 601, Lot 66 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-009 DELILAH GALENTE** – 5 Pearl Avenue, Block 834, Lot 6 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-011 MONTESSORI CHILDRENS CENTER** – 220-230 Westchester Avenue, Block 692, Lot 3 – **Heard – Closed – Findings being prepared.**
- 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. – **Heard at the May meeting – Adjourned to June.**
- CAL. Z19-012 ANTHONY FRAGOSO & ROSANN LEONE** – 200 Woodside Avenue, Block 906, Lot 17 – This property is located in a B Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison the required rear yard setback is 25 feet. The proposed wood deck reduces the rear yard setback to 10 feet, thus requiring a 15 foot variance.
- CAL. Z19-013 JOSEPH & ALICE TORRE** – 20 Lawrence Lane, Block 508, Lot 55 – This property is located in an R-1 Zoning District. The house is existing non-conforming with regard to the front yard setback. Applicant is seeking a seconded extension of a previously granted variance Z17-015 granted June 8, 2017, first extension Z18-015 granted June 14, 2018.
- CAL. Z19-014 LOUIS CAMARDELLA** – 179-181 Adelphi Avenue, Block 375, Lot 6 - This property is located in a B Zoning District. Applicant seeking to overturn the April 9, 2019 Architectural Review Board decision to grant a new two-family home.
- CAL. Z19-015 BRAIN & SPINE SURGEONS OF NEW YORK, P.C.** – 4 Westchester Park Drive, Block 631, Lot 19 – This property is located in an SB-O Zoning District and pursuant to §235-47B(1) Business Identification Signs: Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structural feature at the principle building entrances, provided such signs shall not be visible from off the premises except from the front lot line. Such signs shall have an area not exceeding 20 square feet. The proposed sign is 40 square feet and will require a 20 square foot variance.