

AMENDED 6/14/18

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 14, 2018 AT 8:00 P.M.,

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

CAL. Z18-010 JOSEPH & IVANA RANERI – 72 White Plains Avenue, Block 763, Lot 7 – Heard – Closed – Findings being prepared.

CAL. Z17-036 BILL GREENBERG – 2929 Purchase Street, Block 642, Lot 3 – This property is located on an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison. The minimum required side yard setback is 20 feet. Also per §235-24.1(B) a minimum 100 foot buffer shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This setback shall be maintained in its natural state or landscaped in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This application requires 2 variances. **1:** The expansion of the existing driveway is shown to have a front yard setback of 53 feet, thus requiring a variance of 47 feet. **2:** The expansion of the existing driveway is shown to have a side yard setback of 12.20 feet thus requiring a variance of 7.8 feet. Also pursuant to §235-26-C Fences and Walls in residential districts. No fence or wall in a required front yard shall have a height greater than 4 feet. No fence or wall in a required rear or side yard shall have a height greater than 6 feet 6 inches. In no case shall any fence or wall have a height greater than 6 feet 6 inches. Also as per §235-24.1 Buffer setbacks along roadways in Purchase. A minimum 100 foot buffer shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. The portion of the proposed 6 foot fence located in the required front yard will require a variance of 2 feet. The proposed fence is indicated to be located in the required 100 foot buffer setback, thus requiring a variance. – **Not Heard at the May Meeting – Adjourned to the June Meeting.**

CAL. Z17-041 ATTILIO ROSSI – White Plains Avenue, Block 761, Lot 9 – This property is located in an R-75 Zoning District and the property is existing and non-conforming with regards to lot area. Pursuant to §235-4 Definitions and of the Zoning Ordinance of the Town/Village of Harrison: **LOT WIDTH** – The dimension measured from side lot line to side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum required lot width shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The Lot Width at the minimum distance of not less than 35 feet from the front yard setback is 60 feet thus requiring a variance of 10 feet. – **Heard at the May Meeting – Adjourned to the June Meeting.**

CAL. Z18-009 DOMENIC & EILEEN CIPOLLONE – 25 Augusta Court, Block 951, Lot 69 – This property is located in an R-1 Zoning District and pursuant to §235-0B of the Table of Dimensional Regulations of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Plans submitted to legalize the wing walls at the driveway entrance has an overall height of 6 feet 11 inches this requiring a variance of 2 feet 11 inches. – **Not Heard at the May Meeting – Adjourned to the June Meeting.**

CAL. Z18-011 FISK MANAGEMENT, LLC – 122 Lincoln Avenue, Block 641, Lot 19 – This property is located in a R-2 Zoning District. Applicant is seeking a 3rd extension of a previously granted variance Z14-036 dated 3/12/15, first extension Z16-002 dated 3/10/16, seconded extension Z17-007 dated 4/13/17. – **Not Heard at the May Meeting – Adjourned to the June Meeting.**

CAL. Z18-012 WESTCHESTER COUNTRY CLUB – 99-101 Biltmore Avenue, Block 566, Lot 1 – This property is located in an R-1 Zoning District and pursuant to §235-26 (C) Fences and walls of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than four feet. The proposed entry walls at North Street & Park Drive South indicate a height between 8.5 feet and 5 feet, thus requiring a variance of 4.5 feet and 1 foot. The proposed entry walls at Purchase Street indicate a height between 8.5 feet and 5 feet, thus requiring a variance of 4.5 feet and 1 foot. The proposed entry walls at Polly Park Road indicate a height of 8.5 feet, thus requiring a variance of 4.5 feet. The proposed entry walls at Biltmore Avenue & Belmont Avenue indicate a height between 6 feet and 4.5 feet, thus requiring a variance of 2 feet and .5 feet.

CAL. Z18-013 RICHARD SHERIDAN – 28 Winfield Avenue, Block 301, Lot 17 – This property is located in an R-1 Zoning District and pursuant to §235-26.C(1) and (7) of the Zoning Ordinance of the Town/Village of Harrison. In residence districts: (1) No fence or wall in a required front yard shall have a height greater than 4 feet. (7) In the R-1,R-2,R-2.5 Zoning District, a gate and/or gateposts at a driveway entrance or exit, which are set back 10 feet from the front lot line or 20 feet from the edge of pavement, whichever is greater, may exceed the foregoing height limitation but shall not exceed eight feet in height and for not more than an aggregate width of 25 feet. In all other Residence District, the height limitations apply. The existing gate is 5 feet 7 inches high thus requiring a variance of 1 foot 7 inches or the gate is set back from the edge of the pavement of Winfield Ave 14 feet 5 inches thus requiring a variance of 5 feet 7 inches from the edge of the pavement of Winfield Ave.

CAL. Z18-014 THOMAS & KRISTEN HAYNES – 18 Glendale Road, Block 312, Lot 21 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regards to the lot area, front, side and rear yard setbacks and pursuant to §235-9(B) of the Table of Dimensional Regulation of the Zoning Ordinance of the Town/Village of Harrison the application requires 5 Variances. **1:** the maximum lot coverage is 15%, the proposed lot coverage is 20.4%, thus requiring a variance of 5.4%. **2:** The minimum front yard setback is 40 feet; the proposed front yard setback is 28 feet, thus requiring a variance of 12 feet. **3:** The minimum side yard setback is 20 feet; the proposed side yard setback is 10 feet, thus requiring a variance of 10 feet. **4:** The minimum total of both side yard setbacks is 40 feet; the proposed total of both setbacks of 22.83 feet, thus requiring a variance of 17.17 feet. **5:** The minimum rear yard setback is 50 feet; the proposed rear yard setback is 36.33 feet, thus requiring a variance of 13.67 feet.

CAL. Z18-015 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 an extension of a previously granted variance Z17-015 granted June 8, 2017.