

## **ZONING BOARD MEETING AGENDA**

**THURSDAY, JUNE 8, 2017 AT 8:00 P.M.,**

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

- CAL. Z16-030 IHAB MOHAMED** - 4 Coventry Court, Block 641, Lot 112 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-006 JOHN & PAMELA KING** – 219 Lincoln Avenue, Block 912, Lot 43 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-013 AURELIO & ELISA CAMPANALE** – 3 Bradford Place, Block 396, Lot 50 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-015 JOSEPH & ALICE TORRE** – 20 Lawrence Lane, Block 508, Lot 55 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-016 FRANCINE ABER** – 1 Stratton Road, Block 641, Lot 92 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 2 variances: **1: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 4 are requested thus requiring a variance for 2 additional stories. **2: §235-12 B** Table of Dimensional Regulations allows a height of 35 feet the proposed height is indicated to be 36.12 feet thus requiring a variance of 1.12 feet – **Not Heard at the May Meeting – Adjourned to the June Meeting.**
- CAL. Z17-012 STEPHEN & MARYANN CLOW** – 1 Genesee Trail, Block 441, Lot 104 – This property is located in an R-1/3 Zoning District and pursuant to §235-18-B(3) of the Zoning Ordinance of the Town/Village of Harrison. Accessory off street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located with the front yard or required side yard or within 10 feet from any property line in a required rear yard. The proposed driveway/parking area is located within the required front and side yard thus requiring a variance. – **Heard at the May Meeting – Adjourned to the June Meeting.**
- CAL. Z17-014 ERSILIA LAURINO** – 146 Park Avenue, Block 92, Lot 21 – This property is located in a B Zoning District and pursuant to §235-9(B) of the Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 7 feet. The proposed garage addition reduces the side yard setback to 2.9 feet thus requiring a variance of 4.1 feet. – **Heard at the May Meeting – Adjourned to the June Meeting.**
- CAL. Z17-017 RICHARD MORGADO** – 49 Park Avenue, Block 856, Lot 17 – This property is located in a B Zoning District and pursuant to §235-18-B(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 the required rear yard. This application requires 2 variances: **Variance 1:** The site plan submitted indicates the parking area in the required rear yard to be at the rear yard property line therefore requiring a variance of 10 feet. **Variance 2:** The site plan also indicates the parking area located in the required rear yard to be at the side yard property line therefore requiring a variance of 10 feet. This application was a positive recommendation from the Planning Board.
- CAL. Z17-018 MICHAEL & SUZANNE VALENTINO** – 33 Griswold Road, Block 542, Lot 29 – This property is located in an R-1 Zoning District. The property is legally existing and non-conforming with regards to the lot area, rear and side yard setbacks. Pursuant to §235-9B of the

Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the proposed two story addition, new portico and extend the rear patio require the following variances: **Variance 1:** The maximum lot coverage is 15% the proposed lot coverage is 25.8% thus requiring a variance of 10.8%. **Variance 2:** The minimum front yard setback is 40 feet, the proposed front yard setback of 27.75 feet thus requiring a variance of 12.25 feet. **Variance 3:** The minimum side yard setback is 20 feet, the proposed side yard setback of 7.5 feet to the fireplace thus requiring a variance of 12.5 feet. **Variance 4:** The minimum side yard setback is 20 feet, the proposed side yard of 10 feet for the 1-story addition thus requiring a variance of 10 feet. **Variance 5:** The minimum side yard setback is 20 feet, the proposed side yard setback of 16 feet for an addition which will maintain the existing setback thus requiring a variance of 4 feet. **Variance 6:** The minimum total of both side yard setbacks is 40 feet, the proposed total of both side yard setbacks of 23.5 feet thus requiring a variance of 16.5 feet. **Variance 7:** The minimum rear yard setback is 50 feet, the proposed rear yard setback of 29.5 feet thus requiring a variance of 20.5 feet. **Variance 8:** The minimum rear yard setback is 50 feet, the proposed rear yard setback for the new patio wall is 21 feet thus requiring a variance of 29 feet.

**CAL. Z17-019 ADAM MURRAY** – 189 Gainsborg Avenue, Block 873, Lot 46 – This property is located in a B Zoning District and pursuant to §235-18-B(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 the required rear yard. Nothing herein shall be constructed to prohibit a second driveway on a property, provided that: [Amended 12060200 by L.L. No. 8-2000] (a) The property has a lot width of 100 feet or more. (b) The nearest points of the driveway shall be no closer than 50 feet to each other measured at the street and at the property line nearest the street. Also as per §235-36 Schedule of Off-Street Parking Space Requirements for Residential Uses. Also as per §235-18-B-6 In the B Residential Zoning District the driveway width through the lot shall not exceed 22 feet measured from the front lot line through the required front yard and a minimum of 20 feet through the right of way to the edge of the street pavement. The Schedule of Off-Street Parking Spaces Requirements for Residential Uses is as follows: Number of Spaces Required: 1-family and 2 family dwellings: 2 per dwelling unit. And as per §235-19-B of the Table of Dimensional Regulations the minimum required side yard setback is 7 feet with a total of both of 15 feet. This application requires 6 variances. **Variance 1:** The proposed 2 family is indicted to have 2 parking spaces, thus requiring a variance for the additional 2 spaces required. **Variance 2:** The lot is 75 feet in width, thus requiring a variance for the second curb cut. **Variance 3:** The distance between the driveways is approximately 38 feet, thus requiring a variance of 12 feet. **Variance 4:** The driveway at the side of the house encroaches into the required side yard setback. **Variance 5:** The proposed driveway is shown to have a curb cut width of 24 feet, thus requiring a variance of 4 feet. **Variance 6:** The proposed elevated ramp reduces the side yard setback to 3 feet 9 inches, thus requiring a variance of 3 feet 3 inches.

**CAL. Z17-020 JAMES & CATHERINE MOORE** – 42 Old Lyme Road, Block 706, Lot 1 – This property is located in an R 1/3 Zoning District and pursuant to §235-18-B(3) of the Zoning Ordinance of the Town/Village of Harrison Accessory off -street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located with the front yard or required side yard or within 10 feet from any property line in a required rear yard. Nothing herein shall be construed to prohibit a second driveway on a property provided that: [Amended 12-6-200 by L.L. No. 8-200] (a) The property has a lot width of 100 feet or more; (b) The nearest points of the driveways shall be no closer than 50 feet to each other measured at the street and at the property line nearest the street; (c) The driveway shall be no closer to the street or any property line that 20 feet measured along a radius at the midpoint of a line between the nearest points of the driveways at the street or at the property line, whichever is longer: The proposed radius is indicated to be 17 feet and 19 feet thus requiring a variance of 3 feet and 1 feet.