

AMENDED 5/30/2023

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 8, 2023 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

CAL. Z23-012 SUZY HICKSON – 3 Spring Lake Drive – Block 691, Lot 116 – **Heard – Closed – Findings being prepared.**

CAL. Z23-009 GAIL & MICHAEL GOLDEY – 81 Highfield Road, Block 201, Lot 5 – This property is located in an R-1/3 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the minimum lot width is 100 feet and the required front yard is 30 feet. LOT WIDTH is defined as 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 proposed 2 lot subdivision lot width of 93.7 feet; **thus, requiring a variance of 6.3 feet.** Application was referred by the Planning Board.

CAL. Z23-013 GEOVANNY HOLGUIN – 2 Archer Place, Block 171, Lot 57 – This property is located in a B Zoning District and is a Legally Existing Non-Conforming comer lot. Pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison, the side yard setback for one side yard is 7 feet and abutting side street on a corner lot is 8 feet for a total of 15 feet. The proposed one-story addition reduces the total combined dimension to 13 feet 7 inches; **thus requiring a 1 foot 5 inch variance.**

CAL. Z23-014 ANTHONY FORTE – 711 West Street, Block 472, Lot 27 – This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the side yard setback (15 feet 1 inch). Pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations the minimum required side yard setback is 20 feet. The existing deck reduces the side yard setback to 17 feet 1 inch; **thus requiring a 2 foot 12 inch variance.** The existing pergola with a setback of 18 feet 7inch; **thus requiring a 1 foot 3 inch variance.**

CAL. Z23-015 THE BEBEAR LLC – 1 Bristol Lane, Block 644, Lot 27 – This property is located in an R-1 Zoning District and pursuant to §235-9B Table of Dimensional Regulations of the Town/Village of Harrison the rear yard setback is 50 feet. The new 3 car garage reduces the rear yard setback to 31 feet; **thus requiring a 19 foot variance.**

CAL. Z23-016 WILLIAM D'IMPERIO – 182 Ellsworth Avenue, Block 432, Lot 1 – 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 rear yard setback is 25 feet. The legalization of an existing enclosed porch reduces the rear yard setback to 24 feet 2 inch; **thus requiring a 10 inch variance.**

CAL. Z23-017 KST POWELL LLC – 110 Halstead Avenue, Block 76, Lot 8 – This property is located in an MFR Zoning District and pursuant to §235-12-B of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance. The maximum allowable height is 50 feet and 4 stories. The maximum lot coverage is 50%. The minimum required rear yard setback is 20 feet. Minimum lot arear per dwelling unit is 750 sf. As per §235-40 Nonresidential access driveway requirements. Every separate entrance or exit driveway shall have a minimum unobstructed width of 15 feet. Every combined entrance and exit shall have a minimum unobstructed with of 25 feet. Parking arears with 20 spaces or more shall have at least two separate 15-foot driveways. As per §235-36 schedule of off-street parking spaces. Multiple Dwellings require 1.5 per dwelling unit. This application requires 6 Variances. **1) The proposed lot coverage is 51.6%; thus requiring a variance of 1.6%. 2) The proposed total number of stories is 6, thus requiring a variance for 2 stories. 3) The proposed rear yard setback is shown to be 15-feet; thus requiring a variance of 5-feet. 4) The lot area provided per dwelling unit is**

618 square feet; thus requiring a variance of 132 feet. 5) The proposed access driveway is shown to be 24.33 feet; thus requiring a variance of .67 feet. 6) The proposed building requires 26 parking spaces. The total amount of parking spaces provided is 18; thus requiring a variance of 8 spaces.