

ZONING BOARD MEETING AGENDA

THURSDAY, JUNE 9, 2022 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

CAL. Z22-012 NICOLAI LUND – 9 Windsor Court, Block 981, Lot 64 – **Heard – Closed – Findings being prepared.**

CAL. Z22-014 MATTHEW STERN – 278 Old Lake Street, Block 982, Lot 9 – **Heard – Closed – Findings being prepared.**

CAL. Z22-013 GINO & MARIA VETRINI – 19 New Street, Block 644, Lot 9 – This property is located in a R-50 Zoning District and is legally existing, non-conforming with regards to the number of dwelling units (2 dwelling units) and the front yard setback (13'4 ¼"). The proposed Addition/Alterations will require 2 variances: **1)** The proposed Addition and Alterations will increase the non-conformity of the 2 dwelling units. As per the Code of the Town/Village of Harrison §235-52 "Except as specifically provided above, no structure or use which does not conform to the requirements of this chapter shall be expanded, enlarged, extended, reconstructed, structurally altered or restored by any means or in any respect whatsoever, nor shall any external evidence of a non-conforming use be increased unless in accordance with §235-61D(1)". **2)** As per the Code of the Town/Village of Harrison §235-9 A of the Table of Use Regulations Footnote j: "No main or principal structure of any portion thereof on property abutting or adjacent to New Street shall be erected at a distance of more than 85 feet from the property line abutting or adjacent to New Street". The rear of the proposed Addition will be at a distance of 96.13 feet from New Street; **thus requiring a variance of 11.13 feet.**

CAL. Z22-015 ROSEMARIE CUSUMANO - 82 Harrison Avenue, Block 84, Lot 82 – This property is located in a B Zoning District. **Applicant is seeking an extension of a previously granted variance Z21-020 granted 6/10/2021.**

CAL. Z22-016 LELIA WOOD-SMITH – 9 Woods End, Block 601, Lot 57 - This property is located in an R-1 Zoning District. **Applicant is seeking a 4th extension of a previously granted variance Z04-018 dated 3/10/04.**

CAL. Z22-017 ANTHONY AND GINA CERONE – 4300 Purchase Street, Block 981, Lot 50 – This property is located in an R-2 Zoning District and pursuant to §235-33 of the Zoning Ordinance of the Town/Village of Harrison; Titled Minimum front lot line width of residential lots. The minimum lot width at the front lot line in any residence district shall be not less than 75% of the required lot width at the required minimum front yard depth, but in no case shall it be less than 50 feet. Pursuant to §235-4 Titled Definitions of the Zoning Ordinance of the Town/Village of Harrison. Lot width is 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. This application requires 2 variances: **1)** The required lot width at the front yard setback is 200 feet. The proposed front lot width at the required front yard setback is approximately 25 feet; **thus requiring a variance of 150 feet.** **2)** The minimum required front lot width at the front lot line is required to be 150 feet. The proposed front lot width is 107 feet; **thus requiring a variance of 43 feet. This was referred by the Planning Board with a positive recommendation.**

CAL. Z22-018 MARY ANN SULLIVAN – 10 Park Drive North, Block 542, Lot 1 – This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the left side yard setback of 12.3 feet. Pursuant to the Code of the Town/Village of Harrison §235-9B of the

Table of Dimensional Regulations the minimum setback from the property line in the required rear yard is 15 feet. The generator has been installed in the required rear yard setback 11.2 feet; *thus requiring a variance of 3.8 feet.*

- CAL. Z22-019 BRIAN AND ROSE GILLEN** – 164-166 Park Avenue, Block 892, Lot 11 – This property is located in a B Zoning District and pursuant to §143-28-B Titled Buildings required to have fire sprinkler systems of the Local Ordinance of the Town/Village of Harrison. Any construction or renovation to an existing structure, or extension or increase in floor area or height of a building, or reconstruction or renewal of any part of an existing building for the purpose of its maintenance, or any combination thereof within a two-year period which exceeds 50% of a building's existing gross floor area, the entire building except for crawl spaces shall be equipped with a fire sprinkler system installed in accordance with all of the provision of this article. The meaning of the words used in this section shall be the same as those used in the then current version of the Building Code of New York State. The Addition/Alteration was required to have a fire sprinkler system installed throughout the entire structure, the system was never installed; *thus per 143-31-D the owner is seeking a variance.*
- CAL. Z22-020 BROOKE ZARKOWSKY**- 3 Fairway Drive, Block 951, Lot 88 – This property is located in an R-1 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulation of the Town/Village of Harrison the rear yard setback is 50 feet and §235-9B the required lot coverage is 15%. The Rear Yard Addition will require 2 variances: **1)** The one story rear yard addition reduces the rear yard setback to 45.5 feet; *thus requiring a 4.5 foot variance.* **2)** The existing lot coverage is 15.30%, the proposed lot coverage is 15.98%; *thus requiring a variance of .68%*
- CAL. Z22-021 JOHN AND GRACE HARRIS** – 2 Beverly Road, Block 642, Lot 2 – This property is located in an R-1 Zoning District and is a corner lot (Beverly Road and Purchase Street). Pursuant to the Code of the Town/Village of Harrison §235-24.1.B Minimum buffer setback of 100 feet 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. The proposed 4 foot high post and rail fence setback 9 feet from the property line adjacent to Purchase Street; *thus requiring a variance of 91 feet. This was referred by the Planning Board with a positive recommendation.*
- CAL. Z22-022 MARC LUST** – 3 Westwood Court, Block 302, Lot 90 – This property is located in an R ½ Zoning District and pursuant to the Code of the Town/Village of Harrison §235-31 A. Except in the R-75, B and MF Residence District and in the PB, NB, CBD and MFR Business Districts, all buildings and structures shall be set back at least 50 feet from the seasonal high water level water's edge or established channel lines of streams and other water bodies, as established by the Town Board. Where such lines have not been established by the Town Board, reference shall be made to those established by other governmental bodies such as the state, county, Soil Conservation Service or United States Department of Housing and Urban Development, Federal Insurance Administration. The proposed Pool, Spa and Pool Deck with a setback of 6.82 feet from the stream; *thus requiring a variance of 43.18 feet.*