

ZONING BOARD MEETING AGENDA

THURSDAY, JULY 13, 2017 AT 8:00 P.M.,

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

- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, Lot 11 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-012 STEPHEN & MARYANN CLOW** – 1 Genesee Trail, Block 441, Lot 104 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-014 ERSILIA LAURINO** – 146 Park Avenue, Block 92, Lot 21 – **Heard – Closed – Findings being prepared.**
- CAL. Z17-020 JAMES & CATHERINE MOORE** – 42 Old Lyme Road, Block 706, Lot 1 – **Heard – Closed – Findings being prepared.**
- 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. **–Heard at the June Meeting – Adjourned to the July Meeting.**
- 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. **–Heard at the June Meeting – Adjourned to the July Meeting.**
- CAL. Z17-019 ADAM MURRAY** – 189 Gainsborg Avenue, Block 873, Lot 46 – This property is located in a B Zoning District and pursuant to §235-9-B of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 7 feet with a total of both of 15 feet. The proposed elevated ramp reduces the side yard setback to 3 feet 9 inches thus requiring a variance of 3 feet 3 inches. **–Heard at the June Meeting – Adjourned to the July Meeting.**

- CAL. Z17-021 BRIGGS & JENNIFER FORELLI** – 25 Park Drive South, Block 521, Lot 12 – This property is located in an R-1 Zoning District and pursuant to §235-0 of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required setback is 20 feet. On November 10, 2016 a variance was granted for a generator to encroach into the side yard setback of 12 feet 9 inches and 13 feet 3 inches thus requiring a 7 feet 3 inches and 6 feet 9 inches variance. The final survey shows the generator encroaching 10 feet into the side yard setback thus requiring a 10 foot variance.
- CAL. Z17-022 WESTCHESTER AVENUE ASSOCIATES, LLC** – 3000-3040 Westchester Avenue, Block 602, Lot 2. This property is located in a SB-0 Zoning District. Applicant is seeking an extension of a previously granted variance Z16-001 dated 9/9/16.
- CAL. Z17-023 BATES ROAD DEVELOPMENT, LLC** – 26 Bates Road, Block 222, Lot 55 – This property is located in an R 1/3 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the maximum allowable height is 26 feet. Based on the final as build survey and the grade plane calculations submitted, the building height is 28.4 feet, thus requiring a variance of 2.4 feet.
- CAL. Z17-024 SMG REALTY ASSOCIATES** – 30 Bates Road, Block 224, Lot 56 – This property is located in an R 1/3 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the maximum allowable height is 26 feet. Based on the final as build survey and the grade plane calculations submitted, the building height is 28.08 feet, thus requiring a variance of 2.02 feet.