

ZONING BOARD MEETING AGENDA
THURSDAY, JULY 14, 2022 AT 7:30 P.M.,
MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z22-017 ANTHONY AND GINA CERONE** – 4300 Purchase Street, Block 981, Lot 50 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-018 MARY ANN SULLIVAN** – 10 Park Drive North, Block 542, Lot 1 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-019 BRIAN AND ROSE GILLEN** – 164-166 Park Avenue, Block 892, Lot 11 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-020 BROOKE ZARKOWSKY**- 3 Fairway Drive, Block 951, Lot 88 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-021 JOHN AND GRACE HARRIS** – 2 Beverly Road, Block 642, Lot 2 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-022 MARC LUST** – 3 Westwood Court, Block 302, Lot 90 – **Heard – Closed – Findings being prepared.**
- CAL. Z22-023 JOSEPH AND 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 a fifth extension of a previously granted variance Z17-015 granted 6/8/17.*
- CAL. Z22-025 LUCIANO PIERETTI** – 300 West Street, Block 292, Lot 23 – This property is located in an R-1/2 Zoning District and is legally existing non-conforming with regards to the rear yard setback of 24.35 feet. Pursuant to the Code of the Town/Village of Harrison §235-9(B) of the Table of Dimensional Regulations the Maximum Height of a structure is 2 ½ stories and 30 feet. The proposed addition will require 2 variances: 1) The proposed addition with 3 stories where 2 ½ stories are permitted; *thus requiring a variance.* 2) The proposed addition has a height of 33 feet 7 inches; *thus requiring a variance of 3 feet 7 inches.*
- CAL. Z22-026 FRANK BARDANI** – 8 Pond’s Lane, Block 672, Lot 26 – This property is located in an R-2.5 Zoning District. *Applicant seeks to appeal the Building Inspectors determination of condensers installed in 1984 not subject to setback requirements.*
- CAL. Z22-027 NELSON GAERTNER, JR.** – 3999 Purchase Street, Block 961, Lot 12 – This property is located in an R-2 Zoning District and pursuant to §235-18(4) of the Zoning Ordinance of the Town/Village of Harrison; The Exterior Wall of an Accessory Building in the required rear yard may not exceed 10 feet in height above the adjacent grade. Also as per §143-31-B Fire Sprinklers shall not be required to be installed in Residential Accessory Structures such as sheds, garages and seasonal buildings less than 800 square feet in area for those stories above grade. The proposed three car garage requires 2 variances: 1) A portion of the walls of the accessory structure are 11 feet; **thus requiring a variance of 1 foot.** 2) The structure is over 800 square feet in area; **thus requiring a fire sprinkler system, the owner does not want to install them requiring a variance.**
- CAL. Z22-028 RONALD BOBMAN AND JUDIE LIFTON** – 9 Timber Trail, Block 601, Lot 46 – This property is located in an R-1 Zoning District and pursuant to §235-26 C (9) of the Code of the Town/Village of Harrison: Outdoor tennis Courts, paddle courts, basketball courts, and other similar courts which are located in conformance with §235-18 B (2) may be fenced to a height

not to exceed 10 feet above the average natural grade only if: (a) The fence is an open mesh type (chain link). (b) Screened from the view of the street and abutting residentially owner properties. Such screening shall be a landscape strip planted with evergreens, with an actual height of at least 6 feet above the natural grade when installed. (c) Fence enclosures may be equipped with the customary attached windbreaks. The proposed Paddle Court with an enclosure as shown to be constructed on the existing tennis court with 10 feet high tempered glass panels bolted to steel frames and a 3 foot high open wire mesh fence on top. The total height is 13 feet; ***thus requiring a height variance of 3 feet.*** Also §235-26 (9) (a) of the code is specific to an open mesh type (chain link) enclosure only; ***thus requiring a variance for the tempered glass enclosure being used.***