

ZONING BOARD MEETING AGENDA

THURSDAY, JULY 9, 2020 AT 7:00 P.M.,

IN HARRISON, NY, WESTCHESTER COUNTY

TO BE HELD VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM

Call for information to register in advance for this webinar @ 914-670-3077

- CAL. Z20-011 KONNOR MICULCY** – 282 Duxbury Road, Block 716, Lot 27 – **Heard – Closed – Findings being prepared.**
- CAL. Z20-012 ANTONIO & PHILOMENA CORVINO** – 527 Purchase Street, Block 545, Lot 17 – **Heard – Closed – Findings being prepared.**
- CAL. Z19-018 BARLETTA & BARLETTA FAMILY TRUST** – 15 Bates Road and 4 Garden Road, Block 215, Lots 114 & 115 – 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 Zoning Ordinance of the Town/Village of Harrison the minimum required lot size is 14,520 square feet. *The proposed subdivision will create two non-conforming lots. 15 Bates Road will have a lot size of 12,135 square feet and 4 Garden Road will have a lot size of 12,000 square feet; thus requiring a variance.* – **Heard at the June Meeting – Adjourned to the July Meeting.**
- CAL. Z20-010 MARTIN LIVINSTON** – 453 Sterling Road, Block 514, Lot 5 – This property is located in an R-1 Zoning District on the corner of Sterling Road and Pleasant Ridge Road and pursuant to the Code of the Town/Village of Harrison §235-26 C (1) No fence or wall in a required front yard shall have a height greater than 4 feet; 235-26 C (5) Corner lot fences and walls may be up to 6 feet 6 inches high in required front yards that are opposite side yard lines only if: A) The fence is installed in that portion of the required front yard that lies between the nearest rear wall of the dwelling and the rear lot line. B) The fence is set back a minimum of 5 feet from the front lot line. *The proposed fence requires 2 Variances: 1) The fence is 6 feet 6 inches in the required front yard; thus requiring a variance of 2 feet 6 inches. 2) The fence is 6 feet 6 inches high on the property line along Pleasant Ridge Road; thus requiring a variance of 5 feet from the setback of the front property line on Pleasant Ridge Road.* – **Heard at the June Meeting – Adjourned to the July Meeting.**
- CAL. Z20-013 MARCO & ANNA BERARDI** – 616 West Street, Block 301, Lot 20 – This property is located in an R-1 Zoning District with 2 front yards (West Street and Winfield Avenue) and pursuant to the Code of the Town/Village of Harrison §235-18.B(2) No accessory building or structure shall be located nearer to the street line than the following setbacks: (a) R-2.5, R-2, R-1, R-1/2, R-1/3 and GA Districts 75 feet. As per the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations the required side setback for an accessory structure in an R-1 Zone is 15 feet. *The existing renovated shed requires 2 variances: 1) The existing renovated shed has a front yard setback of 13.4 feet from Winfield Avenue; thus requiring a variance of 61.6 feet. 2) The existing renovated shed has a side yard setback of 2.9 feet; thus requiring a variance of 12.1 feet.*
- CAL. Z20-014 DIEGO CASTILLO & BRUNI TOPETE** – 45 Rigene Road, Block 472, Lot 62 – This property is located in an R-1 Zoning District. As per §235-26(9) of the Zoning Ordinance of the Town/Village of Harrison Outdoor tennis courts, paddle courts, basketball courts and other similar courts which are located in conformance with §235-9B and §235-18B(2) may be fenced to a height not to exceed 10 feet above the average natural ground only if: (a) The fence is an open mesh type (chain link). (b) Screened from the view of the street abutting residentially owned properties. Such screening shall be a landscape strip planted with evergreens, with an actual height of at least 6 feet above the natural ground when installed. (c) Fence enclosures may be equipped with the customary windbreaks. *The proposed paddle court enclosure is shown to*

be constructed of 10 foot Plexiglass panels and PVC coated wire mesh fence combination with a 3 foot metal mesh on top, the total height is 13 feet. The court will be dropped into the grade creating a barrier height of no greater than 10 feet from the natural grade. The code speaks to chain link fence only; thus requiring a variance for the Plexiglass material being used.

CAL. Z20-015 ELIAS RABADI – 25 Pine Street, Block 822, Lot 13 – This property is located in a B Zoning District and the property is legally existing and non-conforming with regards to the side yard setback 5 feet 3 inches. Pursuant to the Code of the Town/Village of Harrison §235-9(B) The required minimum front yard setback is 20 feet. *The proposed new front porch with roof over indicates a front yard setback of 12 feet 8 inches; thus requiring a variance of 7 feet 4 inches.*