

**ZONING BOARD MEETING AGENDA**

**WEDNESDAY, AUGUST 9, 2023 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

**HARRISON, N.Y., WESTCHESTER COUNTY**

- CAL. Z23-018 SANDY HOFFMAN** – 59 West Street, Block 46, Lot 3 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-019 ROBERT FRANKEL** – 34 Pinehurst Drive, Block 691, Lot 193 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-020 CLARK PAGER** – 3700 Purchase Street, Block 951, Lot 22 – **Heard – Closed – Findings being prepared.**
- 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 7 Variances. **1)** The proposed lot coverage is 51.6%; **thus requiring a variance of 1.6%.** **2)** The proposed total number of stories is 5, **thus requiring a variance for 1 story.** **3)** The proposed height is 53.67 feet; **thus requiring a variance of 3.67 feet.** **4)** The proposed rear yard setback is shown to be 15-feet; **thus requiring a variance of 5-feet.** **5)** The lot area provided per dwelling unit is 618 square feet; **thus requiring a variance of 132 feet.** **6)** The proposed access driveway is shown to be 24.33 feet; **thus requiring a variance of .67 feet.** **7)** The proposed building requires 24 parking spaces. The total amount of parking spaces provided is 18; **thus requiring a variance of 6 spaces.** – **Heard – adjourned to the August Meeting.**
- CAL. Z23-021 MICHELLE BURTON & MICHAEL ZUCKMAN** – 823 West Street, Block 491, Lot 2 – This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the front yard setback (15.62 feet) and pursuant to the Code of the Town/Village of Harrison §235-9 b the proposed Portico & Attached Carport will require 4 Variances. **1)** The minimum required front yard setback is 40 feet the proposed Front Entry Portico with a front yard setback of 15 feet 11 ½ inches; **thus requiring a 24 foot ½ inch variance.** **2)** The minimum required front yard setback is 40 feet, the proposed Carport with a front yard setback of 8 feet 3 inches; **thus requiring a 31 foot 9 inch variance.** **3)** The minimum required side yard setback is 20 feet. The proposed Carport with a side yard setback of 8 feet ¾ inch; **thus requiring a 11 foot 11 ¼ inch variance.** **4)** The minimum required combined side yard setback is 40 feet, the proposed combined side yard setback of 35 feet 9 inches; **thus requiring a 4 foot 3 inch variance.** And pursuant to the Code of the Town/Village of Harrison §235-18B(3)(c) The driveway shall be no closer to the street or any property line that 20 feet measured along a radius at the midpoint of a line between the nearest points of the driveways at the street or at the property line, whichever is larger. The proposed Circular Driveway with a distance to the street of 15 feet 8 ¾ inches; **thus requiring a variance of 4 feet 3 ¼ inch.**
- CAL. Z23-022 MICHAEL DICOSTANZO** – 5 Hayden Lane, Block 1001, Lot 58.3 – This property is located an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional regulations the minimum required side yard is 20 feet. The proposed HVAC condenser units with a side yard setback of 15 feet; **thus requiring a 5 foot variance.**