

ZONING BOARD MEETING AGENDA

TUESDAY, AUGUST 31, 2021 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z21-025 NUNO BRITO** – 155 Harrison Avenue, Block 21, Lot 53 – This property is located in an R-75 Zoning District and is legally existing non-conforming with regards to lot area 5,138 square feet, the front yard setback 20.8 feet and the side yard setback 9 feet. Pursuant to the Code of the Town/Village of Harrison §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 a required rear yard. The proposed off-street parking area approximately 27 feet x 20 feet in the required front yard and with a side yard setback of 5 feet; ***thus requiring a variance.*** §235-26 C(1) No fence or wall in a required front yard shall have a height greater than 4 feet. The proposed fence/wall with a height of 6 feet in the required front yard, ***thus requiring a variance of 2 feet.*** – **Heard at the July Meeting – Adjourned to the September Meeting.**
- CAL. Z21-027 PAUL & JULIE FURIA** – 10 Hyatt Avenue, Block 402, Lot 60.1 – This property is located in an R-75 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the proposed deck will require 2 variances: **1)** The proposed deck with a rear yard setback of 12 feet. The minimum required rear yard setback is 25 feet; ***thus requiring a variance of 13 feet.*** **2)** The proposed deck with a side yard setback of 5 feet. The minimum required side yard setback is 10 feet; ***thus requiring a variance of 5 feet.***
- CAL. Z21-028 JOHN YIANNOULLOU** – 59 Woodlands Road, Block 507, Lot 18 – This property is located in an R-1 Zoning District with two front yards. Pursuant to the Code of the Town/Village of Harrison §235-28 the application for a pool requires a variance. The minimum required front yard setback is 75 feet. The proposed pool indicates a front yard setback of 53.24 feet; ***thus requiring a variance of 21.76 feet.***
- CAL. Z21-029 5 SAROSCA HOLDINGS LLC** – 5 Sarosca Farm Lane, Block 951, Lot 96 – This property is located in an R-2 Zoning District and pursuant to §235-26-C-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 grade only if: (a) The fence is an open mesh type (chain link). (b) Screened from the view of the street and 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 grade when installed. (c) Fence enclosures may be equipped with the customary attached windbreaks. The proposed type enclosure for the paddle court does not conform to the exception for the fence height of a sports court; the maximum allowable height would be 6 feet 6 inches. The overall height of the Plexiglass and chain-link combination enclosure is approximately 13.12 feet; ***thus requiring a variance of 6.62 feet.***
- CAL. Z21-030 ASUNCION HOSTIN** – 3801 Purchase Street, Block 671, Lot 1.1 – This property is located in an R-2 Zoning District. It is legally existing and non-conforming with regards to the front yard setback (64.4 feet) the side yard setback (34.5 feet) and the rear yard setback (16.1 feet). As per the Code of the Town/Village of Harrison §235-28 A. The minimum required rear yard setback is 20 feet the proposed pool with a rear yard setback of 10 feet; ***thus requiring a variance of 10 feet.***

CAL. Z21-031 SAPNA ARVIND – 2 Trails End, Block 201, Lot 30 – This property is located in an R-1/3 Zoning District with 3 front yards (Trails End, Highfield Road and Richardson Lane) Pursuant to the Code of the Town/Village of Harrison §235-28A: The minimum required setback for a Swimming Pool from any street is 75 feet. The proposed swimming pool with setback from Richardson Lane is 24.2 feet; **thus requiring a variance of 50.8 feet.** Pursuant to the Code of the Town/Village of Harrison §235-18 B (2)(a): No Accessory Building or Structure shall be located nearer to the street line than 75 feet. The proposed pool house with a setback from Richardson Lane is 10 feet; ***thus requiring a variance of 65 feet.***

CAL. Z21-032 WESTCHESTER AVENUE ASSOCIATES, LLC – 3020 Westchester Avenue, Block 602, Lot 2.03 - This property is located in a SB-0 Zoning District. ***Applicant is seeking a fifth extension of a previously granted variance Z16-001 dated 9/8/16.***