

ZONING BOARD MEETING AGENDA

THURSDAY, SEPTEMBER 14, 2017 AT 8:00 P.M.,

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

- 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. – **Not Heard at the July Meeting – Adjourned to the September Meeting.**
- 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. – **Heard at the July Meeting – Adjourned to the September Meeting.**
- 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. – **Heard at the July Meeting – Adjourned to the September Meeting.**
- CAL. Z17-025 BRANDON & BRIDGET LOWER** – 2 Hilltop Place, Block 523, Lot 8 – This property is located in an R-1 Zoning District the property is also located on the corner of Hilltop Place and Highland Road. Pursuant to §235-26C Fences and Walls of the Zoning Ordinance of the Town/Village of Harrison. In Residential Districts: (1) No fence or wall in a required front yard shall have a height greater than 4 feet. (5) Corner lot fences and walls: Fences and walls on corner lots 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. (c) Appropriate ornamental planting or natural buffer is provided in the form of plant material approved by: The Building Inspector. The proposed fence and wall indicate at height of 6 feet 5 inches and does not conform with the requirements of exemption §235-26-C (5). Thus requiring a variance of 2 feet 7 inches.
- CAL. Z17-026 ROBERT A. PORTO** – 50 Union Avenue, Block 442, Lot 2 – This property is located in an R-1 Zoning District. Applicant is seeking to appeal the issuance of a Flood Plain Disturbance Permit issued to the Harrison Central School District for Athletic Fields. Building Permit # 17-26525 dated June 1, 2017.
- CAL. Z17-027 JNC INC.** – 5 Patricia Court, Block 441, Lot 50.3 – 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 Zoning Ordinance the maximum required height is 26 feet. The proposed new home is shown to have a height of approximately 28 feet 4 inches, thus requiring a variance of 2 feet 4 inches.

CAL. Z17-028 JNC INC. – 493 Main Street, Block 811, Lot 28 – This property is located in a B Zoning District. This property has been referred to the Zoning Board by the Planning Board for a proposed subdivision. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required setback is 7 feet with a total to be a minimum of 15 feet. The existing house side yard setback has been reduced to 4.8 feet do to the proposed subdivision, thus requiring a variance of 2.2 feet. The total of both side yards has been reduced to 9.8 feet, thus requiring a variance of 5.2 feet.

CAL. Z17-029 21 BELLEVUE AVENUE LLC – 21 Bellevue Avenue, Block 563, Lot 9 – This property is located in an R-1 Zoning District. The minimum required side yard setback is 20 feet. The proposed installation of a generator and ac condensing units as part of the addition and alteration to the existing house reduces a portion of the side yard setback to 16.8 feet, thus requiring a variance of 3.2 feet.