

AMENDED 9/7/2023

ZONING BOARD MEETING AGENDA

THURSDAY, SEPTEMBER 14, 2023 AT 7:30 P.M.,

MUNICIPAL BUILDING, 1 HEINEMAN PLACE

HARRISON, N.Y., WESTCHESTER COUNTY

- CAL. Z23-017 KST POWELL LLC** – 110 Halstead Avenue, Block 76, Lot 8 – **Heard – Closed – Findings and Negative Declaration being prepared.**
- CAL. Z23-021 MICHELLE BURTON & MICHAEL ZUCKMAN** – 823 West Street, Block 491, Lot 2 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-022 MGM HAYDEN LLC** – 5 Hayden Lane, Block 1001, Lot 58.3 – **Heard – Closed – Findings being prepared.**
- CAL. Z23-023 GREGORY HIBBARD & SUSAN REIFENHAUSER** – 31 Second Street, Block 77, Lot 33 – This property is located in a B Zoning District and is legally existing non-conforming with regards to the front yard setback of 19.1 feet and the side yard setback of 3.4 feet. Pursuant to the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations the total required setback for the two side yards is 15 feet. The proposed 2-story addition with a total side yard setback for the two side yards of 10.6 feet; ***thus requiring a variance of 4.4 feet.***
- CAL. Z23-025 MANHATTANVILLE COLLEGE** – 2900 Purchase Street, Block 631, Lot 5 – This property is located in an R-2 Zoning District. This application requires 7 Variances. Pursuant to the Code of the Town/Village of Harrison §235-9B the Table of Dimensional Regulations the maximum height of an accessory building shall be 15 feet. **1)** the proposed Press Box at the Baseball Field with have a height of 22 feet; ***thus requiring a variance of 7 feet.*** **2)** The proposed Press Box at the Softball Field with have a height of 22 feet; ***thus requiring a variance of 7 feet.*** Pursuant to the Code of the Town/Village of Harrison §235-26-C(3) In no case shall any fence or wall have a height greater than 6 feet 6 inches. **3)** The proposed Baseball Field Backstop will have a height of 50 feet; ***thus requiring a variance of 43 feet 6 inches.*** **4)** The proposed Softball Field Backstop will have a height of 40 feet; ***thus requiring a variance of 33 feet 6 inches.*** **5)** The proposed Safety netting at the Baseball Field will have a height of 20 feet; thus requiring a variance of 13feet 6 inches. **6)** The proposed Baseball and Softball Field retaining walls and fences will have a height of 10 feet; ***thus requiring a variance of 3feet 6 inches.*** Pursuant to the Code of the Town/Village of Harrison §235-24.1 B Roadway buffer setback. A minimum buffer setback of 100 feet shall be established along each of the following roadways: Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This setback shall be maintained in its natural state or landscaped, in accordance with the determination of the Planning Board, and shall be maintained by the property owner. Except where approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permit for any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. **7)** The proposed improvements will have a setback of 48 feet from Anderson Hill Road; ***thus requiring a variance of 52 feet.***