

*Amended 9/6/2022*

**ZONING BOARD MEETING AGENDA**

**THURSDAY, SEPTEMBER 8, 2022 AT 7:30 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE**

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

- CAL. Z22-026 FRANK BARDANI** – 10 Pond’s Lane, Block 672, Lot 26 – This property is located in an R-2.5 Zoning District. – **Heard – Closed – Findings being prepared.**
- CAL. Z22-024 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 sixth extension of a previously granted variance Z16-001 dated 9/8/16.*
- CAL. Z22-029 ALISON ANTANASIO** – 25 Westerleigh Road, Block 611, Lot 19 – This property is located in an R-2.5 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the minimum required side yard setback is 50 feet. The proposed 6 air conditioning condensers in the required side yard with a side yard setback of 27feet; *thus requiring a variance of 23 feet.*
- CAL. Z22-030 ROGERIO LOBO** – 1 Woodside Lane, Block 545, Lot 45 – This property is located in an R-1 Zoning District with 2 front yards (Woodside Lane and Pheasant Drive) and pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the minimum required front yard is 40 feet. The proposed generator with a front yard setback from Pheasant Drive is 37.9 feet; *thus requiring a variance of 2.1 feet.*
- CAL. Z22-031 JOSE OREIRO** – 164 Lake Street, Block 910, Lot 86 – This property is located in a B Zoning District and is legally existing non-conforming with regards to the rear yard setback (9 feet 8 inches to the rear yard deck for which variance 1179 was granted in 1987). The applicant is proposing to enclose the rear deck resulting in an increase in the non-conformity. As per the Code of the Town/Village of Harrison §235-52: “Except as specifically provided above, no structure or use which does not conform to the requirements of this chapter shall be expanded, enlarged, extended, reconstructed, structurally altered or restored by any means or in any respect whatsoever, nor shall any external evidence of a nonconforming use be increased unless in accordance with §235-61D(1)”.
- CAL. Z22-032 GLORIA FERNAU AND ALISON GANASSI** – 36 High Street, Block 691, Lot 117 - This property is located in an R-1/3 Zoning District and is a corner lot and pursuant to §235-28 Swimming Pools: No swimming pool shall be located within 75 feet of the front property line and 20 feet of side and rear property lines. The proposed swimming pool requires 2 variances. **1)** The required front yard setback is 75 feet; the proposed swimming pool setback is 50 feet; *thus requiring a 25 foot variance.* **2)** The required rear yard setback is 20 feet; the proposed swimming pool setback is 15 feet; **thus requiring a 5 foot variance.**
- CAL. Z22-033 REYNALDO ROISENVIT** – 12 Flagler Drive, block 545, Lot 90 – This property is located in an R-1 Zoning District and pursuant to the Code of the Town/Village of Harrison §235-31 (A) Except in the R-75, B and MF Residence District and in the PB, NB, CBD and MFR Business District, all buildings and structures shall be set back at least 50 feet from the seasonal high water level water’s edge or established channel lines of streams and other water bodies, as established by the Town Board. A Terrace and an Exterior Staircase has been constructed with a setback for the edge of the pond of 26 feet; *thus requiring a variance of 24 feet.*

**CAL. Z22-034 GINO & MARIA VETRINI** – 19 New Street, Block 644, Lot 9 – This property is located in a R-50 Zoning District and is legally existing, non-conforming with regards to the number of dwelling units (2 dwelling units) and the front yard setback (13'4 ¼"). The proposed Addition/Alterations will require a variance: The proposed Addition and Alterations will increase the non-conformity of the 2 dwelling units. As per the Code of the Town/Village of Harrison §235-52 "Except as specifically provided above, no structure or use which does not conform to the requirements of this chapter shall be expanded, enlarged, extended, reconstructed, structurally altered or restored by any means or in any respect whatsoever, nor shall any external evidence of a non-conforming use be increased unless in accordance with §235-61D(1)".

**CAL. Z22-035 ELK HOMES, LLC** – 402 Halstead Avenue, Block 191, Lot 1 – This property is located in an MFR Zoning District. As per §235-9-B of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum allowable height is 4 stories at 45 feet. As per §235-35 Method of Determining Off-Street Parking the Property is located in a revitalization area therefore the parking requirements is 1.25 per dwelling unit. However §235-35 D allows for a 10 space waiver. The minimum aisle width based on the dimensions of the parking space provided as per §235-41-C would be 25 feet. As per §235-25-A Usable open space shall be provided on the site of multiple dwellings at a rate of 200 square feet per dwelling. Roofs and Balconies may be counted for 50% of such required usable open space. This application requires 4 Variances: **1) The proposed number of stories is 5; *thus requiring a variance for 1 story.* 2) The proposed height is 58 feet; *thus requiring a variance of 13 feet.* 3) The required parking spaces is 29 spaces. The applicant stats they are providing 40 spaces. However the tandem parking spaces do not required aisle width between spaces of 25 feet therefore they can only count as one spot. Therefore the total provided is 27 spaces; *thus requiring a variance of 2 spaces.* 4) The required usable open space is 6,200 square feet. There is 1,100 square feet provided on the ground and the roofs and balconies provide 5,317 square feet where 2,656.5 square feet of the roofs and balconies is permitted to be counted towards the usable open space. The total amount of usable open space provided is 3,756.5; *thus a variance for the remaining required usable open space of 2,443.5 square feet is required.***