

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 10, 2013 AT 8:00 P.M.,

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

CAL. Z12-022 ARNOLD TSCHANTRE – 3 Old Well Road, Block 702, Lot 23 – Heard at the December Meeting– Adjourned to January Meeting

CAL. Z12-027 TIM VAN BIESEN & VIDA FOUBISTER – 8 Greenway Road, Block 586, Lot 11 – Heard at the December Meeting– Adjourned to January Meeting

CAL. Z12-028 VASILIOS & MARIA SKAMANGAS – 54 Crawford Road, Block 223, Lot 39 – This property is located in an R-1/3 zone and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 15 feet. The proposed generator location reduces the side yard setback of 13 feet thus requiring a variance of 2 feet.

CAL. Z12-029 SCHUR/JONES – 24 Cottage Avenue, Block 671, Lot 4 – This property is located in an R-2 zone and is legally existing non-conforming with regard to lot size and setbacks. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required front yard setback is 75 feet, the minimum required side yard is 50 feet with a total of both to be 100 feet and the minimum required rear yard setback is 100 feet. Also as per §235-24.1(B) Titled Roadway buffer setbacks: 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 the approved street or streets cross such buffer setbacks areas, a permanent open space preservation easement may be required by the Planning Board prior to the granting of any building permit or any development abutting any of Purchase St, Barnes Ln, Lincoln Ave, Cottage Ave and Anderson Hill Rd. This application required three variances: 1: The proposed addition will reduce the rear yard setback to 24.33 feet thus requiring a variance of 75.67 feet. 2: The proposed addition will reduce the front yard setback to 29.90 feet thus requiring a variance of 80.1 feet. 3: The proposed addition will reduce the side yard setback to 35.75 feet thus requiring a variance of 14.25 feet.