

## ***ZONING BOARD MEETING AGENDA***

***THURSDAY, FEBRUARY 14, 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 – Not Heard – Adjourned to February Meeting

**CAL. Z12-027 TIM VAN BIESEN & VIDA FOUBISTER** – 8 Greenway Road, Block 586, Lot 11 – Heard – Closed – Findings being prepared.

**CAL. Z12-028 VASILIOS & MARIA SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – Heard – Adjourned to the February Meeting.

**CAL. Z12-029 SCHUR/JONES** – 24 Cottage Avenue, Block 671, Lot 4 – Heard – Closed – Findings being prepared

**CAL. Z13-001 GIUSEPPE GENTILE** – The property is located in a B Zone and is existing non-conforming with regard to its use. Pursuant to §235-36 Titled Schedule of Off-Street Parking Spaces Requirements for Residential Uses. The minimum required number of spaces is 1 ½ per dwelling unit. Also per §235-18(B)(3) Accessory off street parking spaces, other than those which might be incidentally available within the 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. Also as per §235-9(B) of the Table of Dimensional Regulations accessory structures located within the required rear yard shall maintain a minimum setback of 5 feet from the property line. This application requires 4 variances. 1: The proposed parking for the existing 5 family residence is shown to have 7 spaces when 8 are required therefore a variance for 1 space is required. 2: The parking space labeled 7 is shown to have a front yard setback of approximately 2 feet thus requiring a variance of 18 feet. 3: The parking spaces labeled 4 thru 7 are shown to have a side yard setback of 2 feet thus requiring a variance of 3 feet. 4: The proposed garbage area is shown to have a side yard setback of approximately 2 feet therefore a variance of 3 feet is required.

**CAL. Z13-002 MICHAEL & SUZANNE VALENTINO** – 33 Griswold Road, Block 542, Lot 29 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to lot size. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the zoning Ordinance of the Town/Village of Harrison the minimum required front yard setback is 40 feet, the minimum required side yard setback is 20 feet and the minimum allowable lot coverage is 15%. Also as per §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. This application requires 4 variances. 1: The garage addition is shown to have a front yard setback of 25 feet thus requiring a variance of 15 feet. 2: The garage addition is shown to have a side yard setback of 10 feet thus requiring a variance of 10 feet. 3: The garage addition will increase lot coverage to 21.89% thus requiring a variance of 6.89% over the allowable maximum coverage of 15%. 4: The portion of the proposed driveway leading to the new garage addition creates a parking area located within the required front yard therefore a variance is required.