

ZONING BOARD MEETING AGENDA

THURSDAY, NOVEMBER 14, 2013 AT 8:00 P.M.,

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

- CAL. Z13-008 JAMES GOULAS** – 1 Old Lyme Road, Block 703, Lot 47 – Heard at the October Meeting and adjourned to November – Findings being prepared.
- CAL. Z13-019 ARCHIBALD & BORAGINE** – 25 Sterling Road, Block 508, Lot 20 – Heard at the October Meeting and adjourned to November.
- CAL. Z13-024 GEORGE MOTTARELLA & MARC ETRE JR.** – 21-23 Rose Avenue, Block 31, Lot 10 – Heard – Closed – Findings being prepared.
- CAL. Z13-026 MICHELANGELO IANNACCHINO** – 3 Rockland Road, Block 1031, Lot 1 – Heard at the October Meeting and adjourned to November.
- CAL. Z13-027 CAROL ANN GARFIELD** – 7 Meadow Lane, Block 611, Lot 74 – Heard – Closed – Findings being prepared.
- CAL. Z13-028 AMY PODOLAK** – 75 Fenimore Drive, Block 508, Lot 62 – Heard – Closed – Findings being prepared.
- CAL. Z13-029 DAVID GERSHON** – 12 Plymouth Road, Block 604, Lot 14 – This property is located in an R-1 Zoning District. The property is existing non-conforming with regard to its setbacks and pursuant to §235-9(B) footnote #2 of the Table of Dimensional Regulations of the Town/Village of Harrison the minimum required side yard setback is 50 feet. The proposed addition reduces the existing non-conforming side yard setback of 35.10 feet to 29.1 feet thus requiring a variance of 20.9 feet.
- CAL. Z13-030 MELINDA & PETER WOLVERTON** – 301 Harrison Avenue, Block 241, Lot 1 – This property is located in an R-75 Zoning District 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 10 feet. After a certificate of occupancy inspection and per the final survey the deck was constructed in a non-compliant location reducing the required side yard setback to 2.2 feet, thus requiring a variance of 7.8 feet.
- CAL. Z13-031 AQUA TOTS** – 45 West Red Oak Lane, Block 622, Lot 9 – This property is located in an SB-O Zoning District and pursuant to §235-18-C(2) of the Zoning Ordinance of the Town/Village of Harrison Titled Accessory Structures in business districts. Accessory Buildings and structures that are above the finished grade shall not be located in any required front or side yard on a required buffer setback. As per §235-12(B) of the Table of Dimensional Regulations the minimum required front yard setback is 50 feet and the minimum required side yard setback adjoining a business district is 75 feet. This application requires two variances: 1: The site plan for the proposed generator indicates a front yard setback of 21.6 feet therefore a variance of 28.6 feet is required. 2: The site plan for the proposed generator indicates a side yard setback of 22 feet therefore a variance of 53 feet is required. Referral from the Planning Board with a positive recommendation.
- CAL. Z13-032 LUISO** – 33 Bentay Drive, Block 281, Lot 10 – This property is located in an R-75 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required lot width is 70 feet. Also as per §235-4 Titled Lot Width – The dimension measured from the side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum lot width

shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The proposed lot width at the front setback line is approximately 51 feet and appears to increase to approximately 57 feet at the 35 foot mark, thus requiring a variance. Also as per §235-33 Titled Minimum Front Lot Line Width of Residential Lots – The minimum lot width at the front lot line in any residence district shall not be less than 75% of the required lot width at the required minimum front yard, but in no case shall it be less than 50 feet. The required front lot width is 52.5 feet the actual width is 49.24 feet thus requiring a variance of 3.25 feet.