

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 9, 2014 AT 8:00 P.M.,

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

- CAL. Z13-006 VASILIOS 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 Zoning Ordinance Accessory structures located in the required rear yard shall have a minimum setback from the property line of 15 feet. Also as per 235-18 (B)(2)(A) No accessory building or structure shall be located nearer to the street line in the following R-2.5,R-2,R-1,R-1/2,R-1/3 and GA districts 75 feet. This application requires 2 variances. 1: The shed is indicated to have a side yard setback of approximately 0 feet thus requiring a variance of 15 feet. 2: The shed is shown to have a front yard setback of approximately 50 feet thus requiring a variance of 25 feet. Request to be placed back on the agenda.
- CAL. Z13-026 MICHELANGELO IANNACCHINO** – 3 Rockland Road, Block 1031, Lot 1 – Not Heard at the December Meeting – Adjourned to the January Meeting.
- 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. – Not Heard at the December Meeting – Adjourned to the January Meeting.
- CAL. Z13-033 ANTHONY CIARDULLO** – 104 Condit Street, Block 421, Lot 25 – Heard – Closed – Finding being prepared.
- CAL. Z14-001 SALLY & STEVE PARIDIS** – 15 Sarosca Farm Lane, Block 951, Lot 11 – This property is located in an R-2 Zoning District and pursuant to §235-C(1) and §235-C(92) Titled Fences and Walls in residence districts of the Zoning Ordinance of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Also no fence or wall in a required rear or side yard shall have a height greater than 6 foot 6 inches. This application requires 2 variances. The portion of the fence installed in the required front yard has a height of 7 feet 6 inches thus requiring a variance of 3 feet 6 inches. The portion of the fence installed outside of the required front yard located in the required side yard has a height of 7 feet 6 inches thus requiring a variance of 1 foot.
- CAL. Z14-002 GEORGE ROGGIERO** – 81 White Plains Avenue, Block 755, Lot 28 – This property is located in an R-75 Zoning District. The house is existing non-conforming with regard to its front yard setback of 19.97 feet 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 front yard setback is 30 feet. The proposed front entry addition reduces the existing front yard setback f 29.97 feet to 26.46 feet increasing the existing non-conformity, thus requiring a variance of 3.54 feet.

CAL. Z14-003 JOSEPH & MONICA MINNITI – 9 Bruce Avenue, Block 244, Lot 18 – This property is located in an R-75 Zoning District and the property is also existing non-conforming with regard to lot size, front yard setback, current lot coverage and side yard setbacks. 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 with a total of both side yards to be 20 feet. Also the maximum allowable lot coverage is 20%. This application requires 3 variances. 1: The proposed second floor addition reduces the side yard setback to 5.57 feet thus requiring a variance of 4.43 feet. 2: The proposed addition will reduce the side yards to 14.21 feet thus requiring a variance of 5.79 feet. 3: The proposed lot coverage increase is indicated to be 26.55 % thus requiring a variance of 6.55%.