

AMENDED 5/7/14

ZONING BOARD MEETING AGENDA

THURSDAY, MAY 22, 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 – **Heard at the April Meeting – Closed – Findings being prepared.**

CAL. Z13-026 MICHELANGELO IANNACCHINO – 3 Rockland Road, Block 1031, Lot 1 – **Heard at the April Meeting – Closed – Findings 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-C92) 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. – **Heard at the April Meeting – Adjourned to the May Meeting.**

CAL. Z14-004 249 HALSTEAD AVENUE PROPERTIES - 249 Halstead Avenue, Block 131, Lots 20, 21-23, 53, 54 & PO55 – This property is located in the CBD district and per §235-18-C(1) Titled Accessory off –street parking in Business districts. Accessory off-street parking areas may be located in required front or rear yards and in required front yards which do not adjoin a residence district, provided that they are setback at least 10 feet from all property lines and further provided that they do not encroach on required landscaped areas or buffer strips. Also as per §235-24-F in PB, NB and CBD Business Districts, the required ten foot setback for off-street parking area shall include a continuous landscape strip, except at access points, not less than five feet wide, designed to partially screen suck off street parking area. Also as per §235-41-C Schedule of Minimum Dimensions for Parking Spaces with a Two-Way Aisle Width of 24 feet the Space Width must be 9 feet and the Stall Depth must be 19 feet. This application requires 2 Variances. **1:** The proposed parking area indicates a side yard setback of 0 feet, thus requiring a variance of 10 feet. **2:** The proposed parking area indicates a buffer strip of 0 feet, thus requiring a variance of 5 feet. (Referral from Planning Board with a positive recommendation) – **Re-Opened – Heard at the April Meeting – Adjourned to the May Meeting.**

CAL. Z14-005 550 HALSTEAD AVENUE MULTI-FAMILY BUILDING – 550 Halstead Avenue, Block 92, Lot 15 – This property is located in an MF Zoning District and pursuant to §235-0(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum allowable height is 45 feet. Each unit requires 750 square feet of lot area. The maximum allowable number of stories is 4. The minimum required side yard setback is 15 feet. Pursuant to §235-25(A) Park & Usable open space requirements for multiple dwellings: Usable open space shall be provided on the site of multiple dwellings at a rate of 200 square feet for each dwelling unit. Pursuant to §235-36 Schedule of Off-Street Parking Space 1 ½ spaces per dwelling unit are required. This application required 6 Variances: **1-**The proposed building height is 60 feet thus requiring a variance of 15 feet. **2-**The proposed number of units is 36. The permitted number of units based on the size of the lot is 29 thus requiring a variance for the additional 7 units. **3-**The proposed building is shown to have 5 stories thus requiring a variance of 1 story. **4-**The proposed open space provided is 3,600 square feet when 7,200 square feet is required thus requiring a variance of 3,600 square feet. **5-**The proposed side yard setback is shown to be 1 foot thus requiring a variance of 14 feet. **6-**The proposed provided parking is 45

spaces when 54 spaces are required thus requiring a variance for 9 spaces. Referral from the Planning Board with a positive recommendation. – **Heard at the April Meeting – Adjourned to the May Meeting.**

- CAL. Z14-008 CHARLES OESTREICHER** – 6 Park Drive South, Block 565, Lot 16 – This property is located in an R-1 Zoning District and pursuant to §235-26(C) 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. The proposed stone wall at the hinge and latch side of the gate is 4'6" thus requiring a variance of 6". Furthermore the height of the ornamental gate is 5'3" thus requiring a variance of 15". – **Heard at the April Meeting – Adjourned to the May Meeting.**
- CAL. Z14-010 JEREHIAM & NOREEN HARRINGTON** – 58 South Road, Block 214, Lot 117 – This property is located in an R-1/3 Zoning District and is existing non-conforming with regard to its lot size and pursuant to §235-(9)(B) of the Table of Dimensional Regulations of the Town/Village of Harrison zoning Ordinance the Maximum allowable lot coverage 20% and the minimum required side yard setback abutting a side street on a corner lot is 30 feet. This application will require 2 variances. 1-The proposed expansion to the existing garage reduces the side yard setback along the property line at Garden Road to 13 feet, thus requiring a variance of 17 feet. 2-The proposed expansion to the existing garage and the two covered porches increase the lot coverage to 22.3% thus requiring a variance of 2.3% over the permitted lot coverage. – **Heard at the April Meeting – Adjourned to the May Meeting.**
- CAL. Z14-011 ALFRED & MARGARET KELLY** – 22 Park Drive South, Block 563, Lot 13 – This property is located in an R-1 Zoning District and is non-conforming with regard to its lot size and setbacks and pursuant to 235-9(B) of the Zoning Ordinance of the Town/Village of Harrison the minimum required rear yard setback is 50 feet. The proposed rear addition of a kitchen and covered porch to the existing house reduces the existing non-conforming rear yard setback of 45.1 feet to 31 feet 4.5 inches thus requiring a variance of 18 feet 7.5 inches. – **Heard at the April Meeting – Adjourned to the May Meeting.**
- CAL. Z14-012 JOHN & SUSAN MCDONNELL** – 105 Pleasant Ridge Road, Block 472, Lot 23 – This property is located in an R-1 Zoning District. The property is located on the corner of Pleasant Ridge Road and Justin Road and is existing non-conforming with regard to its setback of 38 feet 8 inches from the property line along Justin Road. Pursuant to §235-9(5) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required setback abutting a side street on a corner lot is 40 feet. The proposed garage addition reduces the setback from the property line along Justin Road to 31.75 feet, thus requiring a variance of 8.25 feet.
- CAL. Z14-013 BELINDA DEFONCE** – 33 Adelphi Avenue, Block 286, Lot 5 & 6 – This property is located in an R-75 Zoning District which requires the minimum lot area of 7,500 square feet both proposed new lots will each have an area of 6,000 square feet. This is a 20% reduction in the required area for each lot resulting in a 1,500 square foot variance being needed for each new lot. The required lot width at the building setback line in an R-75 Zoning District is 70 feet. The proposed lot width for each of the new lots is 60 feet. This is a 14.3% reduction in the required width and will result in a 10 feet variance for each lot.
- CAL. Z14-014 MICHAEL & SUZANNE VALENTINO** – 33 Griswold Road, Block 542, Lot 29 - This property is located in an R-1 Zoning District. Applicant is requesting an extension of variance Z13-002 granted May 9, 2013.