

ZONING BOARD MEETING AGENDA

THURSDAY, APRIL 11, 2013 AT 8:00 P.M.,

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

- CAL. Z12-028 VASILIOS & MARIA SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – Heard – Closed – Findings being prepared.
- CAL. Z13-001 GIUSEPPE GENTILE** – 179 Underhill Avenue, Block 824, Lot 29 – Heard – Closed – Findings being prepared.
- CAL. Z13-002 MICHAEL & SUZANNE VALENTINO** – 33 Griswold Road, Block 542, Lot 29 – Heard – Adjourned to the April Meeting.
- CAL. Z13-003 PETER DELOHERY** – 128 Henry Avenue, Block 83, Lot 23 – Heard – Closed – Findings being prepared.
- CAL. Z13-006 VASILIOS SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – Heard – Closed – Findings being prepared.
- CAL. Z13-007 MOHAN RAJAGOPAL & KATHERINE GOMPERT** – 690 West Street, Block 482, Lot 47 – Heard – Adjourned to the April Meeting.
- CAL. Z13-008 JAMES GOULAS** – 1 Old Lyme Road, Block 703, Lot 47 – This property is located in an R-1/3 Zoning District and pursuant to §235-24.1(B) of the Zoning Ordinance of the Town/Village of Harrison titled Roadway buffer setback. A minimum buffer setback of 100 feet shall be established along each of the following roadways. Purchase Street, Barnes Lane, Lincoln Ave, Cottage Ave and Anderson Hill Road. The 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 approved street or streets cross such buffer setback areas, a permanent open space preservation easement may be required by the Planning Board prior to granting any building permit for any development abutting any of Purchase Street, Barnes Lane, Lincoln Ave, Cottage Ave and Anderson Hill Road. The proposed addition indicates a side yard setback along Anderson Hill Road of 32 feet 2 inches thus requiring a variance of 67 feet 10 inches. Referral from the Planning Board with a positive recommendation.
- CAL. Z13-009 PASQUALE ALTAMURO** – 105 Lakeview Avenue, Block 874, Lot 39 – This property is located in a B Zone. The Building Department records show this house to be a one family. Pursuant to 235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required habitable floor area for each dwelling unit is 1,200 square feet. The proposed conversion to a two family shows the habitable floor area for the second floor dwelling unit to be 900 square feet thus requiring a variance of 300 square feet.
- CAL. Z13-010 CHRISTOPHER MARANGI** – 50 Crawford Road, Block 223, Lot 38 – This property is located in an R1/3 Zone. The house is existing non-conforming with regard to its side yard setback of 12 feet. 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 reduces the side yard setback to 8 feet thus requiring a variance of 7 feet.