

ZONING BOARD MEETING AGENDA

THURSDAY, MAY 9, 2013 AT 8:00 P.M.,

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

- CAL. Z13-002 MICHAEL & SUZANNE VALENTINO** – 33 Griswold Road, Block 542, Lot 29 – Heard – Closed – Findings being prepared.
- CAL. Z13-006 VASILIOS SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – Re-opened – Adjourned to the May 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. – Not Heard – Adjourned to the May Meeting.
- CAL. Z13-009 PASQUALE ALTAMURO** – 105 Lakeview Avenue, Block 874, Lot 39 – Heard – Closed – Findings being prepared.
- CAL. Z13-010 CHRISTOPHER MARANGI** – 50 Crawford Road, Block 223, Lot 38 – Heard – Closed – Findings being prepared.
- CAL. Z13-011 SEVILLE PLAZA** – 55-33 Calvert Street, Block 121, Lot 22-25, 29 – This property is located in an PB Zoning District. Applicant is seeking a 3rd extension of a previously granted variance. Variance granted 12/8/11 calendar Z11-034.
- CAL. Z13-012 ROBERT & JENNIFER POMROY** – 1 Timber Trail, Block 601, Lot 49 – This property is located in an R-1 Zone. The property is a corner lot having street frontage on Timber Trail and Polly Pak Road and pursuant to 235-18B(2)(a) of the Regulation of the Zoning Ordinance of the Town/Village of Harrison no accessory structure shall be located nearer to the street line than the following setbacks: In the R-2.5, R-2, R-1, R-1/2, R-1/3 and GA Districts: 75 feet. The proposed shed with solar panels to enclose existing pool equipment & storage is shown to have a setback from the property line along Polly Park Road of 69 feet thus requiring a variance of 6 feet.
- CAL. Z13-013 RICHARD GOLDSTEIN** – 38 Century Trail, Block 302, Lot 108 – This property is located in an R-1 Zone and pursuant to 235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison zoning Ordinance the minimum required side yard setback is 20 feet. The proposed generator location is indicated to have a side yard setback of approximately 14 feet therefore a variance of 6 feet is required.