

ZONING BOARD MEETING AGENDA

WEDNESDAY, JULY 10, 2013 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 – Not Heard at the June Meeting – Adjourned to the July Meeting.

CAL. Z13-008 JAMES GOULAS – 1 Old Lyme Road, Block 703, Lot 47 – Heard – Adjourned to the July Meeting.

CAL. Z13-014 BRENDA FITZGERALD – 178 Sunny Ridge Road, Block 444, Lot 47 – Heard – Closed – Findings being prepared.

CAL. Z13-016 MAEVE & WILLIAM FEGAN – 185 Polly Park Road, Block 567, Lot 30 – This property is located in an R-1 Zoning District and pursuant to §235-28-A of the Zoning Ordinance of the Town/Village of Harrison Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within the portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of a side and rear property line nor shall be setback less than 60 feet from any street in the B District, and the R-75 and R-50 Districts, and 75 feet in all other districts. Also as per §235-9-B of the Table of Dimensional Regulations the minimum setback from the property line in the required rear yard for an accessory structure is 15 feet. This application requires 2 variances: 1- The pool is located 15.1 feet from the rear property line thus requiring a variance of 4.9 feet. 2- The pool patio is located 9.7 feet from the rear property line thus requiring a variance of 5.3 feet.

CAL. Z13-017 GREG & ASHLEY JAKUBOWSKY – 101 Park Drive North, Block 543, Lot 7 – This property is located in an R-1 Zoning District. The house is existing non-conforming with regard to its setback of 34.4 feet from the property line along Polly Park Road. This property also has street frontage on three sides. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the primary front yard setback along any property line abutting a street is 40 feet. Also as per §235-28-A Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within the portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence District, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of a side and rear property line nor shall be setback less than 60 feet from any street in the B District, and the R-75 and R-50 Districts, and 75 feet in all other districts. This application requires 3 variances. 1- The proposed addition to the existing house will reduce the setback along Polly Park Road to 18.7 feet thus requiring a variance of 21.3 feet. 2- The proposed patio addition will reduce the setback along Polly Park Road of 17.5 feet thus requiring a variance of 22.5 feet. 3- The proposed pool is indicated to have a setback along Polly Park Road of 37 feet thus requiring a variance of 38 feet.

CAL. Z13-018 HARRISON EXECUTIVE PARK – 3030 Westchester Avenue, Block 602, Lot 2 (PO7) – This property is located in an SB-0 Zoning District and was granted a variance in July 2009. The Zoning Board of Appeals granted a one year extension in July 2010, July 2011 and July 2012. This is the applicant's fourth request for an additional one year extension. No changes to the original application.

CAL. Z13-019 ARCHIBALD & BORAGINE – 25 Sterling Road, Block 508, Lot 20 – This property is

located in an R-1 Zoning District. The property and the existing house are non-conforming in that the lot is undersized and the house is non-conforming as to the side yard setbacks. The property is located on the corner of Sterling Road and Fenimore Drive. Pursuant to §235-9(B) 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 side yard setback along Fenimore Drive from the existing non-conforming setback of 30.27 feet to 7.3 feet thus requiring a variance of 32.7 feet.

CAL. Z13-020 GARY BRANDT – 3 Mittman Road, Block 592, Lot 9 – This property is located in the R-1 Zoning District with a block number of 592. Pursuant to §235-0(B) foot not 2 of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison. NO lot in the R-1 Residence District in Blocks 591, 592, 601, 603 and 604 shall be less than 200 feet in width or frontage with a minimum front yard of 50 feet and minimum side yard of 50 feet. The proposed generator is shown to have a side yard setback of 37.7 feet thus requiring a variance of 12.5 feet.

CAL. Z13-021 LISA DAVIDOFF – 33 Braxmar Drive South, Block 312, Lot 15 – This property is located in an R-1 Zoning District. The house and property are existing non-conforming with regard to setbacks and lot size 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 setback abutting a corner lot is 40 feet. The property is a corner lot with an existing non-conforming setback along Braxmar Drive South of 30.9 feet. The proposed generator will reduce the side yard setback along Braxmar Drive South to approximately 24 feet thus requiring a variance of 6.9 feet.