

ZONING BOARD MEETING AGENDA

THURSDAY, DECEMBER 12, 2013 AT 8:00 P.M.,

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

- CAL. Z13-008 JAMES GOULAS** – 1 Old Lyme Road, Block 703, Lot 47 – Re-open at the November Meeting and adjourned to December – Findings being prepared.
- CAL. Z13-019 ARCHIBALD & BORAGINE** – 25 Sterling Road, Block 508, Lot 20 – Heard – Closed – Findings being prepared.
- CAL. Z13-026 MICHELANGELO IANNACCHINO** – 3 Rockland Road, Block 1031, Lot 1 – Not Heard at the November Meeting and adjourned to December.
- CAL. Z13-029 DAVID GERSHON** – 12 Plymouth Road, Block 604, Lot 14 – Heard – Closed – Findings being prepared.
- CAL. Z13-030 MELINDA & PETER WOLVERTON** – 301 Harrison Avenue, Block 241, Lot 1 – Heard – Closed – Findings being prepared.
- CAL. Z13-031 AQUA TOTS** – 45 West Red Oak Lane, Block 622, Lot 9 – Heard – Closed – Findings being prepared.
- 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. – Heard at the November Meeting – Adjourned to December.
- CAL. Z13-033 ANTHONY CIARDULLO** – 104 Condit Street, Block 421, Lot 25 – This property is located in a B Zoning District 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 rear yard setback is 25 feet. The proposed deck is shown to have a rear yard setback of 17 feet, thus requiring a variance of 8 feet.
- CAL. Z13-034 SEVILLE PLAZA** – 55-33 Calvert Street, Block 121, Lots 22-25, 29 – This property is located in a PB Zoning District. Applicant is seeking a 4th extension of a previously granted variance. Last extension granted 5/9/13 calendar Z13-011.

