

## ***ZONING BOARD MEETING AGENDA***

***THURSDAY, SEPTEMBER 12, 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 July Meeting – Adjourned to the September Meeting.
- CAL. Z13-008 JAMES GOULAS** – 1 Old Lyme Road, Block 703, Lot 47 – Not Heard at the July Meeting – Adjourned to the September Meeting.
- 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. – Not Heard at the July Meeting – Adjourned to the September Meeting.
- CAL. Z13-022 TRATTORIA 632** – 632 Anderson Hill Road, Block 644, Lot 21 – This property is located in an R-1 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the required front yard setback is 40 feet the minimum side yard setback is 20 feet with a total of both 40 feet and the minimum required rear yard is 50 feet. However as per §235-24.1(B) a minimum buffer setback of 100 feet shall be established along each of the following roadways, Purchase Street, Barnes lane, Lincoln Avenue, Cottage Avenue and Anderson Hill Road. This 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 the granting or any building permit. This application requires 3 variances: 1: The proposed rear addition reduces the side yard setback to 6 feet thus requiring a variance of 14 feet. 2: The proposed front patio addition will reduce the front yard setback to 11 feet thus requiring a variance of 89 feet. 3: The front patio addition will reduce the side yard setback to approximately 7 feet this requiring a variance of 13 feet.
- CAL. Z13-023 FAYE & STEVEN TURITZ** – 12 Shawnee Trail, Block 441, Lot 144 – This property is located in an R-1/3 Zoning District. The house is existing non-conforming with regard to its side yard setback. 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 15 feet. The proposed generator will reduce the side yard setback to 9 feet thus requiring a variance of 6 feet.
- CAL. Z13-024 GEORGE MOTTARELLA & MARC ETRE JR.** – 21-23 Rose Avenue, Block 31, Lot 10 – This property is located in a B 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 rear yard setback is 25 feet. The proposed deck extension will reduce the rear yard setback to 20 feet thus requiring a variance of 5 feet.
- CAL. Z13-025 DOMENICK & SUSAN CIACCIA** – 17 Homestead Place, Block 444, Lot 2 – This property is located in an R-1/3 Zoning District and pursuant to §235-18-3 of the Zoning Ordinance of the Town/Village of Harrison Accessory off street parking spaces, other than those which might be incidentally available within the actual driveway area, shall not be located within any front yard or required side yard or within 10 feet from any property line in a required rear yard. Also as per §235-9-B of the Table of Dimensional Regulations the minimum required front yard setback is 30 feet. The parking court located in the required front yard having a setback of 5 feet thus requiring a variance of 25 feet.