

AMENDED 10/16/13

ZONING BOARD MEETING AGENDA

THURSDAY, OCTOBER 17, 2013 AT 8:00 P.M.,

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

CAL. Z13-020 GARY BRANDT – 3 Mittman Road, Block 592, Lot 9 – Heard – Closed – Findings being prepared.

CAL. Z13-023 FAYE & STEVEN TURITZ – 12 Shawnee Trail, Block 441, Lot 144 – Heard – Closed – Findings being prepared.

CAL. Z13-025 DOMENICK & SUSAN CIACCIA – 17 Homestead Place, Block 444, Lot 2 – Heard – Closed – Findings being prepared.

CAL. Z13-006 VASILIOS SKAMANGAS – 54 Crawford Road, Block 223, Lot 39 – Not Heard at the September Meeting – Adjourned to the October Meeting.

CAL. Z13-008 JAMES GOULAS – 1 Old Lyme Road, Block 703, Lot 47 – Not Heard at the September Meeting – Adjourned to the October Meeting.

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. Z13-022 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. Z13-024 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. Z13-026 MICHELANGELO IANNACCHINO** – 3 Rockland Road, Block 1031, Lot 1 – This property is located in an R-75 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. This application requires 2 variances: 1: The proposed legalization of the one story addition reduces the rear yard setback to 12.8 feet thus requiring a variance of 12.2 feet. 2: The garage is no longer considered an accessory structure do to the fact of the 1 story addition and the enclosed breezeway and must maintain the primary setbacks. The garage reduces the rear yard setback to 16.21 feet thus requiring a variance of 8.79 feet.
- CAL. Z13-027 CAROL ANN GARFIELD** – 7 Meadow Lane, Block 611, Lot 74 – This property is located in an R-2.5 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the required side yard setback is 50 feet. The proposed generator will reduce the setback to 18 feet thus requiring a 32 foot variance.
- CAL. Z13-028 AMY PODOLAK** – 75 Fenimore Drive, Block 508, Lot 62 – This property is located in an R-1 Zoning District and the property is existing non-conforming with regard to the lot size and setbacks. Pursuant to §239-9(B) of the Table of dimensional Regulations of the Town/Village of Harrison zoning Ordinance the minimum required rear yard is 50 feet. The site plan indicates the proposed addition to increase the existing non-conformity with a rear yard setback of 27 feet thus requiring a variance of 23 feet.