

# ***AMENDED 12/6/16***

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

***THURSDAY, DECEMBER 8, 2016 AT 8:00 P.M.,***

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

- CAL. Z16-005 VITO FORGIONE** – 242 Park Avenue, Block 904, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-010 SOVERATO LLC / MARCELLA REALTY LLC** – 280 Harrison Avenue, Block 251, Lot 37 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-015 EHUD & JENNIFER LIVNE** – 15 Pilgrim Road, Block 601, Lot 25 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-020 JOHN & PAMELA KING** – 219 Lincoln Avenue, Block 912, Lot 43 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-023 MARK & DIANE HOLLAND** – 51 Pleasant Ridge Road, Block 513, Lot 1 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-024 GAETANO BINASCO** – 602 Anderson Hill Road, Block 643, Lot 36 – **Heard – Closed – Findings being prepared.**
- CAL. Z16-019 12 NELSON AVENUE LLC** – 12 Nelson Avenue, Block 267, lot 11 – This property is located in a PB Zoning District and the proposed Three Story Multi-Family building will require 2 variances: **1: §235-12 B** Table of Dimensional Regulations allows for 2 stories in height and 3 are request, requiring a variance for 1 addition story. **2: §235-24 F** requires a 10 foot setback for the required off street parking area 4.5 feet are provided at the North property line requiring a variance of 5.5 feet. – **Heard at the November Meeting – Adjourned to the December Meeting.**
- CAL. Z16-022 MARIE MARINO** – 47 Oak Street, Block 91, Lot 31 – This property is located in an MFR Zoning District. The property is existing nonconforming with regard to its lack of required parking and pursuant to §235-12-B of the Table of Dimensional Regulations for Business Districts the minimum required habitable floor area for a dwelling unit is 600 square feet. Also as per §235-36 Schedule of Off-Street Parking Spaces Requirements for Residential Use is as Follows. Number of spaces per dwelling unit for parcels located within the downtown revitalization target area is 1.25. This application requires **2 Variances**. **Variance 1:** There is only 1 parking space being provided therefore a variance for 3 parking spaces is required. **Variance 2:** The New unit has a habitable square footage of 301 square feet thus requiring a variance of 299 square feet. – **Heard at the November Meeting – Adjourned to the December Meeting.**
- CAL. Z16-025 ARMANDO CARREA** – 309 Columbus Avenue, Block 871, Lot 40 – This property is located in a B Zoning District and pursuant to §235-19A(2) Accessory buildings, including garages, if detached from a main building or if connected only by an open breezeway-type structure, shall be not less than 10 feet from the main building. The property pre-dates Town of Harrison records and prior to 1932 Certificate of Occupancy's were neither issued not required by the Town of Harrison. The existing separation between the house (built in 1924) and the garage (built in the early 30's) is 8 feet 2 inches. The wood deck constructed further reduces the separation to 4 feet 2 ½ inches thus requiring a variance of 5 feet 9 ½ inches.

**CAL. Z16-026 BRIAN & ANGELA MACOM** – 36 Gainsborg Avenue, Block 803, Lot 17 – This property is located in an R-75 Zoning District and pursuant to §239-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum allowable lot coverage is 20%. The proposed one story addition increased the lot coverage to approximately 21.67%, thus requiring a variance for the overage in lot coverage of 1.67%.

**CAL. Z16-027 PARAG & USHA SAXENA** – 6 Timber Trail, Block 601, Lot 42 – This property is located in an R-1 Zoning District. The property has two front yards one on Timber Trail and the seconded by Polly Park Road. Pursuant to §235-26 Titled Fences and Walls of the Zoning Ordinance of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than four feet. The proposed fence and wall indicated height of 12 feet 6 inches, thus requiring a variance of 8 feet 6 inches.

**CAL. Z16-028 MICHAEL & CHRISTINE DRUMMEY** – 612 Purchase Street, Block 544, Lot 50 – This property is located in an R-1 Zoning District and the property is legally existing non-conforming with regard to its lot size and rear yard setback of 43 feet 11 inches 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 50 feet. The proposed addition to the existing house reduces the rear yard setback to 38 feet increasing the existing non-conformity, thus requiring a variance of 12 feet.

**CAL. Z16-029 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 7th extension of a previously granted variance Z07-038 dated 12/6/07. Last extension granted 1/14/16 calendar Z15-030.