

ZONING BOARD OF APPEALS

There was a regular meeting of the Zoning Board of Appeals on Wednesday Evening, August 4, 2021 at 7:30 p.m., in the Court Room of the Municipal Building, 1 Heineman Place, Harrison, New York.

Members Present

Paul Katz, Acting Chairman
Ernest Fiore
Steven Lowenthal
Thomas Foristel
William Harold
Michael Tiesi
Thomas Haynes

Members Absent

The Chairman called the meeting to order at 7:30 p.m.

<u>Cal. #</u>	<u>Applicant</u>	<u>Block</u>	<u>Lot</u>	<u>Decision</u>
Z21-018	Amann & Genovese	313	5	Re-Open – Adjourned to the September Meeting
Z21-019	Anthony Celentano	722	24	Variance Granted
Z21-021	Joanne Cottini	725	4	Variance Granted
Z21-022	Mt. Pleasant Avenue Associates LLC	171	37	Variance Granted
Z21-023	Kirke Marsh	1001	109	Variance Granted
Z21-024	Dunkin Restaurant	122	46	Variance Granted

The next meeting was scheduled to September 9, 2021

There being no further business to come before the Board, on a Motion duly made and seconded, the meeting was declared adjourned.

Jacqueline Heer
Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

THE FORMAL RECORD OF THE ABOVE PROCEEDINGS ARE THE TAPES THEREOF.

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RECORDED

BOARD OF ZONING APPEALS
TOWN/VILLAGE OF HARRISON, NEW YORK

Calendar No. Z21-019

Date: August 4, 2021

Property Owner: Tony Celentano

Property Address: 104 Locust Avenue

Block 722 Lot 24

WHEREAS, the applicant, the property owner, applied for a Building Permit and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, Shahin Badaly, filed an application on behalf of Tony Celentano on May 17, 2021 for a variance from the Zoning Ordinance to construct a semi-in ground swimming pool located at 104 Locust Avenue. This property is located in an R-75 Zoning District with 2 front yards Locust Avenue and Main Place. The proposed Semi-in Ground Pool requires 2 variances. 1- As per the Code of the Town/Village of Harrison §235-28A. The minimum required front yard setback is 60 feet. The proposed pool indicates a front yard setback of 4 feet 2 inches; ***thus requiring a variance of 55 feet 10 inches.*** 2- As per the Code of the Town/Village of Harrison §235-28A. The minimum required side and rear yard setbacks are 10 feet. The proposed pool indicates a rear yard setback of 4 feet 2 inches; ***thus requiring a variance of 5 feet 10 inches;*** and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, via Zoom and at the Municipal Building, 1 Heineman Place, Harrison, New York, at 7:30 p.m., on June 10, 2021 and July 8, 2021 after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present or indicated that they had listened to tapes of the meeting: Paul Katz, Ernest Fiore, Steve Lowenthal, Thomas Foristel, William Harrold, Michael Tiesi and Thomas Haynes

WHEREAS, the Board reviewed the Short Environmental Assessment Form submitted by the applicant, declared itself to be Lead Agency within the meaning of New York State Environmental Quality Review Act, Environmental Conservation Law, Article 8, §§8-0101 et seq., and the regulations there under, 6 N.Y.C.R.R. Part 617, and determined that the action was a Type II Action for which no Environmental Impact Statement was required; and

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variance and no one appeared in opposition. All those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

Z21-019

Celentano

8/4/2021

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

- (A) The benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;
- (B) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than a variance;
- (D) Whether the requested variance is substantial;
- (E) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) Whether the alleged difficulty was self-created.

WHEREUPON, the Board found, after due deliberation, based upon the testimony and documents submitted and its site visit, pursuant to Town Law §§267-a and 267-b and Harrison Town Code §§235-56 et seq., it has jurisdiction to grant the requested variance and that the variance sought was the minimum variance necessary and adequate and at the same time preserved and protected the character of the neighborhood and the health, safety and welfare of the community.

The Board found that:

- A) There would be no apparent detriment to the surrounding properties or the neighborhood.
- B) The character of the neighborhood would not change.
- C) There were no objections from any of the neighbors and one neighbor appeared in-person and several letters were submitted in favor of the application.
- D) The location of the pool is heavily screened and will not be visible from Main Place.
- E) The lot is a corner lot and is considered to have two front yards which has different setbacks than an interior lot; thus the reason for the large setback from Main Place.

NOW THEREFORE BE IT RESOLVED, that the application for permission to construct a swimming pool as indicated in the plans submitted with this application be, and the same is hereby granted.

Except as specifically set forth above, nothing herein shall be construed to indicate this Board's approval of any architectural, design, or structural elements of the submitted plans.

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This variance shall lapse unless construction begins within one year from the date this variance is recorded in the Clerk's Office and is completed no more than two years from said date.

Construction shall be deemed to have begun when all required footings and foundations have been completed, or when actual work of a substantial nature has begun on projects that do not require footings or foundations. Site preparation shall not satisfy the terms of this condition. Construction shall be deemed to have been completed when the Building Department has issued a Certificate of Occupancy.

An application for an extension of these periods may be granted by the Board of Zoning Appeals if good cause is shown by the applicant and, if in the Board's judgment, the facts and circumstances which existed at the time of the original application have not materially changed.

Foregoing Resolution submitted by Zoning Board Member Ernest Fiore, seconded by Zoning Board Member Thomas Foristel at the August 4, 2021 meeting.

ADOPTED:

AYES: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel,
William Harold, Michael Tiesi and Thomas Haynes

NAYS: None

ABSTAINED: None

ABSENT: None

Rosemarie Cusumano
Secretary, Board of Zoning Appeals

Paul Katz

Acting Chairman, Board of Zoning Appeals

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Z21-019
Celentano
8/4/2021

**BOARD OF ZONING APPEALS
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z21-021

Date: August 4, 2021

Property Owner: Joanne Cottini

Property Address: 119 Parkview Avenue

Block 725 Lot 4

WHEREAS, the applicant, the property owner, filed plans to legalize a fence and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, Joanne Cottini filed on June 8, 2021, an application for an area variance from the Zoning Ordinance to legalize an existing fence located at 119 Parkview Avenue. This property is located in an R-75 Zoning District and pursuant to §235-26C(3) of the Town/Village Code Fences and Walls: In no case shall any fence or wall have a height greater than 6 feet 6 inches. The existing combination of railroad tie wall and fence exceed the maximum allowable height of 6 feet 6 inches; ***thus requiring an 18 inch variance***; and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 7:30 p.m., on July 8, 2021, after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present: Paul Katz, Ernest Fiore, Steve Lowenthal, Thomas Foristel, William Harrold. Michael Tiesi and Thomas Haynes; and

WHEREAS, the Board reviewed the Short Environmental Assessment Form submitted by the applicant, declared itself to be Lead Agency within the meaning of New York State Environmental Quality Review Act, Environmental Conservation Law, Article 8, §§8-0101 et seq., and the regulations thereunder, 6 N.Y.C.R.R. Part 617, and determined that the action was a Type II Action for which no Environmental Impact Statement was required; and

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variance and no one appeared in opposition. All those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

- (A) the benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;
- (B) whether an undesirable change will be produced in the character of the

*Z21-021
Cottini
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neighborhood or a detriment to nearby properties will be created by the granting of the variance;

- (C) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (D) whether the requested variance is substantial;
- (E) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) whether the alleged difficulty was self-created.

WHEREUPON, the Board found, after due deliberation, based upon the testimony and documents submitted and its site visit, pursuant to Town Law §§267-a and 267-b and Harrison Town Code §§235-56 et seq., it has jurisdiction to grant the requested variance and that the variance sought was the minimum variance necessary and adequate and at the same time preserved and protected the character of the neighborhood and the health, safety and welfare of the community.

The Board found that:

- A) The railroad tie wall and fence has existed since 1977. The Applicant repaired the railroad tie wall and replaced the fence in the same location.
- B) There would be no apparent detriment to the surrounding properties or the neighborhood.
- C) The character of the neighborhood would not change.
- D) There were no objections from any of the neighbors.

NOW THEREFORE BE IT RESOLVED, that the application for a 18 inch variance with respect to an existing 6 foot 6 inch fence in the side yard of the property at 119 Parkview Avenue be, and hereby is granted subject to the following condition.

Foregoing Resolution submitted by Zoning Board Member Thomas Foristel, seconded by Zoning Board Member Michael Tiesi at the August 4, 2021 meeting.

ADOPTED:

AYES: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel, William Harold, Michael Tiesi and Thomas Haynes

NAYS: None

ABSTAINED:None

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Cottini
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ABSENT: None

Rosmarie Cusumano
Secretary, Board of Zoning Appeals

Paul Koz

Acting Chairman, Board of Zoning Appeals

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Cottini
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**BOARD OF ZONING APPEALS
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z21-022

Date: August 4, 2021

Property Owner: Mt. Pleasant Avenue Associates LLC

Property Address: 7-9 Purdy Street

Block 171 Lot 37

WHEREAS, the applicant, the property owner, applied for a Building Permit and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, Joe Eriole, Attorney filed an application on behalf of Mt. Pleasant Avenue Associates, LLC on June 9, 2021 for area variances from the Zoning Ordinance. This property is located in the CBD Zoning District and pursuant to §235-25-A of the Town/Village of Harrison Zoning Ordinance usable open space shall be provided on the site of multiple dwelling at the rate of 200 square feet for each dwelling unit. Apartment terraces or balconies may be counted as 50% of such required "usable open space". The proposed conversion of the 2nd floor from office space to a 4 unit apartment building would require 800 square feet of usable open space. The rooftop usable open space can be counted for a credit of 400 square feet; ***thus requiring a variance for the remaining 400 square feet of usable open space required***, and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 7:30 p.m., on July 8, 2021, after due notice and publication pursuant to Town Law 267-a(7), at which the following members were either present or indicated that they had listened to tapes of the meeting: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel, William Harold, Michael Tiesi and Thomas Haynes.

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variance; all those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

- (A) the benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of neighborhood or community by such grant;

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Mt. Pleasant Ave Associates, LLC

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- (B) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (D) whether the requested variance is substantial;
- (E) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) whether the alleged difficulty was self-created.

WHEREUPON, the Board found after due deliberation based upon the testimony and documents submitted and its site visit pursuant to town law, Section 267-a and 267-b and Harrison Town Code Section 235-56, et seq., it has jurisdiction to consider the requested variances.

The Board found that:

1. The proposed conversion of the 2nd floor from office space to a 4 unit apartment building would require 800 square feet of usable open space. The rooftop open space credit of 400 square feet only counts for half of the required open space.
2. No undesirable change in the character of the neighborhood or detriment to nearby properties will be created by the granting of the variance.
3. There were no objections from neighbors.

NOW THEREFORE BE IT RESOLVED that the application for a proposed conversion of the 2nd floor from office space to a 4 unit apartment building would require 800 square feet of usable open space. The rooftop usable open space can be counted for a credit of 400 square feet; thus requiring a variance for the remaining 400 square feet of usable open space required; be and the same is hereby granted subject to the following conditions:

Except as specifically set forth above, nothing herein shall be construed to indicate this Board's approval of any architectural, design, or structural elements of the submitted plan.

This variance shall lapse unless construction begins within one year from the date this variance is recorded in the Clerk's Office and is completed no more than two years from said date.

Construction shall be deemed to have begun when all required footings and foundations have been completed, or when actual work of a substantial nature has begun on projects that do not require footings or foundations. Site preparation shall not satisfy the terms of

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this condition. Construction shall be deemed to have been completed when the Building Department has issued a Certificate of Occupancy.

An application for an extension of these periods may be granted by the Board of Zoning Appeals if good cause is shown by the applicant and, if in the Board's judgment, the facts and circumstances which existed at the time of the original application have not materially changed.

Foregoing Resolution submitted by Zoning Board Member Michael Tiesi, seconded by Zoning Board Member William Harold at the meeting on August 4, 2021.

ADOPTED:

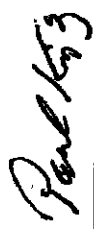
AYES: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel,
William Harold, Michael Tiesi and Thomas Haynes

NAYS: None

ABSTAINED: None

ABSENT: None


Secretary, Board of Zoning Appeals


Acting Chairman, Board of Zoning Appeals

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Z21-022
Mt. Pleasant Ave Associates, LLC
8/4/2021

**BOARD OF ZONING APPEALS
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar Z21-023

Date: August 4, 2021

Property Owner: Kirke Marsh

Property Address: 58 Stonewall Circle

Block 1001 Lot 109

WHEREAS, the applicant, the property owner, applied for a Building Permit and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, the owner of 58 Stonewall Circle, Kirke Marsh, filed an application on June 16, 2021 for a variance from the Zoning Ordinance to install a generator. This property is located in an R-1 Zoning District. As per the Code of the Town/Village of Harrison §235-9B of the Table of Dimensional Regulations: The minimum required said yard is 20 feet. The proposed generator location indicates a side yard setback of 16 feet; *thus requiring a variance of 4 feet*; and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 7:30 p.m., on July 8, 2021, Harrison, New York, after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel, William Harold, Michael Tiesi and Thomas Haynes; and

WHEREAS, the Board reviewed the Short Environmental Assessment Form submitted by the applicant, declared itself to be Lead Agency within the meaning of New York State Environmental Quality Review Act, Environmental Conservation Law, Article 8, §§8-0101 et seq., and the regulations there under, 6 N.Y.C.R.R. Part 617, and determined that the action was a Type II Action for which no Environmental Impact Statement was required; and

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variance and no one appeared in opposition. All those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

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Marsh
8/4/2021

- (A) The benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;
- (B) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than a variance;
- (D) Whether the requested variance is substantial;
- (E) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) Whether the alleged difficulty was self-created.

WHEREUPON, the Board found, after due deliberation, based upon the testimony and documents submitted and its site visit, pursuant to Town Law §§267-a and 267-b and Harrison Town Code §§235-56 et seq., it has jurisdiction to grant the requested variance and that the variance sought was the minimum variance necessary and adequate and at the same time preserved and protected the character of the neighborhood and the health, safety and welfare of the community.

The Board found that:

- A) The property is adjacent to open space owned by Park Lane Reserve HOA and is intended to remain open space.
- B) The proposed generator cannot be installed in an alternate location on the property as the utility lines are in the area of the proposed location.
- C) The installation does not change the character of the neighborhood.
- D) There were no objections from adjacent neighbors.
- E) Based on the owner manual, the unit is of a quiet operation level type and would minimize any noise disturbance.

NOW THEREFORE BE IT RESOLVED, that the application for permission to install a generator unit as indicated in the plans submitted with this application be, and the same is hereby granted.

Except as specifically set forth above, nothing herein shall be construed to indicate this Board's approval of any architectural, design, or structural elements of the submitted plans.

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Marsh
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This variance shall lapse unless construction begins within one year from the date this variance is recorded in the Clerk's Office and is completed no more than two years from said date.

Construction shall be deemed to have begun when all required footings and foundations have been completed, or when actual work of a substantial nature has begun on projects that do not require footings or foundations. Site preparation shall not satisfy the terms of this condition. Construction shall be deemed to have been completed when the Building Department has issued a Certificate of Occupancy.

An application for an extension of these periods may be granted by the Board of Zoning Appeals if good cause is shown by the applicant and, if in the Board's judgment, the facts and circumstances which existed at the time of the original application have not materially changed.

Foregoing Resolution submitted by Zoning Board Member William Harold, seconded by Zoning Board Member Ernest Fiore at the August 4, 2021 meeting.

ADOPTED:

AYES: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel,
William Harold, Michael Tiesi and Thomas Haynes

NAYS: None

ABSTAINED: None

ABSENT: None

Rosemarie Cusumano
Secretary, Board of Zoning Appeals

Paul Katz

Chairman, Board of Zoning Appeals

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Z21-023

Marsh

8/4/2021

**BOARD OF ZONING APPEALS
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z21-024

Date: August 4, 2021

Property Owner: BKP Harrison, LLC

Property Address: 260 Halstead Avenue

Block 122 Lot 46

WHEREAS, the Applicant, the property owner, submitted an Application for Amended Site Plan Approval to the Planning Board and the Harrison Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) made a determination dated April 21, 2021 that the application did not strictly comply with the Code's requirements pertaining to the proposed use; and

WHEREAS, Taylor M. Palmer of Cuddy & Feder LLP, the Attorney for the Applicant, filed an application on behalf of BKP Harrison, LLC on June 17, 2021 to the Board of Zoning Appeals (ZBA) for an interpretation of the Zoning Ordinance. This property is located in the CBD Zoning District. The Applicant requests that the ZBA reverse the Building Inspector's determination in an April 21, 2021 Memorandum to the Planning Board that the Applicant's proposed Restaurant and Customary Incidental Accessory Drive-Through proposal is classified as a "drive-in establishment" that would require a Use Variance and instead, make an Interpretation that the Applicant's proposed replacement of the existing Dunkin' restaurant building with a new 1,400 square foot Dunkin' restaurant and customary incidental accessory drive-through use constitute a permitted as-of-right use in the CBD Zoning District and on the Premises, subject to Site Plan review by the Planning Board; and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals at the Municipal Building, 1 Heineman Place, Harrison, New York, at 7:30 p.m., on July 8, 2021, after due notice and publication pursuant to Town Law 267-a(7), at which the following members were either present or indicated that they had listened to tapes of the meeting: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel, William Harold, Michael Tiesi and Thomas Haynes; and

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the Applicant's attorney appeared in support of the request for an interpretation; all those who desired to be heard were heard and the Board reviewed the documents submitted to it and closed the public hearing on July 8, 2021; and

WHEREAS, the Board reviewed all testimony and documents submitted, including the Applicant's submission dated June 17, 2021 and the supporting details included therein and have carefully considered:

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BKP Harrison, LLC
8/4/2021*

- (A) The grounds of doubt as to the meaning or intent of the clear and unambiguous definition of “drive-in establishment” and “eating establishments; drive-in” in the Harrison Town/Village Zoning Code; and
- (B) The proof supporting that the proposed drive-through is a customary and incidental accessory use to the proposed principal restaurant use.

WHEREUPON, the Board found after due deliberation based upon the testimony and documents submitted and its site visit pursuant to Town Law, Section 267-a and 267-b and Harrison Town Code Section 235-58 and Harrison Town Code Section 235-59 et seq., it has jurisdiction to consider the requested interpretation.

The Board found that:

1. The Applicant’s request is for a Zoning Interpretation that the Applicant’s proposal is for a permitted restaurant and customary incidental accessory drive-through use subject to Amended Site Plan Approval by the Planning Board.
2. The Applicant’s request is for the ZBA to reverse the Building Inspector’s determination in an April 22, 2021 Memorandum to the Planning Board and instead find that the Applicant’s proposed Restaurant and Customary Incidental Accessory Drive-Through Proposal is a permitted use.
3. The Applicant’s submission referred to the Town/Village of Harrison Planning Consultant’s memo dated February 21, 2006 to the Planning Board regarding the abutting CVS and its approved drive-through accessory use.
4. No one appeared in favor or in opposition to the application. The Board did receive one letter in opposition to the application on July 5, 2021.

NOW THEREFORE BE IT RESOLVED that the application for a Zoning Interpretation regarding permitted principal restaurant and customary incidental accessory use “drive-through”; be and the same is hereby granted subject to the following conditions:

Except as specifically set forth above, nothing herein shall be construed to indicate this Board’s approval of any architectural, design, or structural elements of the submitted plan.

An application for an extension of these periods may be granted by the Board of Zoning Appeals if good cause is shown by the Applicant and, if in the Board’s judgment, the facts and circumstances which existed at the time of the original application have not materially changed.

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BKP Harrison, LLC
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Foregoing Resolution submitted by Zoning Board Member William Harold, seconded by Zoning Board Member Thomas Foristel at the meeting on August 4, 2021.

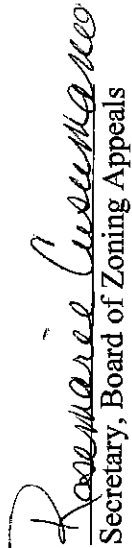
ADOPTED:

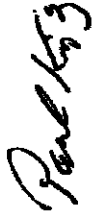
AYES: Paul Katz, Steven Lowenthal, Thomas Foristel, William Harold,
Michael Tiesi and Thomas Haynes

NAYS: Ernest Fiore

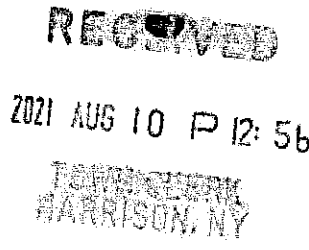
ABSTAINED: None

ABSENT: None


Secretary, Board of Zoning Appeals



Acting Chairman, Board of Zoning Appeals



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Z21-024
BKP Harrison, LLC
8/4/2021