

## ZONING BOARD OF APPEALS

There was a regular meeting of the Zoning Board of Appeals on Thursday Evening, June 10, 2021 at 7:30 p.m., Held via Video Conference using the Platform Zoom, Harrison, New York.

### Members Present

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

### Members Absent

*William Harold*

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>                          |
|---------------|--------------------------------|--------------|------------|------------------------------------------|
| Z21-011       | Marcin Orlowski                | 985          | 25         | Variance Granted                         |
| Z21-012       | Lisa Ricciardi & Ravi Sundaram | 544          | 22         | Variance Granted                         |
| Z21-013       | Scott Hendrie                  | 722          | 7          | Variance Granted                         |
| Z21-014       | Scott Henriquez                | 302          | 121        | Heard – Adjourned to the July Meeting    |
| Z21-015       | Westchester Joint Water Works  | 961          | 3.1        | Heard – Closed – Variance Granted        |
| Z21-016       | Andrew Erbeling                | 283          | 30         | Heard – Closed – Findings being prepared |
| Z21-017       | St. Joseph's Hospital          | 521          | 26         | Heard – Closed – Finding being prepared  |
| Z21-018       | Amann & Genovese               | 313          | 5          | Heard – Adjourned to the July Meeting    |
| Z21-019       | Anthony Celentano              | 722          | 24         | Heard – Adjourned to the July Meeting    |
| Z21-020       | Rosemarie Cusumano             | 84           | 82         | Heard – Closed – Variance Granted        |

The next meeting was scheduled to July 8, 2021

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

*Jacqueline Sheer*

Town Clerk's Office

*Rosemarie Cusumano*  
2 | Rosemarie Cusumano, Secretary

COPIES

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

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

Calendar No.Z21-011

Date: June 10, 2021

Property Owner: Marcin Orlowski

Property Address: 7 Nicols Court

Block 985 Lot 25

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, Marcin Orlowski, filed an application on March 26, 2021 for an area variance from the Zoning Ordinance to permit the construction of an addition to the premises located in an R-1 Zoning District. The Code of the Town/Village of Harrison, Sec 235-9B Table of Dimensional Regulations for Residence Districts requires a front yard setback of 40' in an R-1 zone. The location of the proposed addition will reduce the front yard setback to 36.9' **requiring a variance of 3.1 feet**; and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, via Zoom, at 7:30 p.m., on May 13, 20210 after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present: Paul Katz, Ernest Fiore, Tom Foristel, Michael Tiesi, Steve Lowenthal, William Harold and Tom Haines

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 one neighbor 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;

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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 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 nature of the addition was such that it could not be located on any other part of the property.
- B) There would be no apparent detriment to the surrounding properties or the neighborhood.
- C) The increase in lot coverage will not change the character of the neighborhood.
- D) There was an objection from the next door neighbor to the right of the property. The objection will be addressed through enhanced side yard screening.

NOW THEREFORE BE IT RESOLVED, that the application for permission to construct an addition 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.

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.

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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 Ernest Fiore at the 6/10/2021 meeting.

**ADOPTED:**

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

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** William Harold

*Rosemarie Casimiro*  
Secretary, Board of Zoning Appeals

*Paul Katz*

Acting Chairman, Board of Zoning Appeals

**THIS IS NOT A BUILDING PERMIT.** A Building Permit must be obtained from the Building Inspector before any work is started. Other permits or approvals may also be required before work starts. If you have any questions, please call the Building Department.

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

Calendar No. Z21-012

Date: June 10, 2021

Property Owner: Lisa Ricciardi & Ravi Sundaram

Property Address: 24 Griswold Road

Block 544      Lot 22

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, Justin Minieri, Architect, filed an application on behalf of Lisa Ricciardi & Ravi Sundaram on April 9, 2021 for an area variance from the Zoning Ordinance to construct a new front porch and a one-story addition in the rear. This property is located in an R-1 Zoning District and is legally existing non-conforming with regards to the lot size, side yard setbacks and rear yard setback. Pursuant to the Code of the Town/Village of Harrison §235-9 B of the Table of Dimensional Regulations the application will require 3 variances: 1) The maximum lot coverage 15%. The proposed lot coverage is 18.4%; *thus requiring a variance of 3.4%.* 2) The minimum required front yard setback is 40 feet. The proposed Front Porch with a front yard setback of 39.27 feet; *thus requiring a variance of .73 feet.* 3) The minimum required rear yard setback is 50 feet. The proposed Addition with a rear yard setback of 44 feet; *thus requiring a variance of 6 feet; and*

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, held via Video Conference using the Platform Zoom, Harrison, New York, at 7:30 p.m., on May 13, 2021 after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present at the meeting 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, 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. 888-0101 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

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Ricciardi & Sundaram  
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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 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 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 subject property is legally existing and non-conforming with regards to the lot area, the side yard setbacks and the rear yard setback.
2. The new front porch entry will encroach into the front yard setback is de minimis and only encroaches .73 into the setback.
3. The rear year one-story addition is being constructed on an existing wood deck.
4. There were no objections from neighbors.
5. No undesirable change in the character of the neighborhood or detriment to nearby properties will be created by the granting of the variances.

NOW THEREFORE BE IT RESOLVED that the application to construct a new front porch and a year one-story addition, as indicated in the revised plans submitted with this application be, and the same is hereby granted subject to the following.

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*Ricciardi & Sundaram*  
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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 by Justin f. Minieri, AIA, S01, A02, A03, A04, A05, A08, A09, A10, A13, A14, A15 and A16 dated February 23, 2021.

Foregoing Resolution submitted by Zoning Board Member Michael Tiesi, seconded by Zoning Board Member Thomas Foristel, at the meeting on June 10, 2021.

ADOPTED:

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

NAYS: None

ABSTAINED: None

ABSENT: William Harold

*Rosemarie Cusumano*  
Secretary, Board of Zoning Appeals

*Paul Katz*

Acting Chairman, Board of Zoning Appeals

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

Calendar No. Z21-013

Date: June 10, 2021

Property Owner: Scott Hendrie

Property Address: 67 Parkview Avenue

Block 722      Lot 7

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, Scott Hendrie, filed an application on April 9, 2021 for an area variance from the Zoning Ordinance to construct a new one-story addition to the front entry of the house. 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 the required front yard setback is 30 feet, the proposed one story addition encroaches into the front yard setback 25 feet 5 inches; *thus requiring a 4 foot 7 inches variance; and*

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, held via Video Conference using the Platform Zoom, Harrison, New York, at 7:30 p.m., on May 13, 2021 after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present at the meeting 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, 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. 888-0101 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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- (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;
- (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 new one-story addition to the front entry will not encroach any further than the neighbor's entry to the left and to the right of the subject property.
2. The proposed one-story addition adds symmetry to the front of the house as well as a functioning entry vestibule.
3. There were no objections from neighbors.
4. No undesirable change in the character of the neighborhood or detriment to nearby properties will be created by the granting of the variances.

NOW THEREFORE BE IT RESOLVED that the application to construct a new front entry addition, as indicated in the revised plans submitted with this application be, and the same is hereby granted subject to the following.

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 by AMA Architecture, A.01, A.02 and A.03 dated April 12, 2021.

Foregoing Resolution submitted by Zoning Board Member Ernest Fiore, seconded by Zoning Board Member Thomas Foristel, at the meeting on June 10, 2021.

ADOPTED:

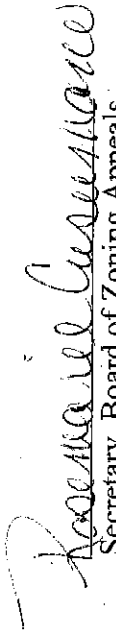
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AYES: Paul Katz, Ernest Fiore, Steven Lowenthal, Thomas Foristel,  
Michael Tiesi and Thomas Haynes

NAYS: None

ABSTAINED: None

ABSENT: William Harold

  
Secretary, Board of Zoning Appeals



Acting Chairman, Board of Zoning Appeals

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

Calendar No. Z21-015

Date: June 10, 2021

Property Owner: Westchester Joint Water Works

Property Address: 4195 Purchase Street

Block 961

Lot 3.1

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, Paul Kutzy, filed an application on behalf of Westchester Joint Water Works on May 10, 2021 for an area variance from the Zoning Ordinance for the installation of a generator pad and generators. This property is located in an R-2 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 side yard setback to 37 feet; *thus requiring a variance of 13 feet*; and

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, held via Video Conference using the Platform Zoom, Harrison, New York, at 7:30 p.m., on June 10, 2021 after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present at the meeting: 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. 888-0101 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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- (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;
- (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 property is located in an R-2 Zoning District. The water towers were constructed in 1998 and 2001.
2. The proposed new generator will support backup power needs for the new larger permanent replacement pumps at the Purchase Booster Pump Station which is necessary to meet the domestic and fire protection needs of the Upper High Service area. The Upper High Service is made up of the northwest area of Harrison, Purchase from Rye Lake to Country Club Drive and includes the Westchester County Airport.
3. The new generators will not result in any detriment or change in character of the neighborhood. The generators will be screened by existing natural vegetation to the north at the property line and slats have been installed on the existing chain link fence to provide additional screening.
4. There were no objections from neighbors.
5. No undesirable change in the character of the neighborhood or detriment to nearby properties will be created by the granting of the variances.

NOW THEREFORE BE IT RESOLVED that the application to construct a new front entry addition, as indicated in the revised plans submitted with this application be, and the same is hereby granted subject to the following.

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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 by Woodard & Curran E05.01 dated December, 2020.

Foregoing Resolution submitted by Zoning Board Member Ernest Fiore, seconded by Zoning Board Member Thomas Haynes, at the meeting on June 10, 2021.

ADOPTED:

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

NAYS: None

ABSTAINED: None

ABSENT: William Harold

  
Secretary, Board of Zoning Appeals



Acting Chairman, Board of Zoning Appeals

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1000 N. 5th St. #100

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

Calendar No. Z21-020

Date: June 10, 2021

Property Owner: Rosemarie Cusumano

Property Address: 82 Harrison Avenue  
Harrison, New York 10528

Block 84      Lot 82

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, Rosemarie Cusumano filed an application on May 17, 2021 for area variances from the Zoning Ordinance. This property is located in a B Zoning District and pursuant to §235-4 of the Zoning Ordinance of the Town/Village of Harrison the definition of a two-family is a detached building containing two dwellings. This property is located in a B Zoning District and Pursuant to 235-4 of the Zoning Ordinance of the Town/Village of Harrison. As per §235-9(B) of the Table of Dimensional Regulations, the required side yard setback for a portion of the structure outside the required rear yard is 7 feet. The existing garage is existing non-conforming with regard to the side yard setback of approximately 4 feet 2 inches at the nearest point. The new structure will be located in the same location; *thus requiring a variance of 2 feet 10 inches*; 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 June 10, 2021, 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.

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:

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Cusumano  
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- (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;
- (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 detached garage and second story dwelling unit will be built in approximately the same location as an existing detached garage and will have no detrimental effect on neighboring properties.
2. There were no objections from neighbors.
3. No undesirable change in the character of the neighborhood or detriment to nearly properties will be created by the granting of the variances.

NOW THEREFORE BE IT RESOLVED that the application for (1) a variance for a detached structure to be constructed to create a second dwelling unit. (2) The proposed detached unit of 760 square feet; thus requiring a variance of 40 square feet. (3) The proposed height of the accessory structure is 20.66 feet; thus requiring a variance of 5.66 feet; 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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*Cusumano*  
6/10/2021.

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 Thomas Haynes, seconded by Zoning Board Member Ernest Fiore at the meeting on June 10, 2021.

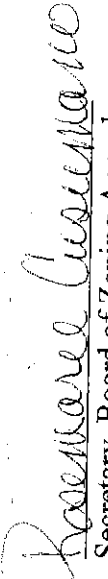
**ADOPTED:**

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

NAYS: None

ABSTAINED: None

ABSENT: William Harold

  
Secretary, Board of Zoning Appeals



Acting Chairman, Board of Zoning Appeals

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Cusumano  
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10:17 AM JUN 10 2021