

Mark Spano
106 Calvert Street
Harrison, New York 10528

E-H

June 6, 2012

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TOWN OF HARRISON, N.Y.

Honorable Mayor Ronald Belmont and members of the Harrison Town Board
Town/Village of Harrison
1 Heinemann Place
Harrison, New York 10528

Dear Honorable Mayor Ronald Belmont and members of the Harrison Town Board:

This application is being submitted for a Special Exception use permit based on the amended zoning change in the N.B. District. The parcel is known as 197 Harrison Avenue (RL134, lot 29 in the Harrison Tax Map) and lies within 1500 feet of the Harrison Railroad Station.

The amended zoning change was adopted on July 7, 2011 almost one (1) year ago, however, due to the lack of communication, The Building Department nor The Planning Board ever received a copy of the amended resolution. I personally advised Bob Fitzsimmons and Pat Cleary and gave them copies. Due to this error of omission I was misdirected to The Zoning Board and The Planning Board and the Building Department for a change of use request resulting with needless funds, board appearances and six (6) months of time wasted.

I am enclosing for your review past correspondence to the Building Department, Planning Board and vacancies on Harrison Avenue and my reason for the request for residential use..

This commercial location has been advertised and vacant for over one (1) year and has created a financial hardship.

Reviewing the amended resolution I noticed that copies were not directed to the Building Department and the Planning Board. Perhaps the notices should include the Building Department and the Planning Board in the future for the benefit of new applicants.

Please review the information enclosed. It has been a long needless process and the information included is supportive for a special exception permit in the amended N.B. zoning changes.

Respectfully submitted


Mark Spano
encl



TOWN OF HARRISON SPECIAL EXCEPTION USE APPLICATION



SITE IDENTIFICATION INFORMATION

Application Name: <u>SPANO Building</u>	Application #	Date Submitted:
Site Address: No. <u>197</u> Street: <u>Harrison Ave Hamlet:</u>		
Property Location: (Identify landmarks, distance from intersections, etc.) <u>750 ft From Colonial Place</u>		
Town of Harrison Tax Map Designation: Section <u>Block 134 Lot(s) 29</u>	Zoning Designation of Site: <u>NB</u>	

APPLICANT/OWNER INFORMATION

Property Owner: <u>Mark Spano</u>	Phone #: <u>914-835-1900</u> Fax#: <u>914-835-0020</u>	Email:
Owners Address: No. <u>106</u> Street: <u>Calvert St.</u> Town: <u>Harrison</u> State: <u>NY</u> Zip: <u>10528</u>		
Applicant (If different than owner):	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan:	Phone #: Fax#:	Email:
Address: No. Street: Town: State: Zip:		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: <u>SAME</u> Town: State: Zip:		

SPECIAL EXCEPTION USE INFORMATION

Proposed Special Exception Use:

Will the use prevent or substantially impair either the reasonable or orderly use or the reasonable and orderly development of other properties in the neighborhood?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Are the disadvantages to the neighborhood from the location of such use at the property are outweighed by the advantage to be gained by either the neighborhood of the town by authorizing the special exception use permit?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Will the health, safety, welfare, comfort, convenience and order of the town be adversely affected by the authorized use?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Will the special exception use be in harmony with and promote the general purposes and intent of the town's zoning ordinance?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

On a separate sheet, describe how the proposed special exception use complies with the **General Conditions** set forth in §235-16

On a separate sheet, describe how the proposed special exception use complies with the **Special Conditions and Safeguards for Specific Uses** set forth in §235-17

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Anthony W. Spano
Applicants Name

[Signature]
Applicants Signature

Sworn before me this 16th day of May 2012

Rosemarie Cesebrano
Notary Public

ROSEMARIE OLIVIANO
Notary Public, State of New York
No. 01CU6088953
Qualified in Westchester County
Term Expires January 13, 2015

July 7, 2011

2011 -- 218 -- c

**ADOPTION OF THE AMENDMENT TO THE CHANGE OF ZONING FOR PROPERTIES
LOCATED IN THE NB DISTRICT THAT ARE WITHIN 1,500 FT. OF
THE HARRISON TRAIN STATION ALLOWING FOR
A SPECIAL EXCEPTION USE PERMIT**

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to adopt the amendment to the change of zoning for properties located in the NB District that are within 1,500 ft. of the Harrison Train Station.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the Building Inspector and the Planning Board.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Sciliano and Vetere
Supervisor Walsh

NAYS: None

ABSENT: None

On motion of Councilman Cannella, seconded by

it was

RESOLVED to adopt the amendment to the change of zoning for properties located in the NB District that are within 1,500 ft. of the Harrison Train Station.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the Building Inspector and the Planning Board.

Adopted by the following vote:

Copies to:

- Assessor
- Benefits
- Bldg
- Compt'lr
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

FILED THIS
19th DAY OF
August 2011
Angela J. Tuccio
 Town Clerk, Harrison, New York