

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
January 24, 2019  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 27, 2018; October 25, 2018; November 29, 2018

**OLD BUSINESS**

- 1. 18-03, The Applestone Meat Company, 735 White Plains Road** **Public Hearing Continued**  
Section 63A, Block 2, Lot 21 Zone: RB  
Application for: Site plan and architectural review approval for proposed alterations to the rear and front façade of an existing 896 square foot commercial space (formerly a dental office) to be occupied by the Applestone Meat Company. On April 10, 2018, the ZBA granted an area variance relative to the application.
  
- 2. 16-14, Gas Mart (76 Gas Station), 600 White Plains Road** **Public Hearing**  
Section 65A, Block 3, Lot 11 Zone: R7.5  
Application for: Site plan and architectural review approval for proposed alterations to an existing gas/service station building proposed for use as a convenience store. Two fuel pumps (four fueling stations) are located on site and are proposed to remain. On March 23, 2017, the Planning Board adopted a negative declaration (coordinated SEQRA review). On April 10, 2018, the ZBA granted a use variance and area variances relative to the application.

**NEW BUSINESS**

- 3. 18-46, 11 Mill Road** Zone: RB  
Section 65D, Block 4, Lot 33  
Application for: Amended site plan and architectural review approval for a proposed HC accessible ramp, enclosed refuse area and raised platform for HVAC equipment at the rear of an existing mixed-use building.
  
- 4. 18-49, 151 Overhill Road** **Public Hearing**  
Section 7D, Block 2, Lot 5 Zone R10  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence.
  
- 5. 18-38, 5 Lieb Place** **Public Hearing**  
Section: 78, Block 3, Lot 19 Zone: R5  
Application for: Site plan and architectural review approval for proposed alterations to an existing single-family residence.
  
- 6. 18-47, 69 Lake Shore Drive** **Public Hearing**  
Section 64J, Block 2, Lot 10 Zone: R15  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence.
  
- 7. 18-48, 103 Clarence Road** **Public Hearing**  
Section 56, Block 2, Lot 9 Zone R5  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence

**ADJOURNED** (The application listed below will not be heard at the January 24, 2019 Planning Board meeting).

**1. 18-21, 71 Park Drive**

**Public Hearing**

**Adjourned for review by the Zoning Board of Appeals**

Section 65C, Block 6, Lots 6,7,10,11,12

Zone: R7.5

Application for: Preliminary review of a proposed two-lot subdivision resulting in one new building lot. The total area of the property is 19,763 square feet. The applicant proposes to create one 11,892 square foot lot improved with an existing single-family residence, and one unimproved 7871 square foot lot. The application requires referral to the ZBA for consideration of area variances.

**Date Issued:** January 16, 2019 at 11:00 a.m.

\* The posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. It is recommended that you visit the town's website ([www.eastchester.org](http://www.eastchester.org)) to access the most current agenda prior to each meeting. On the "Home" page select "FIND" in the menu box to the left, then select "AGENDAS". The agendas for each Board are posted for review.