

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
March 23, 2017  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: December 1, 2016; January 26, 2017; February 23, 2017

**OLD BUSINESS**

1. 16-30      **760 White Plains Road, Keller Williams**      **Continued Public Hearing**  
Section 61, Block 4, Lot 5      Zone: RB  
Application for: Site plan and architectural review for proposed additions and alterations to an existing building increasing the gross floor area from 4310 square feet to 6396 square feet. The application requires referral to the ZBA for consideration of area variances and, if approved, to the ARB for architectural review.
  
2. 16-14      **600 White Plains Road, Gas Mart**      **Continued Public Hearing**  
Section 65A, Block 3, Lot 11      Zone: R7.5  
Application for: Preliminary site plan and architectural review of proposed alterations to an existing gas/service station building proposed for use as a convenience store. Two legal non-conforming fuel pumps (4 fueling stations) are located on site and are proposed to remain. The application requires referral to the ZBA for consideration of a use variance to permit the proposed retail use and, if approved, to the ARB for architectural review.

**ADJOURNED ITEMS** (These applications will not be heard at the March 23, 2017, meeting)

1. 16-13      **22 and 24 Water Street and 42 Stewart Place**      **Continued Public Hearing**  
**Adjourned for Zoning Board Determination**  
Section 65A, Block 2, Lots 4, 5, 1A      Zone: R5 and R10  
Application for: A proposed 5-lot major subdivision. The existing 1.19-acre property consists of 3 lots improved with single-family homes. The applicant proposes to subdivide the property to create 5 building lots and a new cul-de-sac. The existing residences at 22 and 24 Water Street are proposed to be demolished. The existing residence at 42 Stewart Place is proposed to remain. The application appeared before the Planning Board for sketch plan review at meetings on March 24, May 26, and December 1, 2016. The Planning Board adopted a negative declaration for the coordinated review of the application in accordance with SEQRA on December 1, 2016. The application requires referral to the ZBA for consideration of area variances.
  
2. 17-02      **429 White Plains Road, Mickey Spillane's**      **Continued Public Hearing**  
**Adjourned for Zoning Board Determination**  
Section 44, Block 3, Lot 7      Zone: RB  
Application for: Amended special permit approval (in accordance with Sections 12.D and Section 12.H.22 of the Zoning Law) and site plan and architectural review approval to permit additions and alterations at the rear of the building and changes to the design of the originally approved building facade. The application appeared before the Planning Board for preliminary review at a meeting on January 26, 2017. The application requires referral to the ZBA for consideration of area variances and, if approved, to the ARB for architectural review.

**Date Issued:** March 17, 2017, at 1:30 p.m.

\*Please note that 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 on the left, then select "AGENDAS". The Agendas for each Board are posted for review.