

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
May 24, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: March 22, 2018; April 26, 2018

OLD BUSINESS

1. 18-11 **Deli Mart, 324 White Plains Road** **Public Hearing**
Section 69, Block 3, Lot 1A Zone: RB
Application for: Special permit approval to allow a Type I hood in an existing (recently opened) 738 square foot deli in accordance with Section 12.H.22, Food Service Establishment, of the Zoning Law.

NEW BUSINESS

2. 18-20 **Siwanoy Country Club, 351 Pondfield Road/1 Siwanoy Club Way** Zone: R20
Section 79, Block 1, Lot 7
Application for: Preliminary site plan and architectural review for additions and alterations to the existing club house and pro shop building, a new golf services building, and additional parking spaces. The application requires referral to the ZBA for consideration of area variances.
3. 18-21 **71 Park Drive** **Public Hearing**
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.
4. 18-22 **11 Mill Road** **Public Hearing**
Section 65D, Block 4, Lot 31 Zone: RB
Application for: Preliminary site plan and architectural review of a proposed 149 square foot one-story rear addition to an existing mixed-use commercial/residential building and façade and site improvements. The application requires referral to the ZBA for consideration of an area variance.
5. 18-23 **Mezzaluna Restaurant, 118 Brook Street** Zone: RB
Section 65D, Block 4, Lot 31
Application for: Preliminary special permit, site plan, and architectural review for proposed outdoor dining areas in the front and rear of the existing restaurant in accordance with Section 12.H.12, Outdoor Dining, of the Zoning Law.
6. 18-14 **58 Lake Shore Drive** **Public Hearing**
Section 64H, Block 1, Lot 37 Zone: R15
Application for: Site plan and architectural review approval for a new one-story, 3645 square foot single-family residence on a 19,813 square foot property. The application appeared before the ARB at a meeting on May 3, 2018.

7. 17-60 **120 Clarence Road** **Public Hearing**
Section 56, Block 1, Lot 5 Zone: R5
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. On January 9, 2018, the Zoning Board of Appeals granted three area variances relative to the application. The application appeared before the ARB at a meeting on May 3, 2018.

ADJOURNED ITEMS (These applications will not be heard at the May 24, 2018, meeting)

1. 16-14 **Gas Mart, 600 White Plains Road,** **Continued Public Hearing**
Adjourned for review by the Architectural Review Board
Section 65A, Block 3, Lot 11 Zone: R7.5
Application for: 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. 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.
2. 18-24 **322 White Plains Road** **Public Hearing**
Adjourned for review by the Architectural Review Board
Section 69, Block 3, Lot 1A Zone: RB
Application for: Special permit, site plan, and architectural review approval to convert an existing 1753 square foot retail space into a restaurant with a Type I hood in accordance with Section 12.H.22, Food Service Establishment, of the Zoning Law.
3. 17-17 **10 Morgan Street** **Continued Public Hearing**
Adjourned for additional information
Section 67, Block 2, Lots 1A & B Zone: R3
Application for: Site plan and architectural review approval for a new two-story, 2557 square foot, two-family residence. On October 10, 2017, the ZBA granted an area variance relative to the application. The application appeared before the ARB at meetings on June 1, 2017, and March 1, 2018.

Date Issued: May 18, 2018 at 4:00 p.m.

Revised: May 22, 2018, at 11:30 a.m.; May 24, 2018, 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) 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.