

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
May 25, 2017
7:00 p.m.

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

OLD BUSINESS

1. 17-02 **429 White Plains Road, Mickey Spillane's** **Continued Public Hearing**
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 on January 26, 2017, and before the ARB on May 4, 2017. At a meeting on April 13, 2017, the ZBA granted area variances relative to the application.

NEW BUSINESS

2. 17-15 **Mason Sandwich, 33 Mill Road** Zone: RB
Section 65D, Block 4, Lot 19
Application for: Site plan review for two proposed 48" benches in front of the store.
3. 17-11 **120 Highview Avenue** **Public Hearing**
Section 65N, Block 6, Lot 1 Zone: R6
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. The application appeared before the ARB on May 4, 2017.
4. 17-12 **215 Lincoln Place** **Public Hearing**
Section 65K, Block 4, Lot 65 Zone: R6
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. The application appeared before the ARB on May 4, 2017.
5. 17-14 **490 New Rochelle Road** **Public Hearing**
Section 85, Block 3, Lot 13 Zone: RB
Application for: Site plan and architectural review approval for façade alterations to an existing storefront. The application appeared before the ARB on May 4, 2017.
6. 17-05 **297 Main Street** **Public Hearing**
Section 67, Block 2, Lot 15 Zone: RB
Application for: Site plan and architectural review approval for additions and alterations to convert an existing commercial space into a one bedroom apartment. At a meeting on April 13, 2017, the ZBA granted area variances relative to the application. The application appeared before the ARB on May 4, 2017.
7. 17-16 **136 Grand Boulevard** **Public Hearing**
Section 52, Block 3, Lot 13 Zone: R5
Application for: Site plan and architectural review approval for a new 2891 square foot single-family residence. The application appeared before the ARB on May 4, 2017.

9. 16-34 **186 Old Wilmot Road** **Public Hearing**
Section 64E, Block 4, Lot 24 Zone: R7.5
Application for: Site plan and architectural review approval for a new 2.5 story, 4597 square foot, single family residence. The existing residence is proposed to be demolished. The application appeared before the ARB on June 2, 2016 and November 3, 2016.
8. 17-10 **16 Greenmeadow Road** **Public Hearing**
Section 66G, Block 1, Lot 58 Zone: R5
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. The application appeared before the ARB on May 4, 2017.

ADJOURNED ITEMS (These applications will not be heard at the May 25, 2017, meeting)

1. 16-30 **760 White Plains Road, Keller Williams** **Continued Public Hearing**
Adjourned for Zoning Board Determination
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. On March 23, 2017, the Planning Board referred the application to the ZBA for consideration of area variances and, if the variances are approved, to the ARB for architectural review. (Uncoordinated SEQRA review)
2. 16-14 **600 White Plains Road, Gas Mart** **Continued Public Hearing**
Adjourned for Zoning Board Determination
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. On March 23, 2017, the Planning Board adopted a negative declaration (coordinated SEQRA review) and referred the application to the ZBA for consideration of a use and area variances and, if the variances are approved, to the ARB for architectural review.
3. 16-13 **22 and 24 Water Street and 42 Stewart Place** **Continued Public Hearing**
Adjourned to the June 22, 2017 Planning Board Meeting
Section 65A, Block 2, Lots 4, 5, 1A Zones: 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. On December 1, 2016, the Planning Board adopted a negative declaration (coordinated SEQRA review) and referred the application to the ZBA for consideration of area variances. On April 13, 2017, the ZBA approved area variances relative to the application.

Date Issued: May 17, 2017, at 10:00 a.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.