

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
September 27, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 24, 2018; June 28, 2018

OLD BUSINESS

1. 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

2. 16-13 **22 and 24 Water Street and 42 Stewart Place Subdivision** Zones: R5 and R10
Section 65A, Block 2, Lots 4, 5, 1A
Application for: To extend the conditional approval for the proposed 5-lot subdivision and to approve the amount of the Performance Bond to guarantee the construction of proposed public improvements.
3. 18-36 **Holy Mount Cemetery, Cemetery Lane** Zone: R15
Section 64, Block 1, Lot 8
Application for: Preliminary site plan and architectural review for the construction of a one-story columbarium building and outdoor columbarium walls and associated walkways in the southwest corner of the cemetery. The existing stone storage building in this location is proposed to be demolished. The columbaria will accommodate a total of 1800 niches for cremation urns. The application requires referral to the ZBA for consideration of a use variance and an area variance.
4. 18-37 **239 Main Street** Zone: RB
Section 69, Block 5, Lot 9
Application for: Preliminary site plan and architectural review for proposed additions and alterations to an existing three-story, three-family residence. The application requires referral to the ZBA for consideration of area variances.
5. 18-03 **Applestone Meat Company, 735 White Plains Road** **Public Hearing**
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.

ADJOURNED ITEMS (These applications will not be heard at the September 27, 2018, meeting)

1. 18-20 **Siwanoy Country Club, 351 Pondfield Road/1 Siwanoy Club Way**
Adjourned for review by the Architectural Review Board
Section 79, Block 1, Lot 7 Zone: R20
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.

2. 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.

3. 18-22 **11 Mill Road** **Public Hearing**
Adjourned for review by the Architectural Review Board
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.

Date Issued: September 21, 2018, at 11:00 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.