

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
December 1, 2016  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: October 27, 2016

**OLD BUSINESS**

1. 16-13      **22 and 24 Water Street and 42 Stewart Place**      **Public Hearing**  
Section 65A, Block 2, Lots 4, 5, 1A      Zone: R5 and R10  
Application for: Preliminary sketch plan review of 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 requires referral to the ZBA for consideration of area variances.

**NEW BUSINESS**

2. 16-66      **42 Lakeview Avenue**      **Public Hearing**  
Section 57, Block 4, Lot 12      Zone: R5  
Application for: Subdivision approval for a proposed 2-lot minor subdivision. The existing 0.23-acre property consists of 1 lot improved with a single-family house. The applicant proposes to subdivide the property to create two 5000 square foot building lots.
3. 16-30      **Keller Williams, 760 White Plains Road**      **Public Hearing**  
Section 61, Block 4, Lot 5      Zone: RB  
Application for: Preliminary site plan and architectural review for proposed additions and alterations to an existing building increasing the gross floor area from 4310 square feet to 7061 square feet. The application requires referral to the ZBA for consideration of area variances.
4. 16-38      **51 Joyce Road**      **Public Hearing**  
Section 66H, Block 2, Lot 30      Zone: R5  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single family residence.
5. 16-63      **7 Forbes Boulevard**      **Public Hearing**  
Section 66A, Block 3, Lot 36      Zone: R10  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single family residence.

**ADJOURNED ITEMS**

1. 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.

**Date Issued:** November 23, 2016, at 9:00 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](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.