

Agenda
TOWN OF EASTCHESTER PLANNING BOARD

February 26, 2015

7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: December 4, 2014 and January 22, 2015

OLD BUSINESS

1. 14-42 **Mickey Spillane's Restaurant, 429 White Plains Road** **Public Hearing - Continued**
Section 44, Block 3, Lot 7 Zone: RB
Application for: Site plan, architectural review, and special permit approval for additions and alterations to an existing restaurant and a proposed roof-top dining area. The application received approval for area variances from the Zoning Board of Appeals on November 13, 2014.

NEW BUSINESS

2. 14-55 **54 Webster Road** **Public Hearing**
Section 61, Block 1, Lot 76 Zone: R5
Application for: Site plan and architectural review approval for a proposed 709 square foot one and two story addition to the side and rear of an existing 1,568 square foot residence. The application received approval for area variances from the Zoning Board of Appeals on November 20, 2014.
3. 15-03 **Siwanoy Country Club, 1 Siwanoy Clubway** **Public Hearing**
Section 79, Block 1, Lot 7 Zone: R20
Application for: Site plan and architectural review approval to realign three existing paddle tennis courts, add a fourth paddle tennis court and replace the existing 295 square foot warming hut with a new 624 square foot warming hut in the western portion of the country club property (fronting on Crawford Street near the main entrance to the clubhouse).
4. 15-08 **185 Summerfield Street**
Section 60, Block 3, Lot 37 Zone: RB
Application for: Site plan and special permit approval for a proposed 1,458 square foot restaurant (Type I Food Service Establishment) on the first floor of an existing two-story office building. The application also requires review and approval from the Zoning Board of Appeals for an area variance from the minimum parking requirements.

ADJOURNED ITEMS: (The following item will not be discussed at the February 26, 2015 meeting)

1. 12-57 **Senior Residences at Summerfield Gardens**
ADJOURNED
151 Summerfield Street
(142 and 148 Montgomery Avenue and 149, 151 and 155 Summerfield Street)
Section 59, Block 5, Lots 17, 21, 42, 44 and 46 Zone: GB
Application for: special permit, site plan and architectural review approval to permit a proposed 92 unit, 5 story, multifamily residential senior housing development with 101 off-street parking spaces. At its meeting on April 24, 2014, the Planning Board adopted a Negative Declaration pursuant to SEQRA. At a meeting on November 20, 2014, the ZBA granted area variances relative to the application.

Date Issued: February 20, 2015, at 1:00 p.m.