

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Thursday, January 25, 2024
7:00 p.m.

The meeting will be held at the
Town of Eastchester Town Hall, Court Room/Auditorium, 40 Mill Road, Eastchester, New York

You can view current submissions for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/pb_january_25_2024.php

Previous submissions for Old Business items can be accessed from prior agendas posted on the Town's website.
Past meeting dates are noted in the descriptions of the applications on this agenda.

- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: December 7, 2023

OLD BUSINESS

- 1. 23-27, 360 White Plains Road** **Consider Lead Agency Resolution**
Section 66L, Block 1, Lot 1 Zone: R10
Application for: Site plan approval for proposed new 2-story commercial building (with basement) to be located behind an existing commercial building in an area currently occupied by surface parking. This application previously appeared before the Planning Board for a Preliminary Review on September 28, 2023 and appeared before the Zoning Board of Appeals on January 9, 2024. Consideration of Lead Agency resolution only.

- 2. 23-30, 249 Main Street and 27 New Street** **Consider Lead Agency Resolution**
Section 69, Block 5, Lot 6 & 6C Zone: RB
Application for: Preliminary site plan and architectural review for a proposed six-story building with 25 units consisting of fifteen (15) one-bedroom units and ten (10) two-bedroom units supported by 36 parking spaces. This application previously appeared before the Planning Board for a Preliminary Review on October 26, 2023 and appeared before the Zoning Board of Appeals on January 9, 2024. Consideration of Lead Agency resolution only.

- 3. 21-17, 15 Tuckahoe Avenue Subdivision** **Public Hearing Continued**
Section 70, Block 1, Lot 1 Zone: R5
Application for: Subdivision approval for a proposed 6-lot subdivision. This application previously appeared before the Planning Board for a Preliminary Review on April 22, 2021 and for Public Notice on June 22, 2023 and September 28, 2023.

NEW BUSINESS

- 4. 23-28, 37 Central Drive** **Public Hearing**
Section 80D, Block 3, Lots 18 & 20 Zone: R6
Application for: Site plan and architectural review approval for a proposed second story addition over an existing covered front porch. On November 14, 2023, the ZBA granted area variances relative to the application.

- 5. 24-01, 42 Maple Avenue Subdivision** **Public Hearing**
Section 44, Block 8, Lots 60T, 61 & 62 Zone: R3 & R5
Application for: Approval for redivision of the existing tax lots into two separate lots, creating one new building lot.

6. 24-02, 10 Hewitt Avenue Subdivision

Public Hearing

Section 83, Block 1, Lot 3

Zone: R10

Application for: Approval for subdivision of an existing lot into a 3-lot Subdivision.

ADJOURNED ITEM (This item will **not** be heard at the January 25, 2024 PB Meeting)

1. 23-37, ArchCare, 265 White Plains Road

Public Hearing Continued

Adjourned to the February 13, 2024 PB Meeting

Section 74, Block 3, Lot 1 and 9T

Zone: R10

Application for: Site plan amendment for changes to an approved site plan. This application appeared before the Planning Board on December 7, 2023 for a preliminary review.

Date Issued: January 19, 2024 at 2:30 p.m.

* The posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. Visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting. Last minute adjournments may not be reflected on the posted agendas and applications may be heard out of order at the discretion of the Chair. If you have any questions regarding any of the agenda items, you can contact the Planning Department at (914) 771-3319 or lherbert@eastchester.org. Applications are available for review electronically (by clicking the link at the top of the agenda) and physically in the Planning Department.