

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
Zoom Video Conference  
**Thursday, January 28, 2021, 7:00 p.m.**

All meeting participants must register for the Zoom meeting in advance by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_hp4hnYJkRlq-LXtL9qnlsw](https://zoom.us/webinar/register/WN_hp4hnYJkRlq-LXtL9qnlsw)

You can view submissions for all Administrative and New Business items by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/planning\\_board\\_agenda\\_attachments\\_january\\_28\\_2021.php](https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_january_28_2021.php)

- Call to Order
- Roll Call
- Approval of Minutes: September 24, 2020; October 22, 2020; December 3, 2020

**ADMINISTRATIVE ITEMS**

**1. Notice of Intent (NOI) from the Town Board to Act as Lead Agency Pursuant to SEQRA**

At a meeting on January 19, 2021, the Town Board of the Town of Eastchester declared its intent to serve as Lead Agency in the SEQRA Review of a Local Law amending Local Law 5-2000, last amended by Local Law No. 1 -2019, “THE ZONING LAW OF THE TOWN OF EASTCHESTER,” to modify the definitions of “Formula Fast Casual/Quick Casual Restaurant” and “Food Service Establishments” included in Section 2.D, and Section 4.C.6, Schedule of Non-Residential District Regulations to permit “Studio Uses” in the DSC, Designed Shopping Center District. The NOI was forwarded to the Planning Board as an Involved Agency in the review of the Proposed Action.

**NEW BUSINESS**

**2. 20-34, 16 JR Albanese Place (aka 210 Main Street)**

**Public Hearing**

Zone: RB

Section 68, Block 2, Lot 4

Application for: Site plan and special permit approval for a commercial day care facility proposed to occupy space in an existing shopping center. The special permit is required in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law.

**3. 20-40, 60 Lockwood Avenue**

**Public Hearing**

Zone: R5

Section 80C, Block 2, Lot 54

Application for: Site plan and architectural review approval for a proposed new single-family residence.

**4. 20-41, 1 Wendover Road**

**Public Hearing**

Zone: R5

Section 66G, Block 2, Lot 103

Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.

**5. 21-04, Rogliano Subdivision, 1, 3, 5, 7 Rogliano Way**

**Public Hearing**

Zone: R5 & R10

Section 65A, Block 2, Lots 16, 17, 18, 19

Application for: Amended subdivision approval. The applicant proposes a modification to the filed subdivision plat to reconfigure the provision of sewer service to the lots in the subdivision. Lots 2, 3 and 4 (as shown on the amended subdivision plat) will obtain access to the sewer main in Water Street through the installation of separate sewer lines (one serving each lot) which will be located within a common sewer line easement within the subdivision road to be dedicated to the Town.

**ADJOURNED ITEMS** (These items will not be heard at the January 28, 2021 meeting)

6. **19-42, 5 Ray Place** **Public Hearing Continued**  
**Adjourned for ZBA and ARB Review**  
Section 60, Block 5, Lot 25 Zone: RB  
Application for: Site plan and architectural review approval for a proposed 21-unit multi-family residential building.
7. **20-08, 291 Main Street** **Public Hearing Continued**  
**Adjourned for ZBA and ARB Review**  
Section 67, Block 2, Lot 13 Zone: RB  
Application for: Site plan and architectural review approval to convert an existing one-story commercial building into a three-story, mixed-use building with commercial uses on the first floor and five residential unit above.
8. **20-19, Kidz Korner, 189-191 Brook Street** **Public Hearing Continued**  
Section 64, Block 4, Lots 34, 35 Zone: RB  
Application for: Site plan, architectural review, and special permit approval for a proposed two-story commercial day care facility. The special permit is required in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law. The existing structure will be demolished. SEQRA determination and referral to the ZBA for consideration of area variances is required. The application previously appeared before the Planning Board on July 21, 2020 and December 3, 2020.

**Date Issued:** January 21, 2021 at 2:30 p.m.

**Revised:** January 26, 2021 at 8:30 a.m.; January 28, 2021 at 1:00 p.m.; January 28, 2021 at 6:00 p.m.

\* 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 "Forms and Documents" in the menu box to the right, then select "Agendas" in the menu box to the left. The agendas for each Board are posted for review. Please note that last minute adjournments may not be reflected on the posted agendas.