

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
**Thursday, February 24, 2022, 7:00 p.m.**

The meeting will be held **IN PERSON** 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/planning\\_board\\_meeting\\_february\\_24\\_2022.php](https://cms5.revize.com/revize/eastchester/departments/planning_board_meeting_february_24_2022.php)

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: December 2, 2021

**NEW BUSINESS**

- 1. 21-39, 98 Lee Avenue** **Public Hearing**  
Section 51, Block 22, Lots 19 & 20 Zone: R5  
Application for: Site plan and architectural review approval for a new single-family residence (on a newly created building lot, formerly part of 102 Lee Avenue).
  
- 2. 21-40, 102 Lee Avenue** **Public Hearing**  
Section 51, Block 22, Lots 21 & 22 Zone: R5  
Application for: Site plan and architectural review approval for a new single-family residence. The existing residence will be demolished.
  
- 3. 21-32, 95A Tuckahoe Avenue** **Public Hearing**  
Section 71, Block 1, Lot 25A Zone: R6  
Application for: Site plan and architectural review approval for a new single-family residence.
  
- 4. 22-03, Leewood Country Club, 1 Leewood Drive** **Public Hearing**  
Section 63, Block 1, Lot 3 Zone: R10  
Application for: Site plan and architectural review approval to replace existing retaining walls, construct additional retaining walls, add an outdoor staircase and replace fencing around existing tennis courts located south of the Clubhouse.
  
- 5. 22-04, 5 Hanfling Road** **Public Hearing**  
Section 64E, Block 1, Lot 22 Zone: R7.5  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.
  
- 6. 22-05, Adriatic Café, 735 (aka 733) White Plains Road** **Public Hearing**  
Section 63A, Block 2, Lot 21 Zone: RB  
Application for: Site plan, architectural review and special permit approval in accordance with Section 12.D (Standards) and 12.H.22 (Food Service Establishment) of the Zoning Law to permit a new dine-in/take-out restaurant in an existing commercial space.

**Date Issued:** February 17, 2022 at 9:30 a.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 Applications may be withdrawn or adjourned at any time prior to the meeting.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. Last minute adjournments may not be reflected on the posted agendas. Under certain circumstances, the Board may hear agenda items out of order. If you have any questions regarding any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319 or [building@eastchester.org](mailto:building@eastchester.org).