

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
Zoom Video Conference  
**Thursday, February 25, 2021, 7:00 p.m.**

All meeting participants must register for the Zoom meeting by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_syck-wzRY69C6LkxurbcA](https://zoom.us/webinar/register/WN_syck-wzRY69C6LkxurbcA)

You can view submission items for each application by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/planning\\_board\\_agenda\\_attachments\\_february\\_25\\_2021.php](https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_february_25_2021.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.

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: October 22, 2020; December 3, 2020; January 28, 2021

**OLD BUSINESS**

- 1. 20-08, 291 Main Street** **Public Hearing Continued**  
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 units above. On November 10, 2020, the ZBA granted area variances relative to the application. The application previously appeared before the Planning Board for preliminary review on May 28, 2020 and July 21, 2020.
  
- 2. 20-19, Kidz Korner, 189-191 Brook Street** **Public Hearing Continued**  
Section 64, Block 4, Lots 34, 35 Zone: RB  
Application for: Preliminary site plan, architectural, and special permit review 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. 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.

**NEW BUSINESS**

- 3. 20-37, ICC/ArchCare, 265 White Plains Road (aka 53 Winter Hill Road)** **Public Hearing**  
Section 74, Block 3, Lot 1 and 9-T Zone: R10  
Application for: Site plan approval to rehabilitate and convert an existing convent to provide 10 residential units for high-functioning individuals with autism. The facility is proposed to be known as ArchCare's St. Frances Cabrini Apartments at Immaculate Conception Church. On February 9, 2021, the ZBA granted special permit approval in accordance with Section 12.H.14 of the Zoning Law (Place of Worship).
  
- 4. 20-39, 109 North Road** **Public Hearing**  
Section 78, Block 5, Lot 65 Zone: R5  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.

5. **21-05, 50 Lake Shore Drive** **Public Hearing**  
Section 64J, Block 1, Lot 40  
Zone: R15  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.
6. **21-06, 663 White Plains Road** **Public Hearing**  
Section 63E, Block 1, Lot 27  
Zone: R5  
Application for: Site plan and architectural review approval for a proposed new single-family residence. The application received site plan and architectural review approval in October 2018, which has expired. No modifications have been made to the originally approved plans.
7. **20-42, 10 Ridge Street** **Public Hearing**  
Section 75, Block 1, Lot 14.B  
Zone: R5  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.

**ADJOURNED ITEMS** (These items will **not** be heard at the February 25, 2021 meeting)

1. **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.

**Date Issued:** February 18, 2021 at 11:00 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. Please note that last minute adjournments may not be reflected on the posted agendas.