

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
**Thursday, March 23, 2023**  
**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/march\\_23\\_2023.php](https://cms5.revize.com/revize/eastchester/departments/march_23_2023.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: January 26, 2023 and February 23, 2023

**OLD BUSINESS**

- 1. 23-02, 203 Beech Street Subdivision** **Public Hearing Continued**  
Section 72, Block 3, Lots 13 and 15.2; Section 79B, Block 6, Lot 10 Zone: R5 & R6  
Application for: Subdivision approval for a proposed 8-lot subdivision. This application previously appeared before the Planning Board on February 23, 2023.

**NEW BUSINESS**

- 2. 22-47, 5 Ray Place** **Public Hearing**  
Section 60, Block 5, Lot 25 Zone: RB  
Application for: Amended site plan and architectural review approval for proposed changes to certain architectural features of a previously approved multi-family residential building and to allow overhead utilities (electric, cable, telephone) whereas underground utilities were previously approved.
- 3. 22-34, Wood & Fire, 118 Brook Street** **Public Hearing**  
Section 59, Block 7, Lot 2 Zone: RB  
Application for: Site plan and architectural review approval for a proposed pergola over an existing outdoor dining area. On November 15, 2022, the ZBA granted an area variance relative to the application.
- 4. 22-48, 5 Nancy Place** **Public Hearing**  
Section 80G, Block 1, Lot 27 Zone: R7.5  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence. On February 14, 2023, the ZBA granted area variances relative to the application.
- 5. 23-10, 16 Greystone Circle** **Public Hearing**  
Section 83, Block 1, Lot 21.1 Zone: R10  
Application for: Site plan and architectural review approval for a new single-family residence.

**ADJOURNED ITEMS** (This item will **not** be heard at the March 23, 2023 PB Meeting)

- 1. 21-17, 15 Tuckahoe Avenue Subdivision** **Public Hearing**  
**Adjourned to the April 27, 2023 Planning Board Meeting**  
Section 70, Block 1, Lots 1 Zone: R5  
Application for: Subdivision approval for a proposed 5-lot subdivision.

**Date Issued:** March 17, 2023 at 12:30 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](http://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 Building & Planning Department at (914) 771-3319 or [muhle@eastchester.org](mailto:muhle@eastchester.org). Applications are available for review electronically (by clicking the link at the top of the agenda) and physically in the Building & Planning Department.