

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
Zoom Video Conference  
**Thursday, March 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\\_tNp3QYmIQnSCaG0W0dvRSw](https://zoom.us/webinar/register/WN_tNp3QYmIQnSCaG0W0dvRSw)

You can view submission items for each application by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/planning\\_board\\_agenda\\_attachments\\_march\\_25th.php](https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_march_25th.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: February 25, 2021

### **OLD BUSINESS**

1. **20-37, ICC/ArchCare, 265 White Plains Road (aka 53 Winter Hill Road)      Public Hearing Continued**  
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 (Place of Worship) of the Zoning Law. The application previously appeared before the Planning Board on February 25, 2021.

### **NEW BUSINESS**

2. **21-09, 32 Scarsdale Avenue      Public Hearing**  
Section 63B, Block 6, Lot 19      Zone: R6  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.
3. **21-10, The Prince, 31 Mill Road      Public Hearing**  
Section 65D, Block 4, Lot 19      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 primarily take-out restaurant in an existing 1220 commercial space (formerly occupied by Nordic Edge).

### **ADJOURNED ITEMS (These items will not be heard at the March 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.

**2. 20-19, Kidz Korner, 189-191 Brook Street  
Adjourned for ZBA and ARB Review**

**Public Hearing Continued**

Section 64, Block 4, Lots 34, 35

Zone: RB

Application for: Site plan and architectural review for a proposed two-story commercial day care facility. The application also requires area variances and special permit approval from the ZBA 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. The application previously appeared before the Planning Board on July 21, 2020, December 3, 2020 and February 25, 2021.

**Date Issued:** March 19, 2021 at 3:00 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.