

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Zoom Video Conference
Thursday, April 22, 2021, 7:00 p.m.

All meeting participants must register for the Zoom meeting by clicking on this link:
<https://zoom.us/j/95211499741?pwd=UGJQQzhsMjg1RmVNZDhXWlhxRkZzZz09>

You can view submission items for each application by clicking on this link:
https://www.eastchester.org/departments/planning_board_agenda_attachments_april_2021.php

- ❑ Call to Order
- ❑ Roll Call

NEW BUSINESS

- 1. 21-16, Serafina, 670 White Plains Road** **Public Hearing**
Section 64, Block 1, Lot 7B Zone: DSC
Application for: Preliminary site plan, architectural review and special permit approval to expand an existing outdoor dining area serving a new Serafina restaurant that will occupy the former Fig & Olive space. The special permit is accordance with Section 12.D (Standards) and 12.H.12 (Outdoor Dining) of the Zoning Law. The application requires referral to the ARB prior to final Planning Board review and approval.
- 2. 21-15, Sweetgreen, 700 White Plains Road** **Public Hearing**
Section 64, Block 1, Lot 51 Zone: DSC
Application for: Preliminary site plan, architectural review and special permit approval for a new restaurant and outdoor dining area. The restaurant is proposed to occupy 2928 square feet of space formerly occupied by Papyrus and Gymboree in the Vernon Hills Shopping Center. The special permits are in accordance with Sections 12.D (Standards), 12.H.12 (Outdoor Dining) and 12.H.22 (Food Service Establishment) of the Zoning Law. The application requires referral to the ARB prior to final Planning Board review and approval.
- 3. 21-11, 75 Park Drive** **Public Hearing**
Section 65C, Block 6, Lot 10 Zone: R7.5
Application for: Site plan and architectural review approval for a proposed new single-family residence.
- 4. 21-12, 629 California Road** **Public Hearing**
Section 79D, Block 3, Lot 10A Zone: R15
Application for: Site plan and architectural review approval for a proposed new single-family residence.
- 5. 21-17, 15 Tuckahoe Avenue Subdivision** Zone: R5
Section 740, Block 1, Lot 1
Application for: Preliminary review of a proposed five-lot subdivision with one lot fronting on Tuckahoe Avenue and four lots fronting on a proposed cul-de-sac.

ADJOURNED ITEMS (These items will not be heard at the April 22, 2021 meeting)

- 1. 19-42, 5 Ray Place** **Public Hearing**
Adjourned to the May 27, 2021 Planning Board Meeting
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 60, 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.

Date Issued: April 15, 2021 at 3:30 p.m.

Revised: April 16, 2021 at 3:00 p.m.; April 16, 2021 at 3:15 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) 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.