

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Thursday, April 25, 2024
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/pb_april_25_2024.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: March 21, 2024

ADMINISTRATIVE ITEM

- 1. 24-01, 42 Maple Avenue Subdivision** **Declaration of Lead Agency**
Section 44, Block 8, Lots 60T, 61 & 62 Zone: R3 & R5
Application for: Approval for redivision of the existing tax lots into two separate lots, creating one new building lot. The Planning Board issued a Notice of Intent to be Lead Agency on January 25, 2024.

OLD BUSINESS

- 1. 23-34, Crema Caffe, 470 White Plains Road** **Public Hearing Continued**
Section 65G, Block 2, Lot 23 Zone: RB
Application for: Special permit approval for a proposed change of use from a dry cleaner to a Type I Food Service Establishment. This application appeared before the Planning Board on December 7, 2023. On March 12, 2024 the ZBA granted an area variance relative to the application.
- 2. 23-35, Total Form Fitness, 95 (aka 99) Montgomery Avenue** **Public Hearing Continued**
Section 58, Block 3, Lot 36 Zone: RB
Application for: Special permit approval for a proposed change of use from an office to a Recreation and Family Entertainment Facility (Indoor) (a fitness center). This application appeared before the Planning Board on December 7, 2023. On March 12, 2024 the ZBA granted area variances relative to the application.
- 3. 23-37, ArchCare, 265 White Plains Road** **Public Hearing Continued**
Section 74, Block 3, Lot 1 and 9T Zone: R10
Application for: Site plan amendment for changes to an approved site plan. This application appeared before the Planning Board on December 7, 2023 for a preliminary review and on March 21, 2024 for a Public Hearing.

NEW BUSINESS

- 4. 23-39, 122 Montgomery Avenue** **Public Hearing**
Section 59 Block 5, Lot 7 Zone: GB
Application for: Site plan and architectural review approval for a proposed new commercial structure, after removal of a residential structure. On March 12, 2024, the ZBA granted area variances relative to the application.

5. **23-32, 600 White Plains Road** **Public Hearing**
Section 65A Block 3, Lot 11
Zone: R7.5
Application for: Site plan and architectural review approval for a proposed canopy over an existing gas station. On March 12, 2024, the ZBA granted area variances relative to the application.
6. **24-06, 47 Interlaken Drive** **Public Hearing**
Section 66D, Block 1, Lot 49
Zone: R10
Application for: Site plan and architectural review approval for a proposed second story rear addition and alterations to the interior and exterior of an existing single family residence. This application appeared before the Architectural Review Board on April 4, 2024 for a Public Hearing.
7. **24-07, 14 Shady Lane** **Public Hearing**
Section 63G, Block 1, Lots 29
Zone: R6
Application for: Site plan and architectural review approval for a proposed two-story rear addition and alterations to the interior and exterior of an existing single family residence. This application appeared before the Architectural Review Board on April 4, 2024 for a Public Hearing.
8. **23-30, 249 Main Street and 27 New Street** **Public Hearing**
Section 69 Block 5, Lots 6 and 6C
Zone: RB
Application for: Site plan and architectural review approval for a proposed six (6)-story building with 25 units consisting of fifteen (15) one-bedroom units and ten (10) two-bedroom units supported by 36 parking spaces. This application previously appeared before the Planning Board for a Preliminary Review on October 26, 2023 and appeared before the Zoning Board of Appeals on January 9, 2024. The Planning Board issued a Notice of Intent to be Lead Agency on January 25, 2024 and issued a Declaration as Lead Agency at the February 29, 2024 Meeting.

ADJOURNED ITEMS (This item will **not** be heard at the April 25, 2024 PB Meeting)

1. **23-27, 360 White Plains Road** **Public Hearing**
Adjourned to the May 23, 2024 PB Meeting
Section 66L, Block 1, Lot 1
Zone: ORB
Application for: Site plan approval for proposed new 2-story commercial building (with basement) to be located behind an existing commercial building in an area currently occupied by surface parking. This application previously appeared before the Planning Board for a Preliminary Review on September 28, 2023 and appeared before the Zoning Board of Appeals on January 9, 2024. The Planning Board declared itself Lead Agency on February 29, 2024. This application appeared before the Planning Board on March 21, 2024 for a Public Hearing.

Date Issued: April 19, 2024 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. Visit the town's website (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 Planning Department at (914) 771-3319. Applications are available for review electronically (by clicking the link at the top of the agenda) and physically in the Planning Department.