

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Thursday, May 23, 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/may_23_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: April 25, 2024

NEW BUSINESS

- 1. 24-17, 64 Hickory Hill Road** **Public Hearing**
Section 66F Block 6, Lot 121 Zone: R6
Application for: Site plan and architectural review approval for a proposed alteration of front elevation of a single family residence which exceeds 30% of square footage of the existing front elevation.

OLD BUSINESS

- 2. 24-01, 42 Maple Avenue Subdivision** **Public Hearing Continued**
Section 44 Block 8, Lots 60T, 60E, 61 & 62 Zone: R3 & R5
Application for: Minor subdivision approval for the redivision of the existing tax lots into two separate lots, creating one new building lot (two building lots total). This application appeared before the Planning Board for a Public Hearing on January 25, 2024 and the Planning Board issued a Notice of Intent to be Lead Agency. The Planning Board Declared Lead Agency Status on April 25, 2024.
- 3. 23-27, 360 White Plains Road** **Public Hearing Continued**
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.
- 4. 23-02, 203 Beech Street, 104 and 108 Highland Avenue Subdivision** **Public Hearing Continued**
Section 79B, Block 6, Lot 10; Section 72, Block 3, Lots 13 and 15 (aka 15.1 & 15.2) Zone: R5 & R6
Application for: Sketch plan review for a proposed 11-lot subdivision. The application previously appeared for approval for a proposed 8-lot subdivision before the Planning Board on February 23, 2023, March 23, 2023, April 27, 2023, and June 22, 2023.

ADJOURNED ITEMS (This item will **not** be heard at the May 23, 2024 PB Meeting)

1. **23-30, 249 Main Street and 27 New Street** **Public Hearing Continued**
Adjourned to the June 27, 2024 PB Meeting
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. This applicant appeared before the Planning Board on April 25, 2024 for a Public Hearing.

5. **23-38, 210 Hillside Place** **Public Hearing**
Adjourned to the June 27, 2024 PB Meeting
Section 44, Block 3, Lot 27 Zone: RB
Application for: Site plan and architectural review approval for a proposed roof overhang of the existing structure and changing a flat roof to a hip roof to create more space for the existing business. This application appeared before the Architectural Review Board on April 4, 2024 for a Public Hearing.

Date Issued: May 16, 2024 at 12:00 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) 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.