

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Zoom Video Conference
Thursday, May 27, 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_nxvbf8kGT2-aROr3FWCGYw

You can view submission items for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_may_27th_2021.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: March 25, 2021

OLD BUSINESS

- 1. 21-15, Sweetgreen, 670 White Plains Road (aka 696 White Plains Road) Public Hearing Continued**
Section 64, Block 1, Lot 7B Zone: DSC
Application for: 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 previously appeared before the Planning Board on April 22, 2021 and appeared before the ARB on May 6, 2021.

- 2. 21-16, Serafina, 670 White Plains Road (aka 696 White Plains Road) Public Hearing Continued**
Section 64, Block 1, Lot 7B Zone: DSC
Application for: 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 previously appeared before the Planning Board on April 22, 2021 and appeared before the ARB on May 6, 2021.

NEW BUSINESS

- 3. 21-21, 95 Parkway Circle**
Section 63D, Block 3, Lot 6 Zone: R6
Application for: Amended architectural review approval for as-built modifications to a new single-family home originally approved by the Planning Board on June 25, 2020.

- 4. 21-20, 20 Greystone Circle Subdivision Public Hearing**
Section 83, Block 1, Lot 21 Zone: R10
Application for: Subdivision approval for a proposed two-lot subdivision resulting in one new building lot. The total area of the property is 31,406 square feet. The applicant proposes to create one 19,098 square foot lot improved with an existing single-family residence and one unimproved 12,308 square foot lot.

5. 21-22, 750 White Plains Road

Public Hearing

Zone: DSC

Section 64, Block 1, Lot 7A

Application for: Site plan and architectural review approval of proposed renovations/modifications to the interior and façade of the existing 215,000 square foot building formerly occupied by Lord & Taylor. Approximately 90,000 square feet is proposed to be occupied by a community hub office (offering functional work spaces, a coffee bar, compact fitness area and a curated calendar of programs). Although specific tenants have not yet been identified for the balance of the building, the applicant seeks approval for permitted office, medical office and/or retail uses.

ADJOURNED ITEMS (These items will not be heard at the May 27, 2021 meeting)

1. 19-42, 5 Ray Place

Public Hearing Continued

Adjourned to the June 24, 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

Public Hearing Continued

Adjourned for ZBA and ARB Review

Section 60, Block 4, Lots 34, 35

Zone: RB

Application for: Site plan and architectural review for a proposed new 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 structures will be demolished.

3. 21-17, 15 Tuckahoe Avenue Subdivision

Public Hearing

Adjourned to the June 24, 2021 Planning Board Meeting

Section 70, Block 1, Lot 1

Zone: R5

Application for: Preliminary site plan, architectural review of a proposed five-lot subdivision with one lot fronting on Tuckahoe Avenue and four lots fronting on a proposed cul-de-sac. The applicant appeared before the Planning Board on April 22, 2021 for preliminary review without a public hearing.

Date Issued: May 21, 2021 at 1:30 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.