

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
Zoom Video Conference  
**Thursday, June 24, 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\\_IACFbJihQKuYHkr3Ffr\\_Ng](https://zoom.us/webinar/register/WN_IACFbJihQKuYHkr3Ffr_Ng)

You can view submission items for each application by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/planning\\_board\\_agenda\\_attachments\\_june\\_24th.php](https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_june_24th.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: April 22, 2021

### **OLD BUSINESS**

- 1. 19-42, 5 Ray Place** **Public Hearing Continued**  
Section 60, Block 5, Lot 25 Zone: RB  
Application for: Site plan and architectural review approval for a proposed 5-story, 21-unit, multi-family residential building with 31 parking spaces on a 21,875 square foot lot (currently improved as a parking lot). The application previously appeared before the Planning Board for preliminary review on October 24, 2019, February 27, 2020, May 28, 2020 and June 25, 2020.
  
- 2. 21-22, 750 White Plains Road** **Public Hearing Continued**  
Section 64, Block 1, Lot 7A Zone: DSC  
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 workspaces, 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.
  
- 3. 21-20, 20 Greystone Circle Subdivision** **Public Hearing Continued**  
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. The application previously appeared before the Planning Board May 27, 2021.

### **NEW BUSINESS**

- 4. 21-25, Sea-Flame, 693 White Plains Road (aka 709 White Plains Road)** **Public Hearing**  
Section 63J, Block 1, Lot 1 Zone: RB  
Application for: Site plan, architectural and special permit review approval for a proposed outdoor dining area serving an existing restaurant. The special permit is accordance with Section 12.D (Standards) and 12.H.12 (Outdoor Dining) of the Zoning Law.

**ADJOURNED ITEMS** (These items will not be heard at the June 24, 2021 meeting)

**1. 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.

**5. 21-17, 15 Tuckahoe Avenue Subdivision**

**Public Hearing**

**Adjourned to the September 23, 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 application previously appeared before the Planning Board on April 22, 2021.

**Date Issued:** June 11, 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. Last minute adjournments may not be reflected on the posted agendas. Under certain circumstances, the Board may hear agenda items out of order.

\*\*Links to past submissions are provided on all agendas beginning on May 28, 2020. Submissions for meetings prior to that date are available for review in the Building & Planning Department. Under certain circumstances, these submissions may be available electronically as well upon request to the Building & Planning Department.