

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Zoom Video Conference
Thursday, October 22, 2020, 7:00 p.m.

All meeting participants must register for the Zoom meeting in advance by clicking on this link:
https://zoom.us/webinar/register/WN_H2CiBVb9R-KYZ19MjPWjkA

You can view submission items for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_october_22nd.php

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: May 28, 2020 and June 25, 2020

OLD BUSINESS

- 1. 20-13, 10 Leewood Drive, Troublesome Brook Pump Station** **Public Hearing Continued**
Section 65E, Block 3, Lots 6A, 105, 110 Zone: R7.5
Application for: Site plan and architectural review approval for a new 5431 square foot pump and disinfection station on the 27,527 square foot site bordered by Oakland Avenue, Leewood Drive and Dale Road. On October 13, 2020, the ZBA granted a use variance and area variances relative to the application.

NEW BUSINESS

- 2. 20-36, Applestone Meat Company** Zone: RB
Section 63A, Block 2, Lot 21
Application for: On January 24, 2019 and June 27, 2019, the applicant received site plan and architectural approval to occupy existing commercial space for The Applestone Meat Company. The applicant now seeks an amendment to the Planning Board's condition of approval requiring an on-premises security guard from 12:00 a.m. - 6:00 a.m.
- 3. 20-26, 10 Andrew Road** **Public Hearing**
Section 66L, Block 3, Lot 216 Zone: R5
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.
- 4. 20-27, 25 Grand Boulevard** **Public Hearing**
Section 50, Block 4, Lot 46 Zone: R5
Application for: Site plan and architectural review approval for a proposed new single-family residence.
- 5. 20-28, 4 Hathaway Road** **Public Hearing**
Section 82, Block 1, Lot 10 Zone: R10
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence.

ADJOURNED ITEMS (These items will not be heard at the October 22, 2020 meeting)

- 1. 19-42, 5 Ray Place** **Public Hearing**
Adjourned for ZBA and ARB Review
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. SEQRA determination and referral to the ZBA for the consideration of area variances is required.

2. **20-08, 291 Main Street** **Public Hearing**
Adjourned for ZBA and ARB Review
Section 67, Block 2, Lot 13 **Zone: RB**
Application for: Site plan and architectural review approval to convert an existing one-story commercial building into a three-story mixed-use building with commercial uses on the first floor and five residential uses above. SEQRA determination and referral to the ZBA for consideration of area variances is required.
3. **20-34, 16 JR Albanese Place** **Public Hearing**
Adjourned for Additional Information
Section 68, Block 2, Lot 4 **Zone: RB**
Application for: Site plan, architectural review, and special permit approval for a commercial day care facility proposed to occupy space in an existing building. The special permit is required in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law.
4. **20-19, 189-191 Brook Street** **Public Hearing**
Adjourned for Additional Information
Section 64, Block 4, Lots 34, 35 **Zone: RB**
Application for: Site plan, architectural review, and special permit approval for a proposed two-story commercial day care facility. The special permit is required 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. SEQRA determination and referral to the ZBA for consideration of area variances is required.
5. **20-06, 14 Lorraine Drive** **Public Hearing**
Adjourned for Additional Information
Section 65G, Block 4, Lot 30 **Zone: R6**
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. The application received ZBA, ARB and Planning Board approvals in 2018. However, all approvals have expired and, therefore, the applicant is seeking new approvals. No modifications have been made to the original 2018 application. On June 9, 2020, the ZBA granted area variances relative to the application.

Date Issued: October 15, 2020 at 11:30 a.m.

Revised: October 20, 2020 at 9:30 a.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.