

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
October 25, 2018  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 24, 2018; June 28, 2018; September 27, 2018

**OLD BUSINESS**

1. **18-22, 11 Mill Road** **Public Hearing**  
Section 65D, Block 4, Lot 31 Zone: RB  
Application for: Site plan and architectural review approval for a proposed 149 square foot one-story rear addition to an existing mixed-use commercial/residential building and proposed façade and site improvements. On September 11, 2018, the ZBA granted area variances relative to the application.
  
2. **18-03, Applestone Meat Company, 735 White Plains Road** **Public Hearing**  
Section 63A, Block 2, Lot 21 Zone: RB  
Application for: Site plan and architectural review approval for proposed alterations to the rear and front façade of an existing 896 square foot commercial space (formerly a dental office) to be occupied by the Applestone Meat Company. On April 10, 2018, the ZBA granted area variances relative to the application.
  
3. **18-20, Siwanoy Country Club, 351 Pondfield Road (1 Siwanoy Clubway)** **Public Hearing**  
Section 79, Block 1, Lot 7 Zone: R15  
Application for: Site plan and architectural review approval for additions and alterations to the existing club house and pro shop building, a new golf services building, and additional parking. On September 11, 2018, the ZBA granted area variances relative to the application.

**NEW BUSINESS**

4. **18-32, 210 Hillside Place** Zone: RB  
Section 44, Block 3, Lot 27  
Application for: Preliminary review of a proposed hipped roof on an existing one-story, legal, non-conforming (with regard to setbacks) commercial garage. The proposed roof includes an overhang supported by columns at the entrance to the garage. The application requires referral to the ZBA for consideration of area variances.
  
5. **18-39, 663 White Plains Road** **Public Hearing**  
Section 63E, Block 1, Lots 27, 28, 29 Zone: R5  
Application for: Site plan and architectural review approval for a proposed new single-family residence.

**ADJOURNED ITEMS** (These applications will not be heard at the October 25, 2018, meeting)

1. **16-14, Gas Mart (76 Gas Station), 600 White Plains Road** **Public Hearing**  
**Adjourned for additional information**  
Section 65A, Block 3, Lot 11 Zone: R7.5  
Application for: Site plan and architectural review approval for proposed alterations to an existing gas/service station building proposed for use as a convenience store. Two fuel pumps (four fueling stations) are located on site and are proposed to remain. On March 23, 2017, the Planning Board adopted a negative declaration (coordinated SEQRA review). On April 10, 2018, the ZBA granted a use variance and area variances relative to the application.

2. **18-21, 71 Park Drive**

**Public Hearing**

**Adjourned for review by the Zoning Board of Appeals**

Section 65C, Block 6, Lots 6,7,10,11,12

Zone: R7.5

Application for: Preliminary review of a proposed two-lot subdivision resulting in one new building lot. The total area of the property is 19,763 square feet. The applicant proposes to create one 11,892 square foot lot improved with an existing single-family residence, and one unimproved 7871 square foot lot. The application requires referral to the ZBA for consideration of area variances.

**Date Issued:** October 19, 2018, at 11:00 a.m.

\* Please note that 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 "FIND" in the menu box on the left, then select "AGENDAS". The Agendas for each Board are posted for review.