

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
**Thursday, October 26, 2023**  
**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/pb\\_meeting\\_october\\_26\\_2023.php](https://cms5.revize.com/revize/eastchester/departments/pb_meeting_october_26_2023.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: June 22, 2023 and September 28, 2023

**OLD BUSINESS**

- 1. 21-17, 15 Tuckahoe Avenue Subdivision** **Consider Lead Agency Resolution**  
Section 70, Block 1, Lot 1 Zone: R5  
Application for: Subdivision approval for a proposed 6-lot subdivision. Consideration of Lead Agency resolution only.

**NEW BUSINESS**

- 2. 23-29, Polpettina, 16 Hall Place** **Public Hearing**  
Section 39, Block 1, Lot 3 Zone: M350  
Application for: Special permit approval for a proposed outdoor dining area in front of an existing restaurant.
- 3. 23-30, 249 Main Street and 27 New Street** Zone: RB  
Section 69, Block 5, Lot 6 & 6C  
Application for: Preliminary site plan and architectural review for a proposed six-story building with 25 units consisting of fifteen (15) one-bedroom units and ten (10) two-bedroom units supported by 36 parking spaces.

**ADJOURNED ITEMS** (This item will **not** be heard at the October 26, 2023 PB Meeting)

- 1. 21-17, 15 Tuckahoe Avenue Subdivision** **Public Hearing Continued**  
Section 70, Block 1, Lots 1 Zone: R5  
Application for: Subdivision approval for a proposed 6-lot subdivision. This application previously appeared before the Planning Board for a Preliminary Review on April 22, 2021 and for Public Notice on June 22, 2023 and September 28, 2023.

**Date Issued:** October 20, 2023 at 12:00 p.m.

**Revised:** October 25, 2023 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 Applications may be withdrawn or adjourned at any time prior to the meeting.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](http://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 Building & Planning Department at (914) 771-3319 or [lherbert@eastchester.org](mailto:lherbert@eastchester.org). Applications are available for review electronically (by clicking the link at the top of the agenda) and physically in the Building & Planning Department.