

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
November 29, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 24, 2018; June 28, 2018; September 11, 2018; October 25, 2018

OLD BUSINESS

- 1. 18-03, Applestone Meat Company, 735 White Plains Road** **Public Hearing Continued**
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.

NEW BUSINESS

- 2. 18-45, 20 Nelson Road** Zone: R5
Section 62, Block 1, Lot 9
Application for: Preliminary review of a proposed 2-lot subdivision resulting in one new building lot. The existing residence is proposed to remain. The application requires referral to the ZBA for the consideration of area variances.
- 3. 18-34, 5 Leslie Road** **Public Hearing**
Section 66H, Block 2, Lot 34 Zone: R5
Application for: Site plan and architectural review approval for a proposed 60 square foot one-story addition and portico at the front entrance to an existing single-family residence. On October 9, 2018, the ZBA granted area variances relative to the application.
- 4. 18-41, Burrata Wood Fired Pizza, 425 White Plains Road** **Public Hearing**
Section 44, Block 3, Lot 10 Zone: RB
Application for: Special permit to expand an existing restaurant (Type I Food Service Establishment) into an adjacent commercial space. The special permit is required in accordance with Section 12.D., Standards and Section 12.H.22., Food Service Establishments.
- 5. 18-42, DeCicco & Sons, 777 White Plains Road** **Public Hearing**
Section 63H, Block 1, Lot 18 Zone: RB
Application for: Site plan and architectural review approval for proposed storefront improvements to an existing grocery store (ACME Market) which will be occupied by a DeCicco & Sons grocery store.

ADJOURNED ITEMS (These applications will not be heard at the November 29, 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: November 19, 2018, at 1:30 p.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) 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.