

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**

November 30, 2017

7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 23, 2017; May 25, 2017; June 22, 2017; September 28, 2017

**OLD BUSINESS**

1. 16-66      **42 Lakeview Avenue (2-Lot Subdivision)**  
Section 57, Block 4, Lot 12 Zone: R5  
Application for: Referral to the Town Attorney for the consideration of recreation fees
  
2. 16-30      **760 White Plains Road, Keller Williams** **Public Hearing**  
Section 61, Block 4, Lot 5 Zone: RB  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing 3-story building occupied by Keller Williams Realty. The proposed additions and alterations will increase the gross floor area from 4310 square feet to 4800 square feet (an increase of 490 square feet). At a meeting on October 10, 2017, the ZBA approved 3 area variances relative to the application. The application appeared before the ARB on November 2, 2017.

**NEW BUSINESS**

3. 17-55      **330 White Plains Road** **Public Hearing**  
Section 69, Block 2, Lot 1 Zone: RB  
Application for: Preliminary review. The applicant proposes to operate a pizzeria in the building which is currently occupied by the Bon Appetite Deli. The deli currently has a gross floor area of 1236 square feet including a 612 square foot basement and 624 square foot first floor. The building is located on a 3646 square foot lot and has 4 off-street parking spaces. Among other improvements to the site, building interior, and facade, the applicant proposes to construct a 294 square-foot, one-story rear addition and proposes outdoor dining/seating. The application requires: (1) amended special permit approval in accordance with Section 12.H.22 of the Zoning Law for a Type I Food Service Establishment (2) a special permit in accordance with Section 12.H.12 of the Zoning Law for Outdoor Dining; (3) site plan approval, and; (4) referral to the ZBA for area variances.
  
4. 17-54      **62 Garth Road, Grab Ly's Bahn Mi** **Public Hearing**  
Section 49A, Block 3, Lot 5 (58 Garth Road) Zone: RB  
Application for: Special permit approval for a Vietnamese take-out restaurant proposed in a 660 square foot space formerly occupied by a learning center. The special permit is in accordance with Section 12.H.22 of the Zoning Law for a Type I Food Service Establishment.
  
5. 17-57      **7 Southeast Way** **Public Hearing**  
Section 7B, Block 5, Lot 4 Zone: R10  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. The application appeared before the ARB on November 2, 2017.
  
6. 17-39      **132 Lake Shore Drive North** **Public Hearing**  
Section 64G, Block 3, Lot 15 Zone: R15  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. At a meeting on October 10, 2017, the ZBA approved 3 area variances relative to the application. The application appeared before the ARB on November 2, 2017.

7. 17-56      **1 Howell Place**      **Public Hearing**  
 Section 73, Block 1, Lot 103      Zone: R6  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. The application appeared before the ARB on November 2, 2017.
8. 17-50      **22 & 24 Water Street**      **Public Hearing**  
 17-51      Section 65A, Block 2, Lots 4, 5, 1A      Zones: R5 & R10  
 17-52      Application for: Site plan and architectural review approval for four new one-family residences  
 17-53      fronting on a proposed cul-de-sac off of Water Street. The two existing residences fronting on Water Street are proposed to be demolished. The new subdivision was approved by the Planning Board on June 22, 2017. The applications appeared before the ARB on October 5, 2017.
9. 17-64      **777 White Plains Road, Kidz Korner Playground**      **Public Hearing**  
 Section 49A, Block 3, Lot 5      Zone: R6  
Application for: Special permit approval to allow the playground (a commercial use) to be located in an R6 District in accordance with Sections 7.A. and 12.H.7 of the Zoning Law. Amended site plan approval to permit the relocation of the day care center's playground.
10. 17-25      **44 Water Street**      **Public Hearing**  
 Section 65A, Block 2, Lot 12      Zone: R5  
Application for: Site plan and architectural review approval for a new one-family residence. The existing residence is to be demolished. At a meeting on October 10, 2017, the ZBA approved 1 area variances relative to the application. The application appeared before the ARB on November 2, 2017.

**ADJOURNED ITEMS** (These applications will not be heard at the November 30, 2017, meeting)

1. 16-14      **600 White Plains Road, Gas Mart**      **Continued Public Hearing**  
**Adjourned for Zoning Board Determination**  
 Section 65A, Block 3, Lot 11      Zone: R7.5  
Application for: Site plan and architectural review of proposed alterations to an existing gas/service station building proposed for use as a convenience store. Two legal non-conforming fuel pumps (4 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) and referred the application to the ZBA for consideration of a use and area variances and, if the variances are approved, to the ARB for architectural review.
2. 17-59      **326 White Plains Road**      **Public Hearing**  
**Adjourned to the January 25, 2018, Planning Board Meeting**  
 Section 69, Block 2, Lot 2      Zone: RB  
Application for: Site plan approval for four proposed LED lights on an existing parking lot serving the Medical Arts Pavilion located across the street at 329 White Plains Road.

**Date Issued:** November 20, 2017, at 2:30 p.m.

**Revised:** November 29, 2017, at 3:30 p.m.; November 30, 2017 at 3:00 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](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.