

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
Zoom Video Conference
Thursday, December 3, 2020, 7:00 p.m.

You must register in advance to view or participate in the Zoom meeting by clicking on this link:
https://zoom.us/webinar/register/WN_ZEAXfNmORT2GSIJjBCIQw

You can view current submissions for all applications listed under Old and New Business by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_december_3rd.php

Previous submissions for Old Business items can be accessed from prior agendas posted on the website.
Prior meeting dates are noted in the description of each application included on this agenda.

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: May 28, 2020
 July 21, 2020
 September 24, 2020

RESOLUTION ONLY

1. 20-13, 10 Leewood Drive, Troublesome Brook Pump Station

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. The application previously appeared before the Planning Board on May 28, 2020, June 25, 2020 and October 22, 2020.

OLD BUSINESS

2. 20-19, 189-191 Brook Street

Section 64, Block 4, Lots 34, 35

Public Hearing

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. The application previously appeared before the Planning Board on July 21, 2020.

NEW BUSINESS

3. 20-06, 14 Lorraine Drive

Section 65G, Block 4, Lot 30

Public Hearing

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. On June 9, 2020, the ZBA granted area variances relative to the application.

ADJOURNED ITEMS (These items will not be heard at the December 3, 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 as Requested by the Building & Planning Department
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.

Date Issued: November 24, 2020 at 10:00 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.