

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
**Thursday, December 7, 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\\_december\\_7\\_2023.php](https://cms5.revize.com/revize/eastchester/departments/pb_meeting_december_7_2023.php)

- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: June 22, 2023 and October 26, 2023

**NEW BUSINESS**

- 1. 23-21, Wilmont Pharmacy, 199 Brook Street** **Public Hearing**  
Section 60, Block 4, Lot 39 Zone: RB  
Application for: Site plan and architectural review approval for a proposed one-story rear addition to an existing building. Area variances were granted by the ZBA on October 10, 2023.
  
- 2. 23-34, Crema Caffè, 470 White Plains Road** **Public Hearing**  
Section 65G, Block 2, Lot 23 Zone: RB  
Application for: Special permit approval for a proposed change of use from a dry cleaner to a food service establishment.
  
- 3. 23-35, Total Form Fitness, 95 Montgomery Avenue** **Public Hearing**  
Section 58, Block 3, Lot 36 Zone: RB  
Application for: Special permit approval for a proposed change of use from office to fitness center.
  
- 4. 23-31, 26 Lake Shore Drive** **Public Hearing**  
Section 64M, Block 1, Lot 52 Zone: R15  
Application for: Site plan and architectural review for proposed interior and exterior renovations to an existing single-family residence, and the replacement of existing rear deck with a larger one.
  
- 5. 23-20, 65 Hickory Hill Road** **Public Hearing**  
Section 66F, Block 5, Lot 118 Zone: R6  
Application for: Site plan and architectural review for a proposed two-story, left-side addition, a one-story right-side addition, and a one-story rear addition to an existing single-family residence.
  
- 6. 23-36, Jiang Nan Restaurant, 465 White Plains Road** **Public Hearing**  
Section 44, Block 2, Lot 5 Zone: RB  
Application for: Special permit approval for a proposed restaurant in an existing building.
  
- 7. 23-37, ArchCare, 265 White Plains Road** Zone: R10  
Section 74, Block 3, Lot 1 and 9T  
Application for: Site plan amendment for changes to an approved site plan.

**Date Issued:** December 1, 2023 at 2:00 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 Applications may be withdrawn or adjourned at any time prior to the meeting.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.