

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
February 27, 2018  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 25, 2017; November 30, 2017; January 25, 2018

**OLD BUSINESS**

1. 17-64      **777 White Plains Road, Kidz Korner Playground**      **Continued 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 and amended site plan approval to permit the relocation of the day care center's playground.

**NEW BUSINESS**

2. 18-01      **80 Webster Road (Lot 1)**      **Public Hearing**  
Section 61, Block 1, Lot 84      Zone: R5  
Application for: Site plan and architectural review approval for a new two-story, 2297 square foot, single-family residence. On June 22, 2017, the applicant received subdivision approval to subdivide the lot at 76 Webster Road (below), creating a new building lot at 80 Webster Road. The existing residence and all other structures (currently located on both lots) will be demolished.
3. 18-02      **76 Webster Road (Lot 2)**      **Public Hearing**  
Section 61, Block 1, Lot 83      Zone: R5  
Application for: Site plan and architectural review approval for a new two-story, 2279 square foot, single-family residence.
4. 17-43      **78 Lakeview Avenue**      **Public Hearing**  
Section 58, Block 2, Lot 9      Zone: R5  
Application for: Site plan and architectural review approval for a new two-story, 2300 square foot, single-family residence. The existing single-family residence will be demolished. An existing detached garage is proposed to remain. On November 14, 2017, the ZBA granted four area variances relative to the application.

**ADJOURNED ITEMS** (These applications will not be heard at the February 27, 2018, 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. 17-55

**330 White Plains Road  
Adjourned for Zoning Board Determination**

**Continued 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.

**Date Issued:** February 23, 2018, at 9:00 a.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.