

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
March 22, 2018  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 27, 2018

**OLD BUSINESS**

1. 17-55 **330 White Plains Road** **Public Hearing**  
Section 69, Block 2, Lot 1 Zone: RB  
Application for: Special permit, site plan, and architectural review approval. The applicant proposes to operate a pizzeria in the building which was formerly occupied by the Bon Appetite Deli. The building has a gross floor area of 1236 square feet including a 612 square foot basement and 624 square foot first floor, is located on a 3632 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, reconfigure the parking lot to provide 5 parking spaces, and provide outdoor dining. 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, and (3) site plan and architectural review approval. On February 13, 2018, the Zoning Board of Appeals granted four area variances relative to the application. The application appeared before the ARB at a meeting on March 1, 2018.

**NEW BUSINESS**

2. 17-67 **19 Stebbins Avenue** **Public Hearing**  
Section 75, Block 6, Lot 34 Zone: R5  
Application for: Site plan and architectural review approval for additions and alterations to an existing single-family residence. On February 13, 2018, the Zoning Board of Appeals granted three area variances relative to the application. The application appeared before the ARB at a meeting on March 1, 2018.
3. 17-17 **10 Morgan Street** **Public Hearing**  
Section 67, Block 2, Lots 1A & B Zone: R3  
Application for: Site plan and architectural review approval for a new two-story, 2557.2 square foot, two-family residence. On October 10, 2017, the ZBA granted an area variance relative to the application. The application appeared before the ARB at a meeting on March 1, 2018.
4. 18-06 **91 Stewart Avenue, Classic Audi** Zone: R6  
Section 48, Block 1, Lot 26  
Application for: Preliminary site plan approval for the proposed expansion of the existing parking lot to accommodate an additional 21 parking spaces (including 18 tandem spaces for vehicle display and 3 employee spaces) and for proposed landscaping at the perimeter of the expanded area. The application requires referral to the ZBA for an interpretation of the Building Inspector's determination that a use variance is required or, in the alternative, a use variance. An area variance from the maximum permitted lot coverage is required as well.

**ADJOURNED ITEMS** (This application will not be heard at the March 22, 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.

**Date Issued:** March 9, 2018, at 4:30 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](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.