

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
June 22, 2017  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: January 26, 2017; February 23, 2017; May 25, 2017

**OLD BUSINESS**

1. 17-02      **429 White Plains Road, Mickey Spillane's**      **Continued Public Hearing**  
Section 44, Block 3, Lot 7      Zone: RB  
Application for: Amended special permit approval (in accordance with Sections 12.D and Section 12.H.22 of the Zoning Law) and site plan and architectural review approval to permit additions and alterations at the rear of the building and changes to the design of the originally approved building facade. The application appeared before the Planning Board for preliminary review on January 26, 2017, and before the ARB on May 4, 2017. At a meeting on April 13, 2017, the ZBA granted area variances relative to the application.
  
2. 16-13      **22 and 24 Water Street and 42 Stewart Place**      **Continued Public Hearing**  
Section 65A, Block 2, Lots 4, 5, 1A      Zones: R5 and R10  
Application for: A proposed 5-lot major subdivision. The existing 1.19-acre property consists of 3 lots improved with single-family homes. The applicant proposes to subdivide the property to create 5 building lots and a new cul-de-sac. The existing residences at 22 and 24 Water Street are proposed to be demolished. The existing residence at 42 Stewart Place is proposed to remain. The application appeared before the Planning Board for sketch plan review at meetings on March 24, May 26, and December 1, 2016. On December 1, 2016, the Planning Board adopted a negative declaration (coordinated SEQRA review) and referred the application to the ZBA for consideration of area variances. On April 13, 2017, the ZBA approved area variances relative to the application.

**NEW BUSINESS**

3. 17-31      **76 Webster Road**      **Public Hearing**  
Section 61, Block 1, Lot 83      Zone: R5  
Application for: Subdivision approval for a proposed 2-lot minor subdivision. The existing 10,000 square foot property consists of 1 lot improved with a two-family house and one car garage. The applicant proposes to demolish the structures and subdivide the property to create two 5000 square foot building lots.
  
4. 17-23      **30 Stebbins Avenue**      **Public Hearing**  
Section 77, Block 1, Lot 11      Zone: R5  
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 June 1, 2017.

5. 17-24      **132 Lake Shore Drive North**      **Public Hearing**  
Section 64.G, Block 3, Lot 15      Zone: R15  
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 June 1, 2017.

**ADJOURNED ITEMS** (These applications will not be heard at the June 22, 2017, meeting)

1. 16-30      **760 White Plains Road, Keller Williams**      **Continued Public Hearing**  
**Adjourned for Zoning Board Determination**  
Section 61, Block 4, Lot 5      Zone: RB  
Application for: Site plan and architectural review for proposed additions and alterations to an existing building increasing the gross floor area by 490 square feet from 4310 square feet to 4800 square feet. On March 23, 2017, the Planning Board referred the application to the ZBA for consideration of area variances and, if the variances are approved, to the ARB for architectural review. (Note: at the time the Planning Board referred the application to the ZBA, the applicant proposed to increase the gross floor area by 2086 square feet from 4310 square feet to 6396 square feet).
2. 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: Preliminary 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:** June 16, 2017, at 12:00 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.