

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
June 28, 2018  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 24, 2018

**OLD BUSINESS**

1. 16-14 **Gas Mart, 600 White Plains Road** **Public Hearing**  
Section 65A, Block 3, Lot 11 Zone: R7.5  
Application for: Site plan and architectural review approval for proposed alterations to an existing gas/service station building proposed for use as a convenience store. Two fuel pumps (four 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). On April 10, 2018, the ZBA granted a use variance and area variances relative to the application.
  
2. 17-17 **10 Morgan Street** **Continued 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 square foot, two-family residence. On October 10, 2017, the ZBA granted an area variance relative to the application.
  
3. 18-23 **Mezzaluna Restaurant, 118 Brook Street** **Public Hearing**  
Section 65D, Block 4, Lot 31 Zone: RB  
Application for: Special permit, site plan, and architectural review approval for proposed outdoor dining areas in the front and rear of the existing restaurant in accordance with Section 12.H.12, Outdoor Dining, of the Zoning Law.

**NEW BUSINESS**

4. 18-25 **37 Nelson Road** **Public Hearing**  
Section 61, Block 1, Lot 31 Zone: R5  
Application for: Site plan and architectural review approval for additions and alterations to an existing single family residence.
  
5. 18-26 **1 Huntley Road** **Public Hearing**  
Section 66H, Block 5, Lot 158 Zone: R5  
Application for: Site plan and architectural review approval for additions and alterations to an existing single family residence.
  
6. 18-24 **Pizza Bar, 322 White Plains Road (aka 320 White Plains Road)** **Public Hearing**  
Section 69, Block 3, Lot 1A Zone: RB  
Application for: Special permit, site plan, and architectural review approval to convert an existing 1753 square foot retail space into a restaurant with a Type I hood in accordance with Section 12.H.22, Food Service Establishment, of the Zoning Law.
  
7. 18-27 **43 Hathaway Road** **Public Hearing**  
Section 80F, Block 1, Lot 8 Zone: R7.5  
Application for: Site plan and architectural review approval for a new 3764 square foot single family residence on a 16,477 square foot property.

8. 18-28 **11 Arlington Road (aka 9 Arlington Road)** **Public Hearing**  
 Section 64A, Block 1, Lot 9 **Zone: R7.5**  
Application for: Site plan and architectural review approval for additions and alterations to an existing single family residence.
9. 18-29 **96 Fairway Drive** **Public Hearing**  
 Section 63E, Block 5, Lot 61 **Zone: R5**  
Application for: Site plan and architectural review approval for additions and alterations to an existing single family residence.

**ADJOURNED ITEMS** (These applications will not be heard at the June 28, 2018, meeting)

1. 18-20 **Siwanoy Country Club, 351 Pondfield Road/1 Siwanoy Club Way**  
**Adjourned for review by the Zoning Board of Appeals**  
 Section 79, Block 1, Lot 7 **Zone: R20**  
Application for: Preliminary site plan and architectural review for additions and alterations to the existing club house and pro shop building, a new golf services building, and additional parking spaces. The application requires referral to the ZBA for consideration of area variances.
2. 18-21 **71 Park Drive** **Public Hearing**  
**Adjourned for review by the Zoning Board of Appeals**  
 Section 65C, Block 6, Lots 6,7,10,11,12 **Zone: R7.5**  
Application for: Preliminary review of a proposed two-lot subdivision resulting in one new building lot. The total area of the property is 19,763 square feet. The applicant proposes to create one 11,892 square foot lot improved with an existing single-family residence, and one unimproved 7871 square foot lot. The application requires referral to the ZBA for consideration of area variances.
3. 18-22 **11 Mill Road** **Public Hearing**  
**Adjourned for review by the Zoning Board of Appeals**  
 Section 65D, Block 4, Lot 31 **Zone: RB**  
Application for: Preliminary site plan and architectural review of a proposed 149 square foot one-story rear addition to an existing mixed-use commercial/residential building and façade and site improvements. The application requires referral to the ZBA for consideration of an area variance.
4. 18-31 **Kidz Korner, 189 Brook Street** **Public Hearing**  
**Adjourned for Additional Information**  
 Section 63E, Block 5, Lot 61 **Zone: RB**  
Application for: Special permit, site plan and architectural review approval for a proposed 3147 square foot building for use as a Commercial Day Care Center in accordance with Section 12.H.3 of the Zoning Law.
5. 18-30 **USAgain, 21 Ray Place** **Public Hearing**  
**Adjourned for Additional Information**  
 Section 60, Block 5, Lot 25C **Zone: RB**  
Application for: Site plan approval to allow the installation of a USAgain textile recycling bin in the rear parking lot located at 61 Ray Place and serving the shopping center at 777 White Plains Road.

**Date Issued:** June 22, 2018 at 3:00 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.