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)**  
Section 64A, Block 1, Lot 9  
**Public Hearing**  
**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**  
Section 63E, Block 5, Lot 61  
**Public Hearing**  
**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**  
**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**  
**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**  
**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**  
**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) 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.*