

Agenda\*  
**TOWN OF EASTCHESTER PLANNING BOARD**  
Zoom Video Conference  
**September 24, 2020**  
7:00 p.m.

All meeting participants must register for the Zoom meeting in advance by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_XelBfW2gR7CNp2gYDEfCQA](https://zoom.us/webinar/register/WN_XelBfW2gR7CNp2gYDEfCQA)

You can view submission items for all New Business applications by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/planning\\_board\\_agenda\\_attachments\\_sept\\_24th.php](https://cms5.revize.com/revize/eastchester/departments/planning_board_agenda_attachments_sept_24th.php)

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: May 28, 2020

**NEW BUSINESS**

- 1. 20-21, 7 Hubbard Circle** **Public Hearing**  
Section 80F, Block 3, Lot 39 Zone: R7.5  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence.
  
- 2. 20-20, 1 Fern Way** **Public Hearing**  
Section 63G, Block 3, Lot 58 Zone: R6  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence.
  
- 3. 19-45, 52 Ridge Street** **Public Hearing**  
Section 77, Block 1, Lot 18 Zone: R5  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence. On January 14, 2020, the ZBA granted an area variance relative to the application.
  
- 4. 20-15, 23 Prospect Avenue** **Public Hearing**  
Section 75, Block 1, Lot 10 Zone: R5  
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single-family residence. On July 15, 2020, the ZBA granted area variances relative to the application.

**ADJOURNED ITEMS** (These items will not be heard at the September 24, 2020 meeting)

- 1. 20-25, 249 Main Street** **Public Hearing**  
**Adjourned for Additional Information as Requested by the Building & Planning Department**  
Section 69, Block 5, Lot 6 Zone: RB  
Application for: Amended Site Plan approval for a proposed 4-story, 15-unit multi-family building consisting of 9 one-bedroom and 6 two-bedroom units. On February 11, 2020, the ZBA granted area variances relative to the application. On July 21, 2020, the Planning Board granted final site plan and architectural review approval. The applicant now seeks amended site plan approval to increase the building height.

- 2. 19-42, 5 Ray Place** **Public Hearing Continued**  
**Adjourned for ZBA and ARB review**  
Section 60, Block 5, Lot 25 Zone: RB  
Application for: Site plan and architectural review approval for a proposed 21-unit multi-family residential building. SEQRA determination and referral to the ZBA for the consideration of area variances is required.
- 3. 20-13, 10 Leewood Drive, Troublesome Brook Pump Station** **Public Hearing Continued**  
(Also 197 Oakland Avenue and 78 Dale Road)  
**Adjourned for ZBA and ARB review**  
Section 65E, Block 3, Lots 6A, 105, 110 Zone: R7.5  
Application for: Site plan and architectural review approval for a new pump and water disinfection station. The existing pump station and garage will be demolished. SEQRA determination and referral to the ZBA for consideration of a use variance and area variances is required.
- 4. 20-08, 291 Main Street** **Public Hearing Continued**  
**Adjourned for ZBA and ARB review**  
Section 67, Block 2, Lot 13 Zone: RB  
Application for: Site plan and architectural review approval to convert an existing one-story commercial building into a three-story mixed-use building with commercial uses on the first floor and five residential uses above. SEQRA determination and referral to the ZBA for consideration of area variances is required.
- 5. 20-19, 189-191 Brook Street** **Public Hearing Continued**  
**Adjourned for Additional Information as Requested at the 7/21/20 Planning Board Meeting**  
Section 64, Block 4, Lots 34, 35 Zone: RB  
Application for: Site plan, architectural review, and special permit approval for a proposed two-story commercial day care facility. The special permit is required in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law. The existing structure will be demolished. SEQRA determination and referral to the ZBA for consideration of area variances is required.

**Date Issued:** September 17 2020, at 1:00 p.m.

\* 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 "Forms and Documents" in the menu box to the right, then select "Agendas" in the menu box to the left. The agendas for each Board are posted for review. Please note that last minute adjournments may not be reflected on the posted agendas.