

Agenda  
**TOWN OF EASTCHESTER PLANNING BOARD**  
September 24, 2015  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 28, 2015 and June 25, 2015

**OLD BUSINESS**

1. 13-59 **Elide Manor Apartments, 40 Jackson Avenue** Zone: GB  
Section 68, Block 4, Lots 36  
Application for: Amended site plan approval to permit an alternative design for two proposed retaining walls.

**NEW BUSINESS**

2. 15-49 **Country Markets – 344-356 White Plains Road** **Public Hearing**  
Zone: ORB  
Section 66.L, Block 6, Lot 4  
Application for: Site plan and architectural review approval for façade alterations and site plan improvements to an existing shopping center.
3. 15-08 **185 Summerfield Street** **Public Hearing**  
Zone: RB  
Section 60, Block 3, Lot 37  
Application for: Site plan and special permit approval (in accordance with Sections 12.D and 12.H.22 of the Zoning Law), to permit a proposed restaurant to occupy the first floor of an existing office building. On September 8, 2015, the ZBA granted an area variance from the minimum parking requirements.
4. 15-50 **70 Lake Shore Drive** **Public Hearing**  
Zone: RB  
Section 64H, Block 1, Lot 31  
Application for: Site plan and architectural review approval for additions and alterations to an existing one family residence.
5. 15-48 **86 Waverly Avenue** **Public Hearing**  
Zone: R-5  
Section 76, Block 2, Lot 11  
Application for: Site plan and architectural review approval for additions and alterations to an existing one family residence.
6. 15-59 **95 (97) Montgomery Avenue** **Public Hearing**  
Zone: RB  
Section 58, Block 3, Lot 36  
Application for: Special permit approval (in accordance with Sections 12.D and 12.H.22 of the Zoning Law) to permit a new 260 square foot test kitchen as an accessory use to an office space.
7. 15-47 **549 White Plains Road** **Public Hearing**  
Zone: R6  
Section 65, Block 1, Lot 2B  
Application for: Site plan and architectural review approval to permit the construction of a new 2,493 square foot, 2.5 story, single family residence

**ADJOURNED ITEMS**

1. 15-26 **104 Highland Avenue** **Public Hearing**  
**ADJOURNED FOR ADDITIONAL INFORMATION**  
Section 73, Block 3, Lots 13 and 15.1 **Zone: R5 and R6**  
Application for: Sketch plan review for a proposed subdivision resulting in six new single-family residential lots.

**Date Issued:** September 18, 2015 at 1:00 a.m.