

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
October 27, 2016
7:00 p.m.

Note: The next Planning Board meeting will be on Thursday, December 1, 2016

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 22, 2016

OLD BUSINESS

1. 16-14 **600 White Plains Road Gas Mart** **Public Hearing**
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. The application requires referral to the ZBA for consideration of a use variance to permit the proposed retail use.

NEW BUSINESS

2. 16-46 **183 Beech Street** **Public Hearing**
Section 76, Block 7, Lot 6 Zone: R5
Application for: Site plan and architectural review approval for a new 2.5-story, 2335 square-foot, single-family residence. The existing residence is proposed to be demolished.
3. 16-56 **18 Forbes Boulevard** **Public Hearing**
Section 66B, Block 2, Lot 1 Zone: R10
Application for: Site plan and architectural review approval for a new 2.5-story, 4180 square-foot, single-family residence. The existing residence is proposed to be demolished.
4. 16-35 **65 Lake Shore Drive** **Public Hearing**
Section 64J, Block 2, Lot 11 Zone: R15
Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single family residence.
5. 16-60 **134 Garth Road, Cooked and Company** **Public Hearing**
Section 49A, Block 1, Lots 3 & 2A Zone: RB
Application for: Preliminary special permit, site plan and architectural review to permit the expansion of an existing food service establishment into an adjacent space previously occupied by a dental office. The gross floor area of the establishment will increase from 1038 square feet to 2049 square feet. The application requires referral to the ZBA for consideration of an area variance from the minimum parking requirements.

6. 16-61 **249 Main Street**

Section 69, Block 5, Lot 6 & 6B

Zone: RB

Application for: Preliminary site plan and architectural review for a proposed 4- story, mixed-use building with 3585 square feet of commercial/retail space on the first floor and 18 apartment units on second through fourth floors. 41 off-street parking spaces are proposed in a 2-level parking structure (including 1 level below grade and 1 level at grade). The application requires referral to the ZBA for consideration of area variances.

ADJOURNED ITEMS

1. 16-13 **22 and 24 Water Street and 42 Stewart Place** **Continued Public Hearing**

ADJOURNED FOR ADDITIONAL INFORMATION

The applicant will be required to re-notice for the public hearing

Section 65A, Block 2, Lots 4, 5, 1A

Zone: R5 and R10

Application for: Preliminary sketch plan review of 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 requires referral to the ZBA for consideration of area variances.

Date Issued: October 20, 2016, at 2:00 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.