Call to Order
Pledge of Allegiance
Roll Call
Approval of Minutes: December 1, 2016

OLD BUSINESS

1. 16-30 760 White Plains Road, Keller Williams
Section 61, Block 4, Lot 5  
Zone: RB
Application for: Preliminary site plan and architectural review for proposed additions and alterations to an existing building increasing the gross floor area from 4310 square feet to 6396 square feet. The application requires referral to the ZBA for consideration of area variances.

2. 16-60 134 Garth Road, Cooked and Company
Section 49A, Block 1, Lots 3 & 2A  
Zone: RB
Application for: 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.

NEW BUSINESS

3. 17-02 429 White Plains Road, Mickey Spillane’s
Section 44, Block 3, Lot 7  
Zone: RB
Application for: Preliminary special permit, site plan, and architectural review for proposed legalizations to an existing building, including a one story, 674 square foot addition at the rear of the building, concrete block walls along the property lines, a built-up roof over the kitchen, and deviations of the façade from the approved plans. The application requires referral to the ZBA for consideration of area variances.

ADJOURNED ITEMS – the following items will not be heard at the January 26, 2017 meeting

1. 16-13 22 and 24 Water Street and 42 Stewart Place
ADJOURNED FOR ZONING BOARD DETERMINATION
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.
2. 16-14  **600 White Plains Road, Gas Mart**  
Continued Public Hearing  
ADJOURNED FOR ADDITIONAL INFORMATION  
**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.

**Date Issued:** January 20, 2017, at 3:00 p.m.; January 26, 2017, 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.*