

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
February 23, 2017
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: October 27, 2016; December 1, 2016; January 26, 2017

OLD BUSINESS

1. 16-60 **134 Garth Road, Cooked and Company** **Continued Public Hearing**
Section 49A, Block 1, Lots 3 & 2A Zone: RB
Application for: Amended special permit approval (in accordance with Sections 12.D and 12.H.22 of the Zoning Law) and site plan approval 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. On January 10, 2017, the ZBA granted an area variance for the application.

NEW BUSINESS

2. 17-03 **42 Lakeview Avenue (Lot 1/Right)** **Public Hearing**
Section 57, Block 4, Lot 12 Zone: R5
Application for: Site plan and architectural review approval for a new 2.5 story, 2287 square foot, single family residence. The application received subdivision approval on December 1, 2016, and appeared before the ARB at a meeting on February 2, 2017.
3. 17-04 **42 Lakeview Avenue (Lot 2/Left)** **Public Hearing**
Section 57, Block 4, Lot 12 Zone: R5
Application for: Site plan and architectural review approval for a new 2.5 story, 2295 square foot, single family residence. The application received subdivision approval on December 1, 2016, and appeared before the ARB at a meeting on February 2, 2017.

ADJOURNED ITEMS (These applications will not be heard at the February 23, 2017, meeting)

1. 16-13 **22 and 24 Water Street and 42 Stewart Place** **Continued Public Hearing**
Adjourned for Zoning Board Determination
Section 65A, Block 2, Lots 4, 5, 1A Zone: R5 and R10
Application for: 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 appeared before the Planning Board for sketch plan review at meetings on March 24, May 26, and December 1, 2016. The Planning Board adopted a negative declaration for the coordinated review of the application in accordance with SEQRA on December 1, 2016. The application requires referral to the ZBA for consideration of area variances.

2. 17-02 **429 White Plains Road, Mickey Spillane's** **Continued Public Hearing**
Adjourned for Zoning Board Determination
Section 44, Block 3, Lot 7 Zone: RB
Application for: Amended special permit approval (in accordance with Sections 12.D and Section 12.H.22 of the Zoning Law) and site plan and architectural review approval to permit additions and alterations at the rear of the building and changes to the design of the originally approved building facade. The application requires referral to the ZBA for consideration of area variances and, if approved, to the ARB for architectural review.

3. 16-30 **760 White Plains Road, Keller Williams** **Continued Public Hearing**
Adjourned to the March 23, 2017, Planning Board Meeting
Section 61, Block 4, Lot 5 Zone: RB
Application for: 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 and, if approve, to the ARB for architectural review.

4. 16-14 **600 White Plains Road, Gas Mart** **Continued Public Hearing**
Adjourned to the March 23, 2017, Planning Board Meeting
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 and, if approve, to the ARB for architectural review.

Date Issued: February 17, 2017, at 9:00 a.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.