

NOTE:

**The April 28, 2016, Planning Board Meeting has been cancelled
All agenda items are adjourned to the May 26, 2016,
Planning Board Meeting**

Agenda*

TOWN OF EASTCHESTER PLANNING BOARD

April 28, 2016

7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 25, 2016, and March 24, 2016

NEW BUSINESS

1. 16-23 **183 Beech Street** **Public Hearing**
Adjourned to the May 26, 2016 Planning Board Meeting
Section 76, Block 2, Lots 6, 10, 11 Zone: R5
Application for: Subdivision approval for a proposed 3 lot minor subdivision. The 0.378 acre site is improved with a single family home that is proposed to be demolished.

2. 16-04 **33 Orchard Street** **Public Hearing**
Adjourned to the May 26, 2016 Planning Board Meeting
Section 65G, Block 1, Lot 9 Zone: R6
Application for: Site plan and architectural review for a proposed 2.5 story, 1709 square foot addition to an existing 2.5 story, 1148 square foot residence.

3. 16-15 **9 Innisfree Place** **Public Hearing**
Adjourned to the May 26, 2016 Planning Board Meeting
Section 64M, Block 2, Lot 70 Zone: R15
Application for: Site plan and architectural review for a proposed 1324 square foot addition to an existing 2842 square foot residence.

OLD BUSINESS ITEMS

1. 16-13 **22 and 24 Water Street and 42 Stewart Place** **Public Hearing**
Adjourned to the May 26, 2016, Planning Board Meeting
Section 65A, Block 2, Lots 4, 5, 1A Zone: R5 & R10
Application for: Preliminary sketch plan review of a proposed 5 lot major subdivision and referral to the ZBA for consideration of area variances. The existing site consists of 3 lots improved with single family homes (the "Site"). The applicant proposes to subdivide the 1.19 acre Site 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.

2. 16-14 **600 White Plains Road Gas Mart**
Adjourned after preliminary review. Applicant will provide public notice when the application returns to the Board.

Section 65A, Block 3, Lot 11

Zone: R7.5

Application for: Preliminary site plan and architectural review of a convenience store proposed to occupy the existing building and referral to the ZBA for consideration of a use variance. The two fueling stations are an existing legal non-conforming use and are proposed to remain. At the March 24, 2016 meeting, the Planning Board required the application be noticed for a public hearing when it returns to the board.

Date Issued: April 22, 2016, at 1:00 p.m.

Revised: April 26, 2016, at 12:30 p.m.

Revised: April 27, 2016, at 6:00 p.m.

* Please be advised that the posted Agendas are subject to change. Applicants may withdraw or adjourn applications previously scheduled to be heard. It is recommended that you visit the Town's website (www.eastchester.org) to check Agendas prior to each meeting. Simply click on FIND in the menu box on the left and then proceed to DEPARTMENTS; BUILDING & PLANNING; AGENDAS. The Agendas and Minutes for each Board are posted for review.