

Agenda*
TOWN OF EASTCHESTER PLANNING BOARD
May 26, 2016
7:00 p.m.

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

OLD BUSINESS

1. 15-17 **1 Corwood Road** Zone: R5
Section 79D, Block 4, Lots 4
Application for: Review of arborvitae planted along the rear property line and California Road (relative to the Planning Board's June 25, 2015, site plan approval of a new single family residence).

2. 16-13 **22 and 24 Water Street and 42 Stewart Place** **Public Hearing**
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.

NEW BUSINESS

3. 16-23 **183 Beech Street** **Public Hearing**
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.

4. 16-04 **33 Orchard Street** **Public Hearing**
Section 65G, Block 1, Lot 9 Zone: R6
Application for: Site plan and architectural review approval for a proposed 2.5 story, 1709 square foot addition to an existing 2.5 story, 1148 square foot residence.

5. 16-15 **9 Innisfree Place** **Public Hearing**
Section 64M, Block 2, Lot 70 Zone: R15
Application for: Site plan and architectural review approval for a proposed 1324 square foot addition to an existing 2842 square foot residence.

6. 16-11 **41 Rose Avenue** **Public Hearing**
Section 77, Block 1, Lot 31 Zone: R5
Application for: Site plan and architectural review approval for a proposed 2 story, 614 square foot addition to an existing 2 story, 1794 square foot residence.

ADJOURNED ITEMS

1. 15-84 **Barnes & Noble, 680 White Plains Road** **Public Hearing**
Section 64, Block 1, Lot 7B Zone: DSC
Application for: Amended special permit approval. On February 25, 2016, the applicant received Special Permit approval for a Type III Food Service Establishment (a café within the book store). The applicant now proposes to amend the Special Permit to enlarge the café and allow for a Type I Food Service Establishment.

Date Issued: May 19, 2016, at 2:30 p.m.

Revised: May 23, 2016, at 6:30 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.