Agenda*

TOWN OF EASTCHESTER PLANNING BOARD

June 23, 2016

7:00 p.m.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: May 26, 2016

OLD BUSINESS

1. 13-36 **504 New Rochelle Road** **Public Hearing**
   Section 85, Block 4, Lot 1 Zone: RB
   Application for: Site plan and architectural review approval for a proposed addition and alterations to an existing service station proposed for use as a convenience store.

NEW BUSINESS

2. 16-36 **96 Stebbins Avenue** **Public Hearing**
   Section 76, Block 6, Lot 17 Zone: R5
   Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single family residence.

3. 16-32 **6 York Place** **Public Hearing**
   Section 77, Block 5, Lot 114 Zone: R5
   Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single family residence.

4. 16-33 **36 Hewitt Avenue** **Public Hearing**
   Section 83, Block 1, Lot 10 Zone: R10
   Application for: Site plan and architectural review approval for proposed additions and alterations to an existing single family residence.

5. 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.

ADJOURNED ITEMS

1. 16-13 **22 and 24 Water Street and 42 Stewart Place** **Public Hearing**
   Adjourned to the September 22, 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.

Date Issued: June 16, 2016, at 4:00 p.m.; **Revised**: June 23, 2016, at 10:30 a.m. and at 2:00 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.