

May 7, 2024

By Email and Hand Delivery

Hon. James Bonanno
Chairman of the Town of Eastchester Planning Board
and Members of the Board
40 Mill Road
Eastchester, New York 10709

**Re: Sketch Plan Review for Amended Subdivision – PB 23-20
203 Beech Street, 104 Highland Avenue, and 108 Highland Avenue**

Dear Chairman Bonanno and Members of the Planning Board:

Our firm, together with Hudson Engineering & Consulting (engineering), DTS Provident Design Engineering (traffic), and Planning & Development Advisors (planning), represents 4 Vllazen LLC in connection with what is now a proposed 11-lot subdivision (plus a non-buildable lot for stormwater management) at the above-referenced properties.

Critically, the key amendment to the Project since this was last before the Planning Board is that the cul-de-sac will now derive access from Highland Avenue, rather than Beech Street, based upon feedback from the ZBA and nearby residents during the ZBA Hearings. The Project also complies with all zoning requirements and thus *no longer requires a variance*. The Applicant achieved these improvements by acquiring control of the neighboring parcel at 108 Highland Avenue and incorporating it into the Project (the Applicant is scheduled to close on this parcel this week; a copy of the deed will be submitted promptly following the closing). The Project area has increased modestly from 1.81 acres to 2.27 acres. This additional land also permits an increase in new homes from 8 to 11 (the prior layout also included a non-buildable lot for stormwater).

The result is a better designed, zoning-complaint Project that responds to the community's concerns about too much additional traffic along Beech Street (including school buses servicing two districts) and pedestrian safety. Under this proposal, only 2 new homes would front on Beech Street, each with an individual curb cut (and both within the Tuckahoe School District). 8 homes would utilize the new cul-de-sac connecting to Highland Avenue, and 1 home would have direct access to Highland. This modification also eliminates the need for the Applicant to seek approval from the Town Board to impose parking restrictions along Beech Street, which was a condition in the Planning Board's Negative Declaration under SEQRA.

Accordingly, the Applicant is pleased to submit this Amended Application for Sketch Plan Review, and we respectfully request placement on the Planning Board's May 23 Agenda for a presentation and hopefully Sketch Plan approval. Enclosed is a completed Application Form together with other supporting materials, including:

- Sketch Plan Drawing Set (22 pages)
- Amended Full Environmental Assessment Form
- Memorandum, prepared by DTS Provident, responding to the traffic comments raised during our pre-application meeting
- Memorandum, prepared by Hudson Engineering & Consulting, describing the proposed stormwater management plan for the Project and responding to the engineering comments raised during our pre-application meeting
- Photographs (Aerial & Street Level) of the Project Site and Neighborhood
- Site Location Map
- Property Owner's List (200' radius)
- Deeds
- Escrow Agreement
- Application fee and escrow

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: Brad Schwartz

Brad K. Schwartz
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Encls.

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4 Vllazen LLC
Applicant's Development Team