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May 29, 2024

Via Electronic Submission

Hon. Alan Pilla, Chairman
Town of Eastchester Zoning Board of Appeals
and Members of the ZBA
40 Mill Road
Eastchester, NY 10709

Re: 203 Beech Street – Withdrawal of Variance Application

Dear Chairman Pilla and Members of the ZBA:

We represent 4 Vllazen, LLC, the applicant in the referenced matter.

The Applicant hereby withdraws its pending variance application, without prejudice to reinstate this application and restore it to the ZBA's docket at a future date if need. As such, the ZBA shall not take any action with respect to this application.

The Applicant appeared before the Planning Board last week to present an amended subdivision layout that derives access from Highland Avenue, rather than Beech Street, based upon feedback from the ZBA, Planning Board, and nearby residents. As reconfigured, the Project complies with all zoning requirements and *no longer requires a variance*. The Applicant achieved these improvements by acquiring the neighboring parcel at 108 Highland Avenue and incorporating it into the Project. The result is a better designed, zoning-complaint Project that responds to the community's concerns about too much additional traffic along Beech Street.

We hope that this revised plan will ultimately receive approval from the Planning Board, in which case there would not be a need to return to the ZBA.

Thank you for the ZBA's attention.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: Brad Schwartz

Brad Schwartz

cc: Robert M. Tudisco, Esq.
Noelle Wolfson, Esq.
Mr. Bashkim Kukaj