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May 27, 2015

Honorable Supervisor/Mayor Ron Belmont
and Members of the Town/Village Board
Town of Harrison
One Heineman Place
Harrison, New York 10528

Re: Old Oaks Country Club
Short Game Practice Area; Seasonal Temporary Tennis Enclosures
Special Exception Use Application
3100 Purchase Street, Purchase, New York

Dear Hon. Supervisor/Mayor Belmont and Members of the Board:

This firm represents Old Oaks Country Club, the owner of the above-referenced property (the "Applicant") in connection with its Special Exception Use application for the proposed short game practice area and seasonal, temporary tennis enclosures (the "Tennis Enclosures"). A temporary viewing tent and associated temporary restroom trailer are also proposed to be located within the existing tennis court just north of the proposed Tennis Enclosures. Additionally, a turnaround at the end of a new 18' wide access drive is proposed to be located north of the Enclosures, with low bollard lights, to provide convenient and safe vehicular ingress and egress to the Tennis Enclosures.

We are pleased to report that at its May 19, 2015 meeting, the Planning Board, as Lead Agency under SEQRA, adopted a Negative Declaration finding that the proposal would have no significant environmental impacts. Additionally, the Planning Board voted to grant the Special Exception Use Permit approval for the project.¹

¹ The Planning Board also voted to grant Amended Site Plan and Slope Permit approvals at its May 19th meeting.

As you know, the Special Exception Use Permit must now be confirmed by the Town Board after holding a public hearing. We are, therefore, writing to request that this matter be placed on your June 4, 2015 agenda in order to schedule the required public hearing for your July 16, 2015 meeting. Enclosed with this letter, please find seven (7) copies of the following materials:

1. Negative Declaration adopted by the Planning Board on May 19, 2015;
2. Special Exception Use Approval resolution adopted by the Planning Board on May 19, 2015;
3. Completed and signed Special Exception Use Application Form;
4. Statement in Support of the Special Exception Use Application;
5. Site plan drawings prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., last updated May 19, 2015;
6. Photo renderings from key locations, prepared by James G. Rogers Architects;
7. Manufacturer specifications providing further details on the fabric used for opaque Tennis Enclosures, which do not allow any light to be seen from the exterior of the Enclosures; and
8. Letter from the manufacturer, dated March 3, 2015, providing additional details on sound generated by the Enclosures, establishing that they will conform with the Harrison Noise Ordinance.

We look forward to discussing this important project with you at the June 4th Town Board meeting. If you have any questions, please do not hesitate to contact our office.

Very truly yours,



Seth M. Mandelbaum

SMM:sw

Enc.

cc: Patrick Cleary, AICP, PP
Old Oaks Country Club
Insite Engineering, Surveying, & Landscape Architecture, P.C.
James G. Rogers Architects