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February 24, 2016

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2016 FEB 25 PM 12:19
TOWN CLERK
HARRISON, N.Y.

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

Re: 103/105 Corporate Park Drive SPE LLC
Petition for Zoning Amendment
103-105 Corporate Park Drive, Harrison, New York

Dear Supervisor/Mayor Belmont & Members of the Town/Village Board:

This firm represents 103/105 Corporate Park Drive SPE LLC¹ (hereinafter referred to as "Petitioner"), the owner of the property located at 103-105 Corporate Park Drive (the "Property"). Petitioner is a real estate company and land developer that owns a significant amount of property in the "Platinum Mile" area along the I-287 corridor in both the Town/Village of Harrison ("Harrison") and the City of White Plains. As encouraged by the Harrison Comprehensive Plan (as updated in December 2013), Petitioner has partnered with Toll Brothers, a national leader in high quality residential development, to redevelop the Property involving the construction of a modern and attractive 421 unit multi-family complex with 752 parking spaces primarily located in an indoor parking garage, together with related amenities and a restaurant (the "Project"). The Project will replace two existing office buildings which are almost completely vacant and obsolete, and related surface parking. Updated architectural renderings of the proposed building are attached hereto as Exhibit 1 for the Board's convenience.

As you may recall, in October, 2014, the Petitioner filed a Petition for Amendments to the Town/Village of Harrison Zoning Ordinance ("Petition"), with proposed text amendments to the Zoning Ordinance, with this Board. The Petition requested amendments to the Zoning Ordinance to modify the existing SB-O Zoning District in which the Property is located, to allow multi-family residential, retail, retail service and restaurant uses, subject to new Special Exception Use standards and safeguards. This Board referred the Petition to the Planning Board for the required recommendation pursuant to §235-76(B) of the Zoning Ordinance. In addition, this Board consented to the Planning Board serving as the Lead Agency for the SEQRA review of both the proposed zoning amendments and the overall Project.

¹ 103/105 Corporate Park Drive SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC.

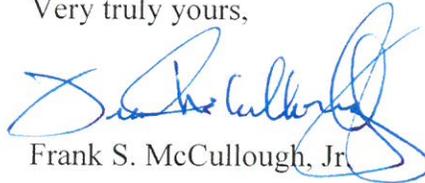
We are pleased to report that on February 23, 2016, after an extensive SEQRA process including several public hearings, the Planning Board adopted a SEQRA Findings Statement. In addition, the Planning Board adopted a resolution on February 23, 2016, which “positively recommends the adoption of the proposed zoning text amendments,” with one (1) minor revision for the purposes of consistency. Attached hereto as Exhibit 2 is a copy of the proposed zoning text amendment with the additional language recommended by the Planning Board included.

Specifically, the Findings Statement concludes as follows:

- Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; including the effects disclosed in the environmental impact statement; and
- Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures which were identified as practicable.

Kindly place this matter on the March 3, 2016 Town/Village Board agenda, for a brief presentation and in order for the Town Board to consider scheduling a public hearing regarding the Petition for your April 7, 2016 meeting. We look forward to discussing this important project with you at the March 3rd meeting.

Very truly yours,



Frank S. McCullough, Jr.

FSM:smm

Enc.

cc: Patrick Cleary, AICP, PP
103/105 Corporate Park Drive SPE LLC
Toll Brothers
Minno Wasko
VHB Engineering, Surveying and Landscape Architecture, P.C.