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December 29, 2021

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

Re: Special Exception Use Re-Approval
197-203 Harrison Avenue

Dear Supervisor/Mayor Dionisio and Members of the Town/Village Board:

This firm represents the Colonial Arms LLC (the "Applicant")¹, the owner of two adjacent lots shown on the Harrison Tax Map as Section 1, Block 134, Lots 1 & 29, commonly referred to as 197-203 Harrison Avenue (collectively, the "Property"). The approximately 0.31-acre Property is currently improved with two separate two-family houses and one single-family cottage, for a total of five dwelling units.

As the Board may recall, Special Exception Use approvals were previously granted in 2017 for the demolition of the existing homes on the Property, and the construction of a new four-story multifamily development with 18 two-bedroom rental units, for a net increase of 13 units on the Property. The proposal included basement level parking, landscaping, and other associated site improvements. These improvements shall collectively be referred to as the "Project". While the 2017 approvals were initially extended, they have since lapsed.

¹ The Board should note that Chairman of the Planning Board Tom Heaslip and Planning Board member Jeffrey Spano are members in Colonial Arms LLC and therefore have a pecuniary interest in the proposed Project. Both Chairman Heaslip and Board member Spano have fully recused themselves from all actions in connection with the Property to preserve the impartiality of the Planning Board and avoid any potential conflicts of interest.

The Applicant is now looking to move forward and is seeking re-approval of the Project from the Town. The site layout, including the proposed building footprint, curb cut, and stormwater measures, are all unchanged from 2017. The height, bulk, and unit count of the building is also the same as that approved in 2017. A copy of the proposed Site Plan, together with renderings of the building, is enclosed herewith.

We are pleased to report that at its December 21, 2021 meeting, the Harrison Planning Board voted to issue a Negative Declaration and re-approve the Special Exception Use. The Applicant now requires final Special Exception Use Permit approval from the Town/Village Board.

We therefore request that this matter be placed on the January 6, 2022 Town Board agenda for the Board to consider scheduling a public hearing regarding the final Special Exception Use application for your January 20, 2022 meeting. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Steve Wrabel', written in a cursive style.

Steven Wrabel

Encl.

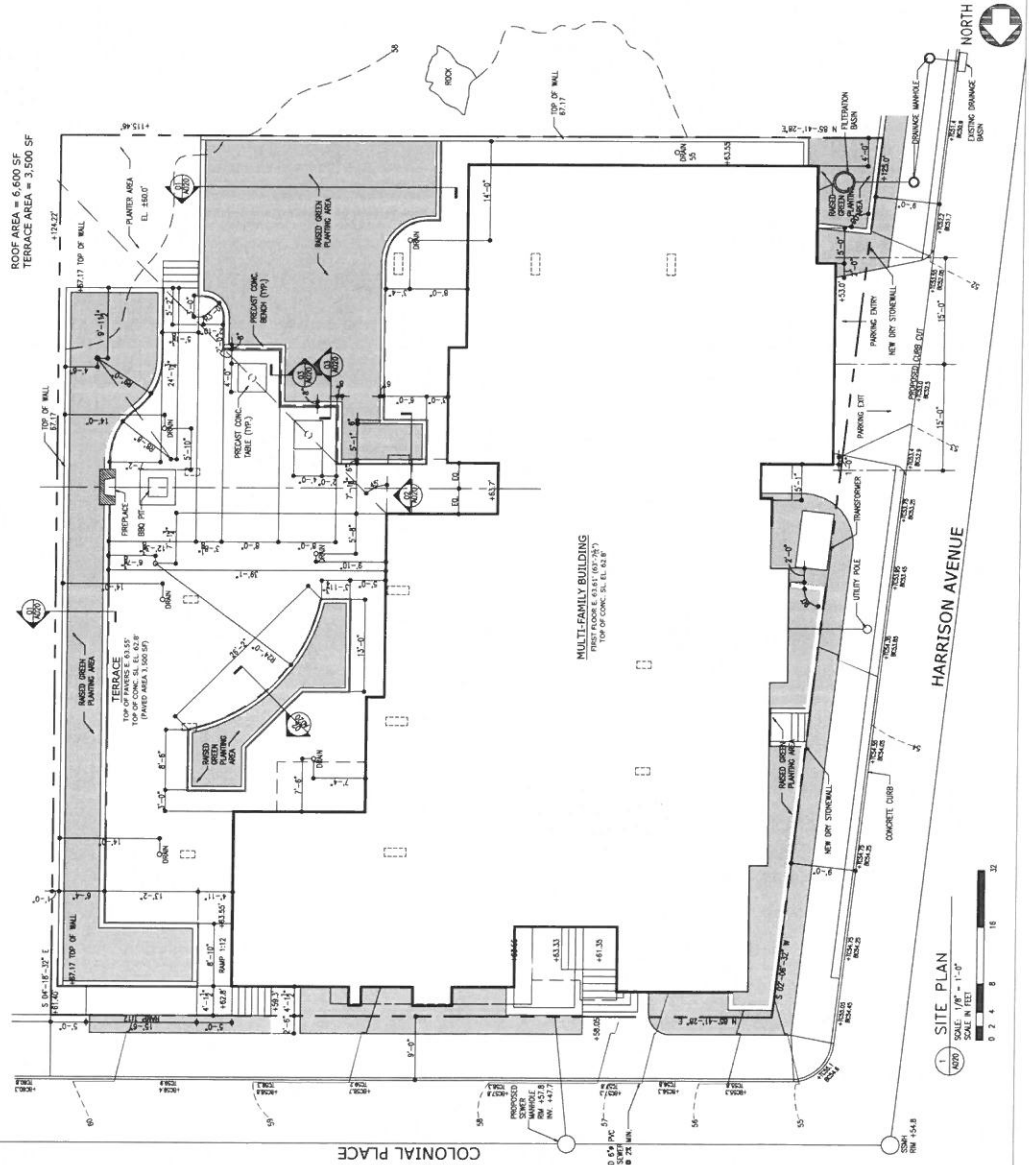
cc: Colonial Arms LLC



COLONIAL ARMS RESIDENCES

197-203 HARRISON AVENUE
HARRISON, NY 10604

ZONING DATA			
ZONING DISTRICT	REQUIRED	ACTUAL	NO. MIN.
LOT AREA	NO MIN.	13,474.6	4.0
LOT AREA PER DWELLING UNIT	750	673.73	25.67
LOT COVERAGE	50% MAX.	48.1%	600 MIN.
LOT WIDTH (FT.)	50 MIN.	124.22	45 MAX.
FRONT YARD (FT.)	NO MIN.	0.25	4 SPECIAL EXCEPTION
HARRISON AVE	NO MIN.		4 SPECIAL EXCEPTION
FRONT YARD (FT.)	NO MIN.		25
COLONIAL	NO MIN.	2'-10"	1.02 CARPENTER DWELLING UNIT 180.13-1-27
			200 PER DWELLING UNIT 180.000-3000
			5024



COLONIAL ARMS RESIDENCES
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Harrison, NY 10604

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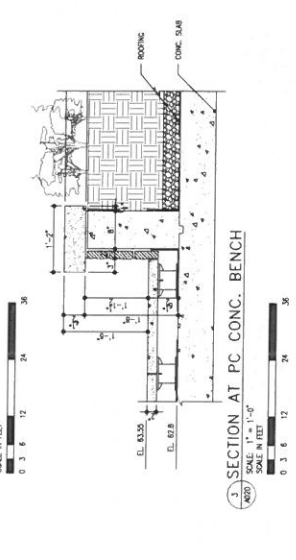
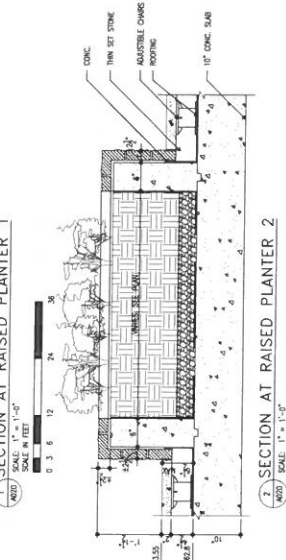
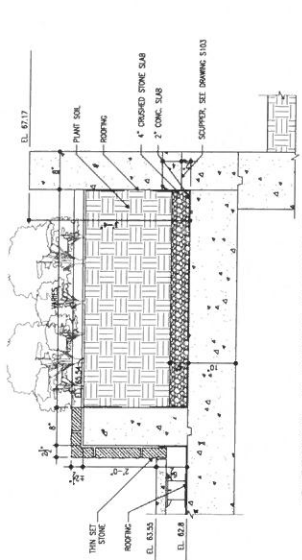
SITE CIVIL
MONTARELLA & P.E.L.S.
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REVISIONS:

NO.	DATE	DESCRIPTION
1	06/21/2019	BB SET ISSUED
2	06/21/2019	DATE
3	06/21/2019	DRAWN BY: G. VARTHALAMIS
4	06/21/2019	SCALE:

SITE PLAN
A-020.00





COLONIAL ARMS RESIDENCES

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HARRISON, NY 10604