



**ZARIN &  
STEINMETZ**

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March 8, 2021

Via Electronic Mail (jgreer@harrison-ny.gov)

Supervisor/Mayor Ron Belmont and Members  
of the Town/Village Board of the  
Town/Village of Harrison  
1 Heinman Place  
Harrison, New York 10528

**Re: Webb Avenue**  
**Petition for Zoning Text Amendment**

Dear Mayor Belmont and Members of the Town/Village Board:

Our firm, in coordination with JMC, represent RPW Group of NY, LLC and The NRP Group ("Applicant") in connection with their joint venture to restore an ecologically barren site, build an exciting live-work sustainable residential development, which includes petitioning (the "Petition") this Board for a Zoning Text Amendment to expand the area of the SB-0 district to allow multifamily residential as a special permit use to six (6) additional parcels located in an SB-O zoned area along Westchester Avenue in the platinum mile corridor south of I-287 ("Subject SB-0 Zoning Area").

The Applicant respectfully seeks to be placed on the Town Board March 18<sup>th</sup> Agenda, whereat it would like to make a power point presentation on its project, and the proposed Zoning Amendment. It will be submitting a more detailed Petition by the March 11<sup>th</sup> submission deadline.

The Petition is submitted in connection with Applicant's Site Plan and Special Exception Use Application related to its proposed development of an approximately 9.54-acre property located at Webb Avenue in the Town of Harrison ("Property"). The Property is immediately adjacent to and commonly owned by RPW, the owners of 760-800 Westchester

Avenue, and is undeveloped and mostly overgrown with invasive species. The Project is currently before the Planning Board, which is Lead Agency under the State Environmental Quality Review Act ("SEQRA"), and undergoing a full environmental review.

This sustainable and unique proposed live-work development will consist of an attractive 200-unit, five (5) story multi-family residential building targeted for younger residents who would like to be closer to their work place, as well as a comprehensive and extensive ecological restoration of the Property. It will also feature state-of-the art amenities and community-oriented features, including an outdoor pool and patio space, fitness room, "package concierge," dog wash station, rooftop solar panels, electrical car-charging stations, rentable lounge/dining areas, LEED certification, ride-share waiting areas, a shuttle to local train stations and local area amenities, a 20,000 square foot community garden, and 2,000 feet of publicly accessible walking paths.

The Project would be a benefit to the community, revitalize a prominent site on the corner of Webb and Westchester Avenues, and be completely consistent with and in harmony with the stated goals of the Town's Comprehensive Plan to develop diverse sustainable living options in the Town, together with preserving the stability of this important office and commercial corridor.

### CONCLUSION

Enclosed please find a check in the amount of \$250.00 related to this Petition. We look forward to appearing before your Board at its March 18, 2021 Regular Meeting to present this exciting Project, and the proposed Zoning Amendment, and answer any questions the Board may have. Please do not hesitate to contact us should you have any immediate questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: Moz Kate Roberts  
Michael D. Zarin  
Kate Roberts

Encls.

cc: Robert P. Weisz and Andrew Weisz, RPW Group, Inc.  
Jonathan S. Gertman, NRP Group  
Diego Villareale, P.E., JMC  
Patrick Cleary, Town Planner