

E-20

McCULLOUGH, GOLDBERGER & STAUDT, LLP

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

(914) 949-8400

FAX (914) 949-2510

WWW.MCCULLOUGHGOLDBERGER.COM

FRANK S. MCCULLOUGH, JR.  
JAMES STAUDT  
LINDA B. WHITEHEAD  
SETH M. MANDELBAUM

AMANDA L. BROSY  
DEBORAH A. GOLDBERGER  
EDMUND C. GRAINGER, III  
PATRICIA W. GURAHIAN  
MEREDITH A. LEFF  
KEVIN E. STAUDT  
STEVEN M. WRABEL

CHARLES A. GOLDBERGER  
KEITH R. BETENSKY  
COUNSEL

FRANK S. MCCULLOUGH (1905-1998)  
EVANS V. BREWSTER (1920-2005)

February 21, 2020

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

Re: MCP II 3 Westchester LLC  
Extension of Special Exception Use Permit  
3 Westchester Park Drive, Harrison, New York

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

This firm represents MCP II 3 Westchester LLC (the "Applicant", or "Marcus Partners")<sup>1</sup>, the owner of the above-referenced property (the "Property"), in connection with its application for Special Exception Use Permit approval. As you may recall, Marcus Partners has partnered with Trammell Crow Residential, a high-quality national multi-family developer and builder, on the proposed project. Together, they are proposing to demolish the outdated office building on the Property, and construct a new mixed use development, consisting of 450 residential units, indoor and outdoor amenities, parking and retail space.

On December 19, 2019, this Board granted Final Special Exception Use Permit approval for the project. The Applicant is in the process of finalizing construction drawings, however the drawings will not be completed in time for a Building Permit application to be filed by the March 18, 2020 deadline pursuant to Section 235-14(J) of the Harrison Zoning Ordinance. Therefore, we respectfully request a ninety (90) day extension, until June 18, 2020, of the time to file for a Building Permit.

<sup>1</sup> MCP II 3 Westchester LLC is an affiliate of Marcus Partners, Inc.

Kindly place this matter on the March 5, 2020 Town Board agenda, in order for the Board to consider granting the requested 90 day extension. Thank you for your consideration.

Very truly yours,



Seth M. Mandelbaum

SMM:srw

cc: MCP II 3 Westchester LLC  
Trammell Crow Residential  
Divney Tung Schwalbe