

C-1

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
RUTH F.-L. POST
KEVIN E. STAUDT
STEVEN M. WRABEL

CHARLES A. GOLDBERGER
KEITH R. BETENSKY
COUNSEL

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

July 10, 2017

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

Re: 106/108/110 Corporate Park Drive Owner SPE LLC
Final Special Exception Use Permit Application
106 – 110 Corporate Park Drive, Harrison, New York

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

This firm represents 106/108/110 Corporate Park Drive Owner SPE LLC¹ (hereinafter referred to as "Petitioner" or "Normandy"), the owner of the property located at 106 – 110 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. Normandy is partnering with Wegmans Food Markets, Inc. ("Wegmans"), a high end, family-owned grocery store, headquartered in Rochester, New York for the redevelopment of this Property.

As you may recall, the proposal involves the demolition of the three (3) existing underutilized office buildings on the Property (the day care building in the rear of the Property would continue to operate), and construction of a new Wegmans Food Market. The primary building proposed for the Property will be an approximately 125,000 square foot grocery store, as well as a one-story, approximately 8,000 square foot stand-alone retail building. There will be 736 parking spaces provided,² together with significant landscaping and new modern stormwater management improvements throughout the Property.

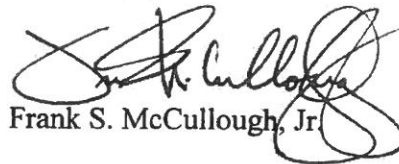
¹ 106/108/110 Corporate Park Drive Owner SPE LLC is an affiliate of Normandy Real Estate Partners, LLC.

² This does not include the existing 44 parking spaces associated with the day care, which will remain.

We anticipate that on July 19, 2017, the Planning Board will vote to approve the project, including the adoption of Special Exception Use Permit, Site Plan, Wetlands Permit and Steep Slopes Permit approval resolutions. The project also requires final Special Exception Use Permit approval from the Town/Village Board pursuant to the Harrison Zoning Ordinance.

In anticipation of the Planning Board approval on July 19th, kindly place this matter on the July 20, 2017 Town Board agenda, in order for the Board to consider scheduling a public hearing regarding the final Special Exception Use Permit application for your August 17, 2017 meeting. Thank you for your consideration.

Very truly yours,



Frank S. McCullough, Jr.

cc: Patrick Cleary, AICP, PP
106/108/110 Corporate Park Drive Owner SPE LLC
Wegmans Food Markets, Inc.
Kimley-Horn
VHB Engineering, Surveying & Landscape Architecture, P.C.