

E-3

McCULLOUGH, GOLDBERGER & STAUDT, LLP

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

(914) 949-6400

FAX (914) 949-2510

WWW.MCCULLOUGHGOLDBERGER.COM

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

JOANNA C. FELDMAN
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)

December 6, 2016

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
Petition for Zoning Amendment (Wegmans Food Market)
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 outlined below.

Wegmans has been a successful business since its founding in Rochester in 1916. The company prides itself on its use of locally sourced food, and a focus on fresh, high quality goods. The proposed facility will include not just a grocery store, but also a café that will serve Wegmans' customers. For the Board's reference, preliminary conceptual architectural renderings of the proposed Wegmans facility, together with photos of an existing similar Wegmans store, are attached hereto.

The current office buildings on the Property are largely empty and unused. 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, two-story grocery store, which will also include a café area.

¹ 106/108/110 Corporate Park Drive Owner SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC.