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June 12, 2018

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

Re: 275 North Associates, LLC
Harrison Luxury Residences
275 North Street
Petition for Zoning Amendment

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

This firm represents 275 North Associates, LLC¹ (hereinafter referred to as "Petitioner"), the contract vendee for a portion of the property located at 275 North Street, which is the site of St. Vincent's Hospital (hereinafter referred to as the "Hospital Property"). The approximately 66 acre Hospital Property is owned by St. Joseph's Hospital, Yonkers ("St. Joseph's").

Our firm has represented St. Vincent's Hospital, and then its successor in title St. Joseph's, since 2004. In the early 2000's for financial reasons, St. Vincent's decided to sell approximately 40 acres of the Hospital Property. In early 2005, St. Vincent's put approximately 40 acres of the Hospital Property on the market. There was significant interest for development of single family homes, and two offers were received for the 40 acre property for that purpose.

However, before the offers were acted upon, St. Vincent's went into bankruptcy and the 40 acre property was taken off the market. Many months later St. Vincent's came out of bankruptcy and the 40 acre property was then put back on the market, but shortly thereafter the Hospital went back into bankruptcy. The overall Hospital Property was then sold to St. Joseph's who took over the operation of St. Vincent's as a psychiatric hospital. The Great Recession of 2008 followed and the events of that year changed the real estate market for years to come.

¹ 275 North Associates, LLC is an affiliated entity of Alfred Weissman Real Estate, LLC.

Over the last six years St. Joseph's has received numerous offers for the 40 acre parcel for a variety of development proposals including large and small residential developments that would have had a serious effect on properties surrounding the Hospital Property; and a variety of institutional development proposals such as senior care facilities, nursing homes and assisted living uses (all with at grade parking), which would also have a great impact on our surrounding neighbors.

We are pleased to report that St. Joseph's has now entered into a contract of sale with the Petitioner, a real estate company and land developer based in Harrison that has developed a significant amount of property in Westchester County. Petitioner is proposing to construct the Harrison Luxury Residences, a four-story high-end multifamily development with 100 luxury condominium units, associated parking (the majority of which will be under the building) and amenities (the "Project"). The Project will provide a new housing option to residents of Harrison and the surrounding area that are transitioning out of single-family home ownership, but wish to remain in this area. An aerial site plan and architectural renderings of the Project (including a new proposed grand entrance from North Street) are attached hereto for the Board's convenience.

The Hospital Property is approximately 65.83 acres in size. As noted in the 2013 Harrison Comprehensive Plan (the "Comprehensive Plan"), this makes the Hospital Property ideally suited to be developed with additional residences. The current medical buildings on the Hospital Property are clustered in a small area of the site, leaving the majority of Hospital Property undeveloped and underutilized. In connection with the Project, Petitioner is proposing to subdivide the Hospital Property into two (2) lots (the "Hospital Lot", and the approximately 38.5 acre "Development Lot", which is the area under contract).

The Petitioner is then proposing to construct a new, high end multi-family condominium complex on the Development Lot, which will be four (4) stories with parking underneath. Also proposed are a one-story stand-alone club house and tennis courts, and guard booth, as well as associated parking, landscaping, and modern stormwater management improvements. Additionally, the Petitioner is proposing to place a restriction on the Development Lot, which will preserve approximately 25 acres of undeveloped land in perpetuity. In addition, improvements to North Street in connection with the proposed entrance to the Project, as well as improvements to the intersection of North Street and Harrison Avenue, are also proposed in order to improve traffic flow in and around the Hospital Property.

The Hospital Property is located on the eastern side of North Street, between Park Drive South and Willow Ridge Country Club. Willow Ridge is immediately adjacent to the Property along its southern and eastern borders. Adjacent to the Property to the north are single family residences. To the west, across North Street, are more residences.

The Property is located in the R-1 "One-Family Residence" District, in which multifamily dwelling uses are currently not permitted. However, multifamily development is an efficient and beneficial use of this large wooded site in the R-1 District. In contrast, development of a conforming residential subdivision for multiple single family homes on the Hospital Property, or expansion of the existing psychiatric hospital would result in much greater impacts on the environment and the surrounding neighborhood, and would not serve to provide any improvement in housing choice, which is one of the Comprehensive Plan's Town-wide concepts. The Petitioner seeks a zoning amendment to revise the Zoning Ordinance in order to move this exciting development forward in a timely manner.

Specifically, the enclosed petition requests the addition of a new "R-1 Multiple Dwelling" use in the R-1 District. This use would be permitted by special exception use permit approval from the Planning Board and this Board, giving the Town/Village discretion over such developments. The proposed zoning amendment also provides for bulk and height requirements to ensure that the area is developed in a manner that is compatible with the surrounding uses and is not over-developed. Moreover, the zoning limits such developments to properties that meet certain criteria (at least 35 acres in size, frontage on state or county road) in order to prevent such developments on incompatible sites within Harrison.

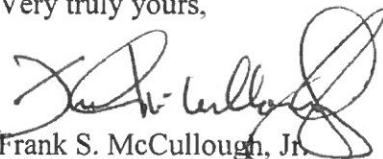
Enclosed please find the following materials in support of the zoning text amendment petition hereby submitted to the Town/Village Board pursuant to Article XIII of the Zoning Ordinance, together with the required \$250 fee:

- 1) Petition for Amendments to the Town/Village of Harrison Zoning Ordinance (the "Petition"), with the following exhibits:
 - a) Letter of Authorization from the owner of the Hospital Property;
 - b) Proposed text amendments to the Zoning Ordinance;
 - c) Planning Report prepared by Langan Engineering, dated June 12, 2018, setting forth the planning rationale for the requested zoning text amendments; and
- 2) SEQR Full Environmental Assessment Form, Part 1, prepared by Langan Engineering, dated June 11, 2018.

Kindly place this matter on the June 21, 2018 Town/Village Board agenda, in order for the Town Board to consider accepting the Petition, referral of the Petition to the Planning Board pursuant to § 235-76(B) of the Zoning Ordinance, and acceptance of the Planning Board as the Lead Agency under SEQRA. By copy of this letter to the Planning Board, we also respectfully request that this matter be tentatively placed on your June 26, 2018 agenda for preliminary discussion, declaration of intent to serve as the Lead Agency under SEQRA, and scheduling of a site walk at the Board's convenience.

We look forward to discussing this important project with you at the June 21st Town/Village Board meeting.

Very truly yours,



Frank S. McCullough, Jr.

FSM:sw

cc: Patrick Cleary, AICP, PP
Planning Board of the Town/Village of Harrison
275 North Associates
Granoff Architects
Langan Engineering
FP Clark