

**12 Nelson Avenue, LLC
7 Purdy Street
Harrison, NY 10528**

E-15

November 27, 2017

Supervisor Ron Belmont
& Members of the Town Board
Town/Village of Harrison
One Heineman Place
Harrison, New York 10528

Re: 12 Nelson LLC - Multifamily Development
12 Nelson Ave., Harrison NY

Dear Supervisor Belmont & Members of the Town Board:

12 Nelson LLC is the owner of the above referenced property, and in connection with our application to construct a new, attractive multifamily building request to be put on the Town Board agenda for a Special Exception Use public hearing. The property is located in the PB "Professional Business" Zoning District and is currently improved with a three-story, multi-family residence, which is a legal nonconforming use. We are proposing to demolish the existing structure and construct an 11 unit multifamily building together with a parking lot and associated site improvements. The new building will have first floor non-residential uses. This project requires a Special Exception Use from this Board.

Enclosed please find the following materials in reference to the Special Exception Use application:

1. Planning Board Resolution PB2019/14
2. A copy of the Zoning Board of Appeals granted "Height Variance" and "Floor Variance"
3. 6 copies of the Building Plans as approved by the Planning board

We look forward to discussing this project with you at the earliest open meeting date. If you have any questions, please do not hesitate to contact us.

Very truly yours,

12 Nelson LLC.



James Carnavalla

cc: 12 Nelson LLC
RMG Associates