



# 106-110 Corporate Park Drive Harrison, New York



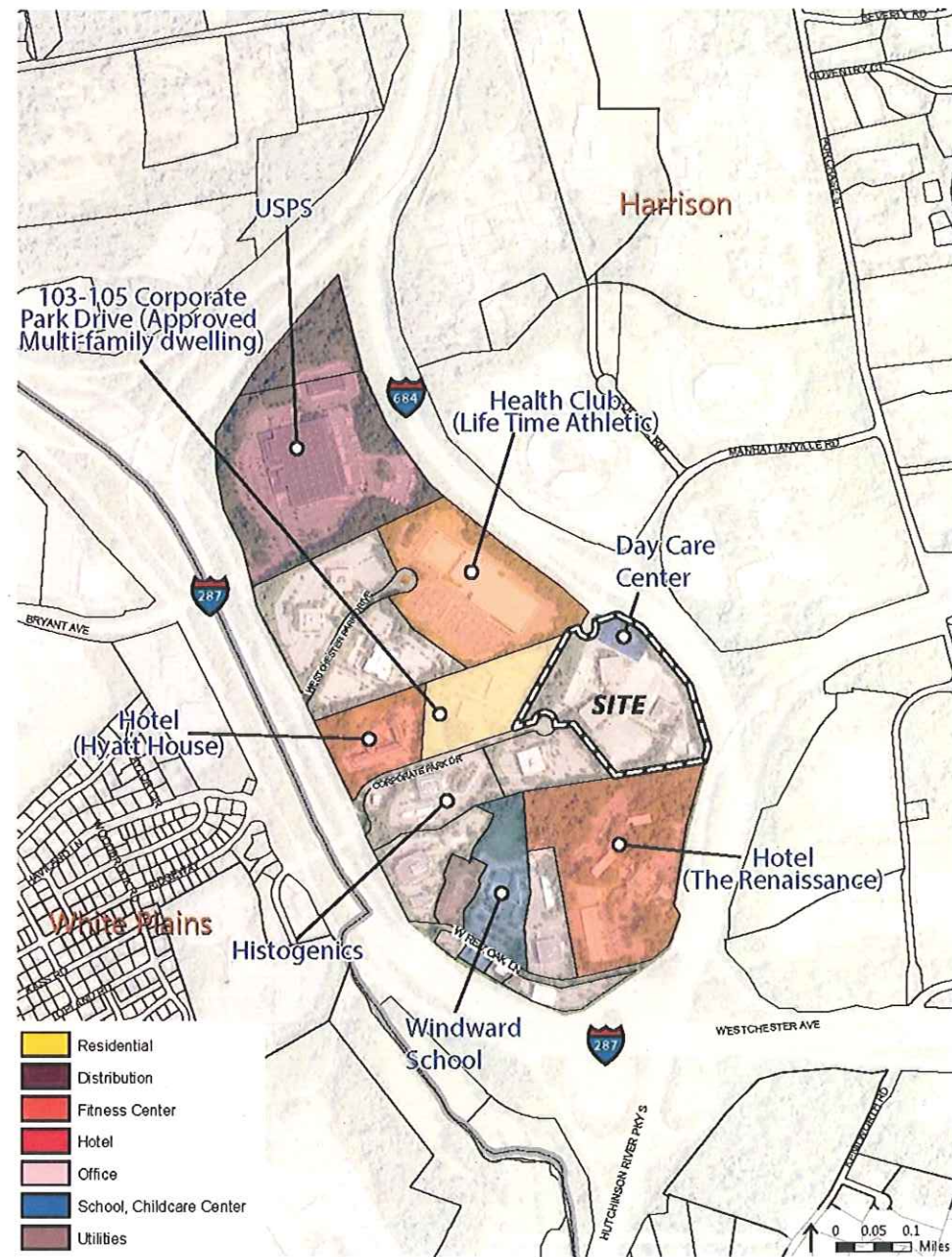
December 15, 2016

# Land Development

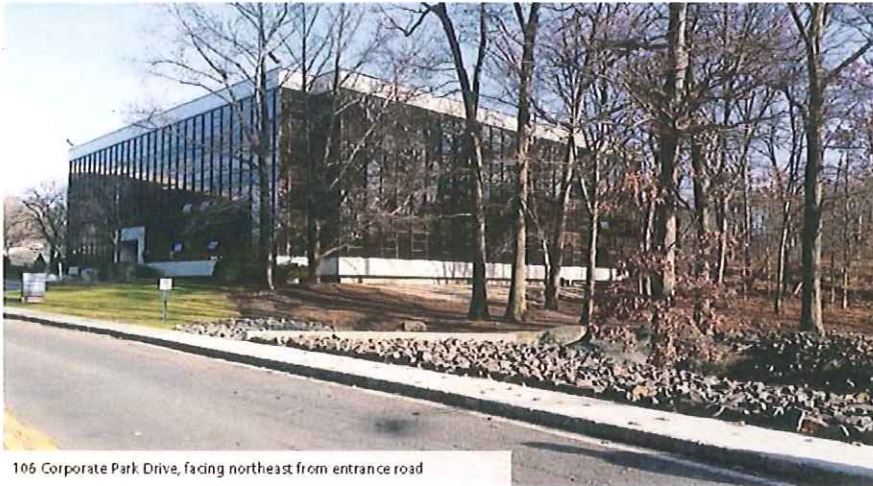
# Site Location and Vicinity



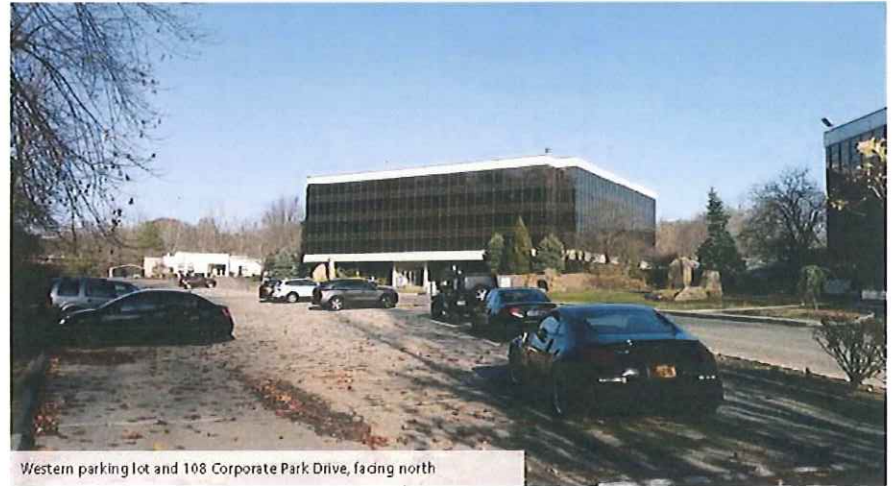
# Surrounding Land Uses



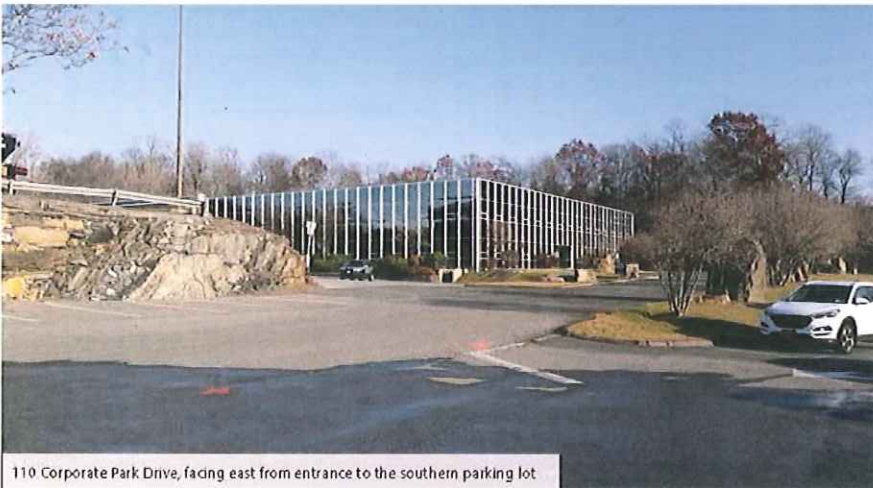
# Existing Buildings



106 Corporate Park Drive, facing northeast from entrance road



Western parking lot and 108 Corporate Park Drive, facing north



110 Corporate Park Drive, facing east from entrance to the southern parking lot

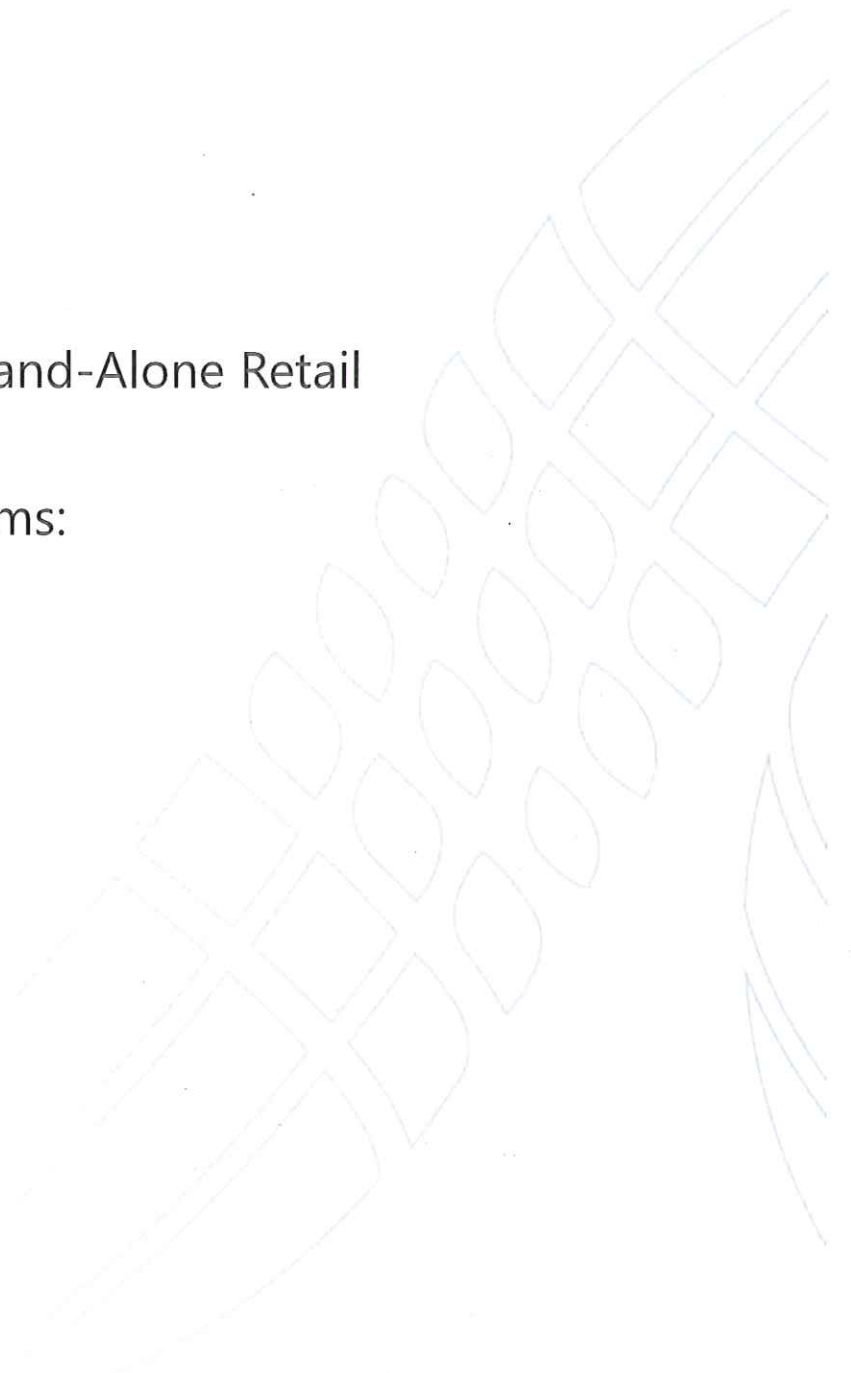


Child Care Center, facing north

[illegible]

# Zoning Amendment

- Proposing new definition: SB-0-Stand-Alone Retail
- Proposed revisions to land use items:
  - Setbacks, landscape buffer
  - Building height
  - Signage
  - Off-street parking



# *Wegmans*

Harrison, New York



# Wegmans Food Markets, Inc.

- Headquartered in Rochester, NY
- Wegmans was founded by brothers John and Walter Wegman in 1916.
- A family owned and privately held business
- Became incorporated in 1931



- Danny Wegman is the CEO
- Daughter Colleen is the company's president
- Daughter Nicole is the company's senior vice president



# Wegmans Food Markets, Inc.



- Operates 92 stores in six states:
  - New York (46)
  - New Jersey (7)
  - Pennsylvania (17)
  - Virginia (10)
  - Maryland (8)
  - Massachusetts (4)
- Employs more than 47,000
- Annual sales in excess of \$8.0 billion
- Ranked #4 on FORTUNE magazine's 2016 list of the *100 Best Companies to Work For*. Wegmans has been on the list every year since 1998
- *Consumer Reports* ranked #1 Supermarket in America in 2015

# Supporting Our Community

- **Feeding the hungry**
  - Foodbank donations: 14.5 Million pounds of food
  - Employee and Customer Scanning Campaigns: \$3.1 Million
- **Encouraging healthy eating & activity**
  - Eat Well, Live Well Program
- **Enriching neighborhoods**
  - Community wide donation and events: Over \$6.4 Million
- **Helping young people succeed**
  - Employee Scholarships: \$4.9 Million
- **Supporting United Way**
  - Company and employee contributions, and customer scanning  
Over \$5.7 Million

# What to expect ...

**Incredible customer service...**



**A focus on fresh produce ...**



# What to expect ...

**Restaurant-quality prepared foods**



**In-store Bakeries**



## What to expect ...



### **Cheese and Mediterranean Bar**

300 specialty and artisan cheeses produced domestically or imported from around the world.

### **Deli and Charcuterie**

An incredible selection of cold and cured specialty meats and dry sausage products.



## What to expect ...



### Seafood & Meat

- Seafood delivered daily from ports around the world
- Wegmans *Food You Feel Good About* meats from animals raised free of antibiotics and hormones

### Family Pack Savings

Family Pack products are found throughout the store and can save 30% or more.



## Employment & Economics

- Hire 400 – 500 employees with each new store
  - 180 Full-time employees
  - 250 Part-time employees
- Salaried positions include:
  - (1) Store Manager
  - (5) Area Managers
  - (20-25) Department Managers, HR, Sous Chefs
  - (3) Pharmacists
- Construction will provide 200+ jobs
- New investment in property:  
excess of \$30 Million

# Architecture

## Front (west) and Side (north) Elevations



## Side (south) and Rear (east) Elevations







# Aerial Views



*Wegmans*

Harrison, New York

*Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.*

Illustrative  
Renderings

12.8.2016

Bignell Watkins Hasser  
ARCHITECTS P.C.



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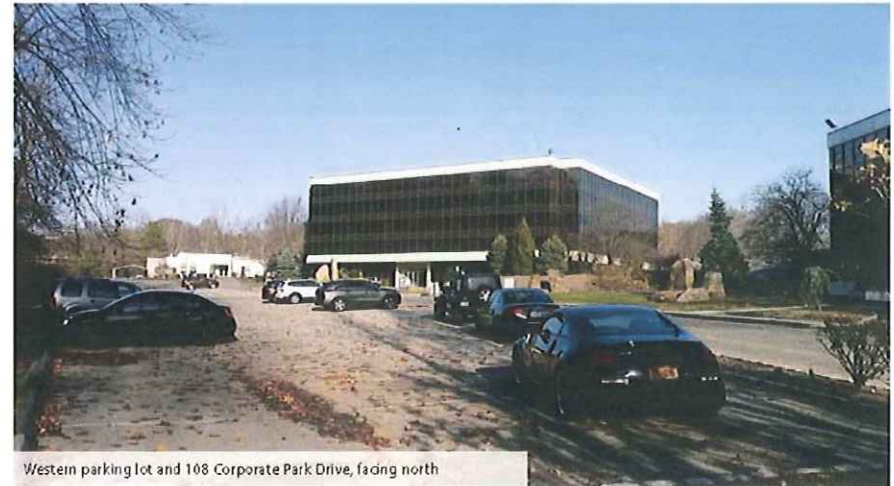
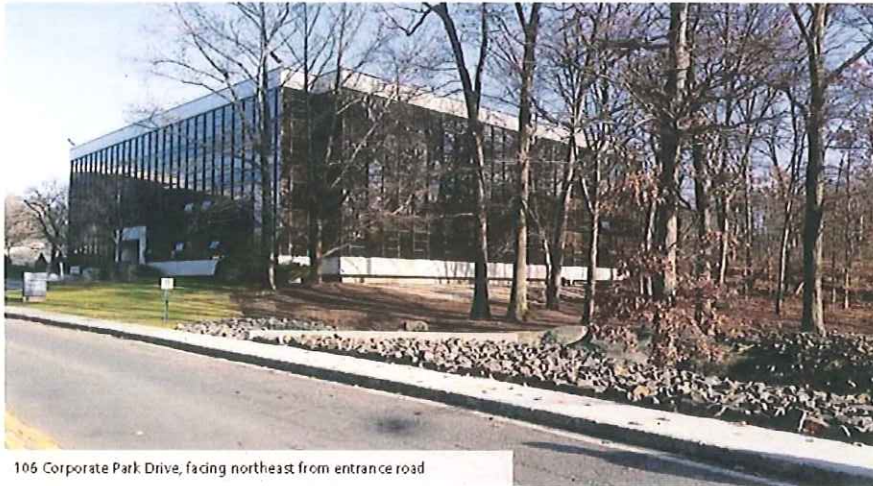
Illustrative  
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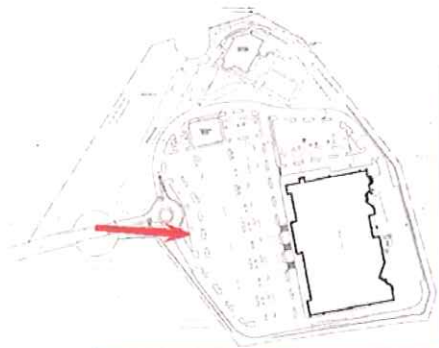
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# Perspective Views

# Existing Buildings





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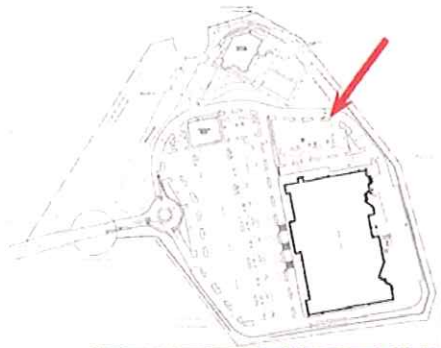
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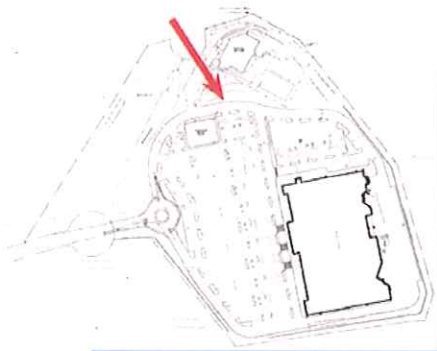
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## Next Steps

- Referral to Planning Board regarding the zoning amendment
  - December 20<sup>th</sup> meeting
- Confirm Lead Agency