

Hon. Ron Belmont - Town Supervisor, and
Members of the Town Board
Town of Harrison
One Heineman Place
Harrison, NY 10528

2014 JUN 26 AM 8:10

June 25, 2014

Re: Lake Street Quarry
Rezoning Application

Dear Supervisor Belmont and Members of the Board:

Lake Street Granite Quarry, Inc. owns the subject parcel which was originally purchased by Lawrence Barrego's grandfather, Sebastiana Barrego, in 1922. The Barrego family has operated the quarry and, and relied on this property for nearly a century as the family business from which they derived their livelihood.

It is clear that the Town wishes to end the quarry operation; however, alternative uses are not viable with the present zoning designation of the property. Rezoning the property from its current R-1 designation to NB will allow the property to be converted to an alternative use. In order to accomplish that goal we are submitting the following documents to your Board for their consideration:

1. Eight (8) copies of the rezoning package which contains a rezoning petition and the Environmental Assessment form (long form EAF).
2. Two (2) full size copies of Exhibit A of the application consisting of the following sheets:
 - a. Lake Street Granite Quarry Rezoning Application Exhibit A dated June 16, 2014 (Sheet 1 of 2).
 - b. Lake Street Granite Quarry Rezoning Application Exhibit A dated June 16, 2014 (Sheet 2 of 2).

We respectfully request the Town Board consider this application for rezoning from R-1 to NB as a first step toward converting the Lake Street Quarry to an alternative use. Please schedule this matter for the Board's consideration as soon as possible so the future of the quarry can be discussed. We believe a mutually beneficial arrangement can be agreed to which will terminate the quarry operation and end the financial hardship the Town's actions have caused the Barrego family. Please advise as to when the matter will be scheduled. Finally, we make this application without prejudice and with full reservation of the applicant's rights.

Sincerely,



Daniel A. Ciarcia, P.E.

LAKE STEET GRANITE QUARRY

TOWN OF HARRISON
WESTCHESTER COUNTY, NEW YORK

REZONING APPLICATION

June 25, 2014

Prepared For:

Lake Street Granite Quarry, Inc.

CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123

Town Board: Town of Harrison
County of Westchester: State of New York

_____X

In the Matter of the Application of
LAKE STREET GRANITE QUARRY, INC.

For amendments to the Zoning Map of the Town of
Harrison changing the Zoning Designation of
Property Zoned R-1 to NB affecting real
property located at 600 Lake Street, also known
and designated on the Tax Assessment Map of the Town
of Harrison as Block 995 - Lots 11 and 12.

PETITION

_____X

Lake Street Granite Quarry (the "Petitioner") hereby petitions the Town Board of Harrison pursuant to New York State Town Law Sections 264 and 265 as follows:

The Petitioner

1. The Petitioner is a corporation duly organized and existing under the laws of the State of New York, having a principal place of business located at 600 Lake Street, Harrison, New York 10604. The Petitioner was incorporated on November 19, 1930 as Lake Street Granite Quarry for the purpose of quarrying stone from the subject parcel. LAWRENCE BARREGO is its president and sole shareholder. Pursuant to the Petitioner's charter the president has been authorized to petition the Town Board of the Town of Harrison to amend its zoning map for the property hereinafter described as R-1 to NB.

The Property

2. The Petitioner is the owner of the property located at 600 West Lake Street, Harrison, New York and also known and designated on the Tax Assessment Map of the Town of Harrison as Block 995, Lots 11 and 12, and also as. ("The property") The property is comprised of approximately 6.503 acres and has approximately 1,563 feet of frontage along the north side of Lake Street. The property is presently within the R1 zoning district.

The Proposed Project

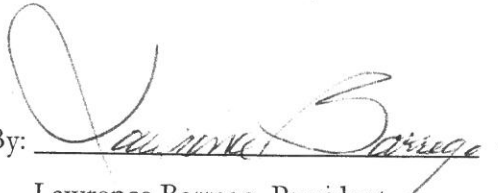
3. The petitioner proposes to rezone approximately 5.02 acres of the property from R-1 to NB for the purpose of constructing a food store, a bank branch, and professional offices. This project would allow the petitioner to phase out the quarry operation and convert the property to a use more compatible with the surrounding residential uses. The project consists of a 24,975 square foot food store, a 4,400 bank with drive thru, and 4,400 square feet of professional offices. A total of 181 parking spaces are proposed to accommodate the proposed uses. A conceptual site plan is attached hereto as exhibit A.
4. The applicant proposes to construct a public sewer extension to serve the proposed buildings. Improvements to existing stormwater conveyances are also proposed. Stormwater management facilities will also be constructed to mitigate the increase in runoff resulting from the proposed project.
5. As shown on the conceptual site plan (Exhibit A), the project will be accessed from Lake Street at two (2) locations.

The Proposed Zoning Change

6. The applicant is seeking to rezone the property from the current designation of R-1 to NB. The petitioner respectfully submits that the project is an appropriate use in this area. The proposed project will have less impact on the surrounding area when compared to the quarry operation. The petitioner desires to promote a self-sufficient commercial project which will not burden the municipal services of the Town and at the same time create jobs and business opportunities that will increase tax revenues thereby contributing to the fiscal well-being of the Town. If the Town Board grants this petition and the proposed changes to the zoning code, the project will require site plan and subdivision approval from the Planning Board.

WHEREFORE, the Petitioner respectfully requests that the Town Board grant this
Petition and amend the zoning map as set forth herein.

Respectfully Submitted,
Lake Street Granite Quarry, Inc.

By: 
Lawrence Barrego, President

Date: 6-25-14