



VERCO
PROPERTIES

REAL ESTATE INVESTMENT, DEVELOPMENT & MANAGEMENT

E-11

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July 7, 2015

Mayor Ron Belmont
and Members of the Town Board
1 Heineman Place
Harrison, N.Y. 10528

Jackie Greer
Harrison Town Clerk
1 Heineman Place
Harrison, N.Y. 10528

RECEIVED
2015 JUL -9 AM 9:33
TOWN CLERK
HARRISON, N.Y.

Re: Special Exception Use
Project: *Harrison Playhouse Lofts*
Property: 227-239 Harrison Avenue
Harrison, N.Y. 10528

Dear Mayor Belmont:

As the sponsors of the redevelopment of the old Harrison movie theater into the *Harrison Playhouse Lofts*, a project that will lead the way on the rebirth of downtown Harrison, we are pleased to report that we are nearing the end of the approval process.

We received a positive recommendation from the Planning Board and were referred to the Zoning Board of Appeals. We have also appeared five times before the Zoning Board of Appeals and the hearings were closed at its June meeting. On Thursday, July 9th we will be receiving positive findings on the project with only two minor changes from our referral from the Planning Board. We will then be going back to the Planning Board for their July meeting and since the changes at the ZBA were minor – the adding of a roof deck and the slight increase in a curb cut – we hope to conclude our site plan review to be sent to the Town Board for the final step in the approval process – a special exception use permit.

Under the Town Code, the building of residential units above first-floor non-residential uses requires a “special exception use” permit from the Town Board. We would like to be placed on the July 16th calendar of the Town Board so that we may request a public hearing to be held under the Town Code at the Town Board’s August 6th meeting.

We are excited about being a part of the rebirth of downtown Harrison. We feel that our project will bring much needed vitality to the central business district. Harrison is perfectly situated to be the next great place – and we are proud to be a part of it!

We look forward to seeing you on July 16th.

Respectfully,

A handwritten signature in black ink, appearing to read "John A. Verni". The signature is written in a cursive style with a large, sweeping initial "J" that loops around the rest of the name.

John A. Verni