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July 20, 2016

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

Re: 103/105 Corporate Park Drive SPE LLC  
Final Special Exception Use Permit Application  
103-105 Corporate Park Drive, Harrison, New York

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

This firm represents 103/105 Corporate Park Drive SPE LLC<sup>1</sup> (hereinafter referred to as the "Applicant"), the owner of the property located at 103-105 Corporate Park Drive (the "Property"). The Applicant is a real estate company and land developer that owns a significant amount of property in the "Platinum Mile" area along the I-287 corridor in both the Town/Village of Harrison ("Harrison") and the City of White Plains. As encouraged by the Harrison Comprehensive Plan (as updated in December 2013), the Applicant has partnered with Toll Brothers, a national leader in high quality residential development, to redevelop the Property involving the construction of a modern and attractive 421 unit multi-family complex with 752 parking spaces primarily located in an indoor parking garage, together with related amenities and a restaurant (the "Project"). The Project will replace two existing office buildings which are almost completely vacant and obsolete, and related surface parking.

We are pleased to report that on July 19, 2016, the Planning Board voted to approve the Project, including the adoption of Special Exception Use Permit, Site Plan, Wetlands Permit and Steep Slopes Permit approval resolutions. The Project now requires final Special Exception Use Permit approval from the Town/Village Board pursuant to the Harrison Zoning Ordinance.

<sup>1</sup> 103/105 Corporate Park Drive SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC.

Kindly place this matter on the July 21, 2016 Town Board agenda, in order for the Board to consider scheduling a public hearing regarding the final Special Exception Use Permit application for your August 18, 2016 meeting. Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Seth M. Mandelbaum". The signature is written in black ink and extends to the right with a long, thin horizontal stroke.

Seth M. Mandelbaum

SMM:srw

cc: Patrick Cleary, AICP, PP  
103/105 Corporate Park Drive SPE LLC  
Toll Brothers  
Minno Wasko  
VHB Engineering, Surveying and Landscape Architecture, P.C.