

**McGULLOUGH, GOLDBERGER & STAUDT, LLP**

**ATTORNEYS AT LAW**

**1311 MAMARONECK AVENUE, SUITE 340**

**WHITE PLAINS, NEW YORK**

**10605**

**(914) 949-6400**

**FAX (914) 949-2510**

**WWW.MCGULLOUGHGOLDBERGER.COM**

**FRANK S. McCULLOUGH (1905-1998)**  
**EVANS V. BREWSTER (1920-2005)**

**FRANK S. McCULLOUGH, JR.**  
**JAMES STAUDT**  
**LINDA B. WHITEHEAD**  
**SETH M. MANDELBAUM**

**AMANDA L. BROSY**  
**DEBORAH A. GOLDBERGER**  
**EDMUND C. GRAINGER, III**  
**PATRICIA W. GURAHIAN**  
**MEREDITH A. LEFF**  
**KEVIN E. STAUDT**  
**STEVEN M. WRABEL**

**CHARLES A. GOLDBERGER**  
**KEITH R. BETENSKY**  
**COUNSEL**

November 19, 2019

Chair Eve Bunting-Smith  
and Members of the Zoning Board of Appeals  
Town of Greenburgh Town Hall  
177 Hillside Avenue  
Greenburgh, New York 10603

Re: Columbia/Wegman Hartsdale, LLC  
Assisted Living Facility  
202 West Hartsdale Avenue

Dear Chair Bunting-Smith & Members of the Zoning Board:

This firm represents Columbia/Wegman Hartsdale, LLC<sup>1</sup> (the "Applicant"), the contract vendee for 202 W. Hartsdale Avenue (the "Property"). The Property is approximately 8.87 acres in size, with frontage on West Hartsdale Avenue and is shown and designated on the Tax Assessment Map of the Town of Greenburgh as Section 8.200, Block 150, Lot 7. The Property is located in the R-20 "One-Family Residence" District, in which assisted living facilities are a permitted Special Permit use.

The Property is currently improved with facilities associated with the now-closed Maplewood Swim Club. The Applicant is proposing to demolish the Swim Club building and facilities, and construct a new, three-story, state of the art assisted living facility (the "Facility") and associated improvements, which will offer a much-needed service for seniors in the Greenburgh area, as further detailed in the enclosed Statement In Support. In order to better fit the Property and limit impacts, the proposed Facility building will be 423 feet in length. While the building will be within all required setbacks, the building length itself exceeds the maximum permitted building length of 300 feet. As a result, we are requesting a building length area variance of 123 feet from the Zoning Board of Appeals.

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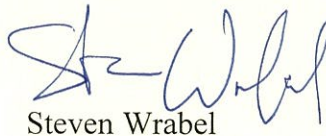
<sup>1</sup> Columbia/Wegman Hartsdale, LLC is a partnership between Columbia Pacific Advisors and Wegman Companies, Inc.

In support of this application for an area variance, we are pleased to provide herewith copies of the following materials, together with checks for the required fees:

1. Denial Letter from Steven Fraietta, Building Inspector, dated September 20, 2019, confirming the required area variance;
2. Completed Zoning Board of Appeals Checklist and Application Form;
3. Case History, showing previous applications to the Zoning Board of Appeals;
4. Zoning Board of Appeals Fee Schedule;
5. Completed and signed Affidavit of Ownership;
6. Statement In Support of the requested variance, prepared by McCullough, Goldberger & Staudt, LLP, dated November 19, 2019;
7. Slope Clearance Form that was processed with the Site Plan and Special Permit Application;
8. Wetlands/Watercourse Clearance Form that was processed with the Site Plan and Special Permit Application;
9. Environmental Clearance Form;
10. Traffic Impact Study, prepared by Maser Consulting P.A. ("Maser"), dated June 20, 2019 together with a supplemental response letter prepared by Maser, dated October 2, 2019;
11. Current deed and title documents showing covenants and restrictions on the Property;
12. Completed and signed Full Environmental Assessment Form;
13. Photographs of the Property at issue and all adjoining properties;<sup>2</sup>
14. Renderings and site cross sections of the proposed development, prepared by Ascent Architecture & Interiors;
15. Map and list of owners of property owners within 250 feet of the Property; and
16. Site Plan and engineering drawings, prepared by Langan Engineering, last revised October 3, 2019.

Kindly place this matter on the January 16, 2020 Zoning Board agenda for review and discussion. If you have any questions, please do not hesitate to contact our office.

Very truly yours,



Steven Wrabel

SW

Enc.

cc: Columbia/Wegman Hartsdale, LLC  
Langan Engineering  
Maser Consulting P.A.

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<sup>2</sup> Several adjacent properties reside on flag lots and are not visible from public roads. To that end, we have provided photographs of the adjacent sites as they are visible from the Property.