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914-504-0818

May 20, 2025

Honorable Richard Dionisio
Mayor Town/Village of Harrison
Town Hall
One Heineman Place
Harrison, NY 10528

Re: 67 Grant Avenue, Harrison, New York

Dear Honorable Mayor & Members of the Town Board:

This office represents The Stagg Group LLC (67 Grant Avenue Associates LLC) the owner of 67 Grant Avenue, Harrison, New York 10528. This communication is submitted to advise the Town Board and Planning Board that the application which has been filed for the multi-family building at 67 Grant Avenue is withdrawn. Several points regarding this decision are well worth noting.

The Stagg Group LLC has owned the property for a considerable period of time long before the Town of Harrison created the General Commercial -Residential Floodplain (GC-RF) Zone adopted in 2023. In 2023 the Town drafted this zone regarding which the Planning Board recommended approval and the Town Board unanimously adopted (Mayor Richard Dionisio recused himself).

As a result, upon the rezoning, the Stagg Group canceled the lease with Fenon Fitness which company was paid hundreds of thousands of dollars for an early lease termination. Subsequently, the Stagg Group retained architects, engineers and attorneys to prepare an application for the site plan and special exception permit. The consultants retained were experts with particular knowledge on engineering and construction in a flood plain. Each of the zoning requirements were carefully evaluated and addressed.

To be sure, the Stagg Group, having a building of over 20,000 square feet at the site is familiar with the flood conditions. It was for this reason the Stagg Group as part of their application were prepared to expend over one million (\$1,000,000.00) dollars for off site improvements to the areas near the property. This funding of off-site improvements for the area which are flood-prone were in addition to the extensive engineering that was required to build the multi-family building.

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Notwithstanding, the Stagg Group has heard the concern of both the Town Board and the area residents and withdraws the application. We have been advised that the Town will seek a grant from the State of New York Environmental Facilities Corporation to address certain improvements in the Beaver Swamp Brook and surrounding properties including Park Avenue. The engineering team at Stagg Group supports the effort and offers the Harrison Town Engineering Department whatever assistance is needed in identifying solutions for this flood-prone area.

Very truly yours,

A handwritten signature in black ink, appearing to read "A. Pirro, Jr.", with a stylized flourish at the end.

Albert J. Pirro, Jr.

AJP:AT

cc:

Harrison Planning Board

Patrick Cleary

Kathleen Bradshaw