



ZARIN &  
STEINMETZ

December 19, 2018

*Via Electronic Mail*

Hon. Lori Sullivan, Mayor  
Village of Briarcliff Manor and  
Members of the Board of Trustees  
111 Pleasantville Road  
Village Hall  
Briarcliff Manor, NY 10510

***Re: Proposed Rezoning for Self-Storage Facility  
600 Albany Post Road, Briarcliff Manor***

Matthew J. Acocella  
Michael H. Bauscher  
Katelyn E. Ciolino •  
David J. Cooper  
Jody T. Cross •  
Marsha Rubin Goldstein  
Helen Collier Mauch •  
Zachary R. Mintz •  
Erik P. Pramschufer •  
Daniel M. Richmond  
Kate Roberts  
Brad K. Schwartz  
Lisa F. Smith •  
David S. Steinmetz •  
Edward P. Teyber •  
Michael D. Zarin

■ Also admitted in DC  
• Also admitted in CT  
▲ Also admitted in NJ  
♦ Also admitted in MD

Dear Mayor Sullivan and Members of the Board of Trustees:

As you know, our Firm represents T5@NY (“Owner”), the owner of 600 Albany Post Road, Briarcliff Manor (the “Property”). As you are also aware, on September 14, 2018, our Firm, in coordination with JMC and Papp Architects (together, the “Development Team”), submitted a Zoning Petition seeking an amendment to the Village’s B-Zone to allow self-storage as a special permit use (the “Petition”).

At this time, the Owner respectfully wishes to withdraw its Petition, without prejudice to any potential future renewal and/or resubmission. The Owner and Development Team certainly look forward to working cooperatively with the Village, its staff, and residents to have constructive conversations as to a realistic and productive use for this land. As Mayor Sullivan stated at the November 7, 2018 Regular Board Meeting, “vacant property is never a good thing,” and the Owner wishes to work with the community to determine the most appropriate way to revitalize this Property.

We respectfully request that your staff make available, on the Village’s website, all materials that were submitted by the Owner and its Development Team, including but not limited

to (i) the cover letter and Petition, dated September 14, 2018, with exhibits, (ii) additional visual simulation and revised Long Environmental Assessment Form, submitted on October 4, 2018, and (iii) the most recent submission in response to the Village staff's and public comments, with exhibits. This will ensure that all residents are able to access materials that explain both what was being proposed at the Property and how the Owner and our Development Team initially responded to the substantive comments we received. We believe an informed community will promote a better dialogue.

Again, the Owner and our Development Team look forward to working with the Village, staff, and, most importantly, the residents to make use of this vacant, underutilized commercial Property.

Please let us know if you have any questions or comments. We wish you all the best for a safe and enjoyable holiday season!

Very truly yours,

ZARIN & STEINMETZ

David S. Steinmetz

Kate Roberts

via Electronic Mail

cc: Christine Dennett, Village Clerk  
 Phil Zegarelli, Village Manager  
 Daniel Pozin, Esq., Village Attorney  
 Sarah Yackel, AICP, Village Planner  
 T5@NY, Owner  
 Rick Bohlander, EIT, JMC  
 Anthony Nester, RLA, JMC  
 David Empel, JMC  
 Philip A. Fruchter, AIA, Papp Architects