March 5, 2019

By Email

Honorable Walter Simon, Chairman
and Members of the Planning Board
Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607

Re: Proposed Petition of White Hickory Associates to the Zoning Code of the Town of Greenburgh permitting “self-storage facilities” and “dry cleaning and hand laundry establishments” in the OB Office Building District.

Dear Chairman Simon and Members of the Planning Board:

This firm represents White Hickory Associates LLC (the “Applicant”) in connection with its property located at 600 White Plains Road in the Town of Greenburgh (the “Property”). The Property which is known and designated on the tax assessment map as Parcel No. 7.230-100-1..2, is located on the south side of White Plains Road, and is located in an OB Office Building District of the Town (the “OB District”). It is commonly known as “Premier Plaza” and is currently developed with a Stop & Shop Supermarket, and approximately 26,600 square feet of retail space and related parking and infrastructure.

As you may know, on February 5, 2019, the Applicant met with the Town Board and Town professional staff to discuss two potential modifications to the OB District regulations affecting the Property: 1) the addition of “self-storage” facilities as a permitted use; and 2) the addition of “dry-cleaning and hand laundry establishments” as a permitted use. The Applicant intends to file a petition with the Town Board shortly to request those modifications.

If the modifications are approved by the Town Board, the Applicant will propose the construction of a five (5) story self-storage facility on the Property to the south east of the existing Stop & Shop building. In addition, the Applicant and the Commissioner of Community Development were recently contacted by the owner of a laundromat looking to relocate its business from its current location on Saw Mill River Road as a result of the demolition of the building on that property.
Prior to the preparation and submission of a petition to the Town Board, the Applicant would like to discuss the proposed Zoning Code modifications and the project with the Planning Board. Accordingly, the Applicant respectfully requests a presubmission conference with the Planning Board at its earliest convenience.

Thank you for your consideration. We look forward to meeting with you at your next available opportunity to discuss the proposed project with you in greater detail.

Very truly yours,

JANET J. GIRIS

cc: Rocco Sblendorio