



## Town of Southeast

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January 22, 2019

Zarin & Steinmetz  
Daniel M. Richmond  
81 Main Street, Suite 415  
White Plains, NY 10601

RE: Northeast Interstate Logistics Center  
Campus at Fields Corner  
Tax Map #45.-1....(the "Property")

Dear Mr. Richmond:

I am writing in response to your letter dated January 14, 2019. You are requesting confirmation of the proposed Use of the referenced property as Light Manufacturing, a Use permitted in the OP-3 Zoning District with a Special Permit. Further, you seek a determination that Warehousing Distribution Facilities are considered a Light Manufacturing Use under the Town Code.

The Commercial Zoning Schedule located in Chapter 138 Attachment 5 indicates that in the OP-3 Zone Light Manufacturing is an approvable Special Permit Use. While the definition of Light Manufacturing located in Chapter 138 Zoning does not specifically include Warehousing and Distribution Facilities as an industrial use, it does refer to the action of "processing and assemblage" which is consistent with a Warehouse and Distribution Facility. This interpretation is supported by the 2014 Town of Southeast Comprehensive plan Update, which includes "warehousing and distribution facilities" in the "Industrial and Light Industrial" land use category (see page 5-2, Table 5-1, and Figure 5-1). Further, the definition of Industrial Use in Chapter 138 Zoning states see "light manufacturing".

Based on this information and in concert with the Planning Board process for the project, the proposed Use in the OP-3 Zoning District is a permitted Use with the issuance of a Special Permit.

Sincerely

Michael J. Levine  
Building Inspector