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February 4, 2026

By Email

Members of the Zoning Board of Appeals
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591

**Re: Request for Extension of the Area Variances Granted for the Property
Located at Edge-on-Hudson, Block A, Sleepy Hollow.**

Dear Members of the Zoning Board of Appeals:

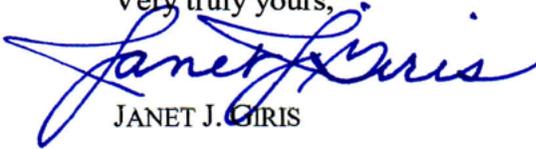
This firm represents SDC Lighthouse Landing Realty LLC (the “Applicant”) in connection with its development of a three (3) story medical office building and five (5) story parking structure and related infrastructure on a portion of the property commonly referred to as Block A of the mixed-use riverfront community known as “Edge-on-Hudson” (the “Project”). On February 19, 2025, the Zoning Board granted the following two (2) area variances to facilitate the development of the Project: (i) a variance from Section 450-20.B(5) of the Zoning Code to permit an increase in the maximum permitted building height from 42 feet (permitted) to 52 feet (granted); and (ii) a variance from Section 450-41.E of the Zoning Code to permit a decrease in the minimum required off-street parking spaces from 513 parking spaces (required) to 425 parking spaces (granted) (collectively, the “Variances”). The Variances are valid through and including February 19, 2026.

On behalf of the Applicant and pursuant to Section 450-85 of the Zoning Code, we are writing to respectfully request an extension of the Variances for a period of one (1) year through and including February 19, 2027. The Applicant is working diligently with the seller and is targeting closing on the Property within 90 days. Closing of the Property has been complicated by finalizing condominium documents and the relocation of the Metropolitan Transportation Authority easement. The Applicant is also continuing to work with its prospective tenant to finalize the lease as the tenant works through the program for the building. Accordingly, a building permit for the Project will not be issued prior to the expiration of the Variances on February 19, 2026.

We respectfully request that this matter be placed on the February 18, 2026 agenda of the Zoning Board for consideration of extension of the Variances. With this letter we are enclosing a check in the amount of \$700.00 representing the extension fee. In the interim, please do not hesitate to contact me if you have any questions or need additional information.

Thank you for your consideration, we look forward to meeting with the Zoning Board in February.

Very truly yours,



JANET J. GIRIS

cc: Megan Guy, Simone
Umberto Annunziata, Simone