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TARRYTOWN VILLAGE ADMINISTRATOR

Sept. 22, 2021

Office of the Village Administrator
1 Depot Plaza,
Tarrytown, NY 10591
Rslingerland@tarrytowngov.com

Re: Request for Qualifications (RFQ) and Request for Interest (RFI) for 238 Green Street

Dear Richard Slingerland,

Please find attached Pier 115's response to the Village of Tarrytown's RFQ and RFI for 238 Green Street. Our proposal includes examples of our prior waterfront development projects. We are experienced real estate developers and hope to collaborate in this exciting riverfront re-development project.

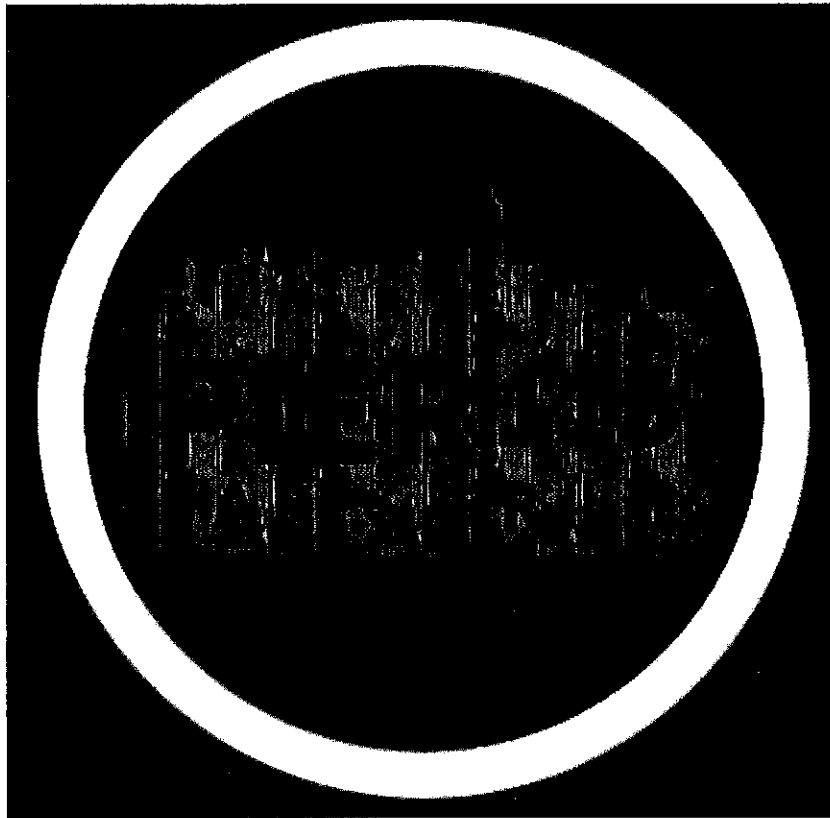
Please let us know if you require additional information or have any questions regarding our submission.

Yours truly,

The Pier 115 Team

Encl.

Pier 115 Group



Summary of the Vision

The overall vision for the waterfront re-development site is the integration of the public park and marina with a publicly accessible state-of-the-art restaurant and banquet hall.

As a team of developers who've built successful waterfront food, bar, and entertainment operations, we understand the benefit of maintaining public access to resources such as the marina and open green spaces. An essential goal of our project is to integrate the food, beverage, and entertainment elements with both the natural environment as well as riverfront recreation.

The new Mario M. Cuomo bridge, with its walking and bicycle paths, has spurred interest in riverfront tourism. A robust riverfront restaurant and banquet operator is a strategic engine for economic development that ripples beyond the

waterfront. Tarrytown's Main Street businesses will benefit from tourism created by the revitalization of both the marina and the waterfront park. Our team will employ consultants to help integrate and showcase the rich history of Tarrytown and the surrounding region.

Above all, our team is eager to work closely and cooperatively with the Village of Tarrytown on developing a 21st century vision for the waterfront site. Any riverfront project is exciting and dynamic, of course. However, we believe we are at a unique junction in history; a time when people are especially interested in flexible entertainment spaces and venues that connect to nature.

OUR TEAM

Eric Foster and Scott Heagney both have extensive backgrounds in restaurants and construction, specifically on waterfronts, which make our team a great fit with this project.

Development Team

Eric Foster & Scott Heagney

Eric Foster is an experienced professional with a successful career in restaurant development and administration. A native New Yorker, Eric brings his style of "ingenuity and perseverance" to every project he is involved in. He takes an "A to Z" approach to his projects, bringing them from conceptual infancy to day-to-day operations -- proving that he sees his projects from beginning concept to daily operations.

Scott Heagney is a renowned commercial and residential builder in the Edgewater area as well as in New York City. He is the owner of GPI Engineers and Builders. GPI Engineers & Builders is a structural engineering firm that offers structural testing, architectural restoration, and architectural engineering as well as other services.

OUR PROJECTS

AOA BAR AND GRILL New York
NY (2006)

www.aoabarandgrillnyc.com/

35 Avenue of the Americas,
New York, NY 10013

Our mission has been to provide high-quality food for those who wish to combine fun and enjoyable ambiance with skillful cooking into extraordinary dining experience.



PIER 115 BAR Edgewater NJ (2012)

www.pier115barandgrill.com/



Awarded Best Restaurant in Bergen County in 2013 thru 2020, Pier 115 Bar & Grill in Edgewater is the waterfront restaurant/lounge redefined. The innovative bar and grill offers an array of indoor/outdoor entertaining options from a 200-seat dining room to a breathtaking 60-seat "Pier Deck." Accessible by foot, boat, car, bus, or train.

HUDSON AND CO, Jersey City NJ (2015)

<https://www.hudsonandconj.com/>



Hudson & Co. sits in the rapidly evolving Harborside district in Jersey City. The 12,000 square-foot/ 300 seat nautical gastropub is embedded in the heart of the prestigious Plaza 10 office tower. With multiple indoor and outdoor dining options, the establishment boasts unparalleled views of the Manhattan skyline.

The ATELIER BALLROOM,
Jersey City, NJ (2016)

<https://www.theateliernj.com/>

The Atelier Ballroom is a multi-functional waterfront event space in the Harborside District of Jersey City. The space boasts unparalleled views of the Manhattan Skyline, along with an award-winning culinary team.



Legal Team

Anthony B. Gioffre, III

Anthony is a Partner at the firm of Cuddy & Feder and is the Chairman of the firm's Land Use, Zoning & Development Group. He practices in real estate development, zoning, and environmental law. Tony regularly represents national developers and retailers before municipal and state land use, zoning and environmental agencies, including guidance on compliance with New York's State Environmental Quality Review Act (SEQRA).

Bruno V. Gioffre, Jr.

Bruno has been licensed since 1998 and is authorized to practice in both the state and federal courts of New York and Connecticut. He is also licensed to practice in Florida. Bruno began his legal career working as an Assistant Attorney General for the New York State Attorney General's Office. Bruno Gioffre currently represents notable restaurant and hospitality establishments such as Butter, 1OAK, Up & Down, Southern Hospitality, The Hunt & Fish Club & Don Coqui.

Consultant

Peter Helou is the current president of the Piermont Chamber of Commerce. He is a serial entrepreneur and owner of La Reine Boutique in Piermont.