

Betty-Ann Sherer

From: Tom Zimmerman <TZimmerman@marvalindustries.com>
Sent: Tuesday, October 30, 2018 4:48 PM
To: Betty-Ann Sherer
Subject: Murphy Brothers Zoning Board meeting November 1, 2018

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Dear Ms. Sherer and Zoning Board Chairman, Barry Weprin,

On behalf of Marval Industries Inc., I felt it was important to review and advise the Board of some concerns we have with the construction of the proposed new storage unit on Fenimore and Railroad Way in the Village of Mamaroneck.

Our business depends on the railroad track that runs down Railroad Way. It is vital to our operations to keep it clear of any encumbrances to assure uninterrupted deliveries by CSX railroad.

Marval has been maintaining the repairs and upkeep of the tracks for the entire line up to the fence behind Toyota repair facility before entering the Metro North property on the New Haven rail line for over 40 years to assure on time deliveries.

With any construction that involves excavation of soil, that in this case lies adjacent to the rail track, there can be damage due to undermining of the track foundation integrity. The soil in this area, is subject to a high water table and water runoff from Railroad Way and Fenimore Road during rainfall events. This could be a major problem if the open foundation pits are filled with water during footing construction.

When excavating the ground for this building along the adjacent track and below the water table, it could erode the walls of soil under the track and cause an undermining of the foundation of the rail track. This not only would require replacement of the foundation below the track to a depth of 4 +feet, but also keep Marval from getting deliveries until it was repaired and replaced. These type of repairs can take up to 30 +days to complete.

The repair costs and disruption of service to Marval would run in the high six figure range. Because of this, we would need assurances that if the track was disturbed, due to this building activity, it would be repaired by an approved CSX track company back to the condition that it was found. This cost I would expect be the contractor and owner to bear.

Please be aware of this facet of the construction of and development when granting any approvals for construction.

Thank you.

Sincerely,

Thomas A. Zimmerman
President



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