

Mamaroneck Self-Storage Proposed Expansion

Proposed Mitigation of Construction Impacts on the Village and Neighboring Properties

Murphy Brothers Contracting, Inc. (“MBC”), which is owned and operated by corporation principals, Chris and Sean Murphy, will be performing the construction of the proposed expansion. As a 40-year-old local construction firm that has developed an excellent reputation for building quality residential and non-residential buildings throughout the Westchester and Southern Fairfield regions, MBC understands the importance of being a “good neighbor” during the course of construction.

- On all MBC construction projects, it is our policy to notify the neighboring building owners or residents prior to commencement of construction, making sure they know who we are, who is the project manager and how they can contact him or her in the event of a perceived inconvenience related to the project. We will notify local Industrial Area business owners as well and keep them advised of any possible impacts on their properties.
- MBC also believes that a clean, organized jobsite is a safety-first jobsite, and we pride ourselves in maintaining an orderly and secure site at all time.
- We will conduct the Mamaroneck Self-Storage expansion construction in the same manner. We will be erecting construction fencing as dictated by the Village of Mamaroneck (VOM) building department rules. Work hours will also be in accordance to what is allowable by the VOM building department rules. We anticipate that construction will take 12 months.
- For each of MBC’s projects, whether residential or non-residential, we establish written project timelines indicating the various milestones within the project, enabling us to properly manage the work flow, making sure that materials and subcontractors on on-site and ready to go in advance of their need.
- Prior to construction, we will hold a pre-construction kick-off meeting, inviting the neighboring building owners and business owners to see how we intend to proceed along the established timeline. At various project intervals, we will keep interested neighbors updated on our progress.
- MBC will obey all Village regulations regarding construction, construction safety, dust and noise control as well as safety to pedestrians and drivers alike. Construction workers will be parking their vehicles on the 416 Waverly Avenue property.
- MBC will follow and exceed NYS Building Code and Energy Codes as we did in the construction of the original facility, where we exceeded the energy standards by more than 50%. Since we are replicating the structure, insulation, mechanicals and indoor lighting, we anticipate that the entire building will have met and exceeded the NYS Building Code and Energy Codes.
- MBC abides by all OSHA safety standards during all construction projects and will continue to do so with respect to the proposed expansion.
- There will be no tractor trailer truck deliveries between the hours of 7:00am-9am and 4pm-6pm, Monday through Friday to facilitate traffic flow along Waverly & Fenimore. MBC

shall not permit deliveries to be made near the intersection of Fenimore and Railroad Way, as to avoid interference with the egress and ingress of motor vehicles and trucks onto Railroad Way.

- MBC will hire an engineering consultant prior to construction to verify exact parameters of all excavation and concrete work along the CSX tracks to preserve the current integrity of the tracks.
- MBC has contacted the CSX Regional Manager, Robb Fritz (see original letter) who has reviewed the proposed site plan and survey and has stated that according to CSX rules of construction along private sidetracks, MBC's plan conforms to CSX guidelines. The letter from the CSX dated July 9, 2018 is attached.
- CSX, MARVAL Industries and Spatz Properties will be notified prior to any construction activity in or about Railroad Way and the intersection of Fenimore Road and Railroad Way to make sure CSX, MARVAL Industries and Spatz Properties are aware of any construction activities.
- During the course of construction, MBC will not interfere with the egress and ingress of the tracks utilized by CSX and MARVAL.
- Should any work and/or labor require the partial closing and/or impeded access to Railroad Way from Fenimore Road, MBC will perform the aforementioned work in the evening hours between 6pm and 5am with prior consent and authority granted by the Municipality and in coordination with CSX train schedules.
- MBC will enter into access agreements and provide indemnity and hold harmless agreements to the Village and any neighboring property owners of adjacent properties that must be accessed during the course of construction.
- MBC has agreed to enhance the lighting with wall-mounted fixtures along Railroad Way to alleviate any "canyon effect" by the development on the MBC property.

MBC has a longstanding collaborative relationship with its immediate neighbors and successfully coordinated with all parties during the approximate 10 months of construction of the existing Mamaroneck Self-Storage building in 2014-2015. The CSX tracks are maintained by Marvel Industries. We understand and respect the responsibility that Spatz Properties and the Spatz family have in maintaining the CSX railroad right-of-way, located on the Spatz properties. East Coast North Properties will indemnify the Village of Mamaroneck, Marval Industries, and the Spatz Properties when performing construction near or about railroad way and within any village right-of-ways.