

II – DESCRIPTION OF THE PROPOSED ACTION

INTRODUCTION

This Draft Environmental Impact Statement (DEIS) analyzes the potential significant adverse impacts and mitigation measures associated with the proposed expansion of the existing Mamaroneck Self Storage facility located at 416 Waverly Avenue in the Village of Mamaroneck by East Coast North Properties, LLC (the “Applicant”). The proposed development consists of the construction of a new 56,328 square foot, 4-story addition to the existing 40,492 square foot self-storage building that was completed in 2015. The new addition would accommodate 321 additional storage units as well as a 700 square foot retail space where storage related supplies can be purchased by customers. The area of the site where the building addition is proposed is presently occupied by several existing industrial buildings, which will be demolished. The existing 2-story stucco building located on the corner of Fenimore Road and Waverly Avenue will be utilized by Murphy Brothers Contracting as its office. Upon completion of the development, the site would support only the expanded self-storage building, and the Murphy Brothers Contracting office building. The site is currently nearly entirely covered by buildings or paved areas. The proposed development will result in a net reduction in impervious surfaces.

Site improvements include the reconfiguration of the existing surface parking lot, enhanced traffic circulation, the elimination of curb cuts on Waverly Avenue and Fenimore Road, new stormwater management, landscaping and associated site improvements.

The proposed development will require Site Plan approval and a Floodplain Development Permit from the Planning Board, Local Waterfront Revitalization Plan Consistency Review by the Harbor and Coastal Zone Management Commission, review by the Village Board of Architectural Review, Village Department of Public Works approval for the closure of curb cuts, as well as area variances from the Zoning Board of Appeals, who has also been designated as the Lead Agency for the SEQR review of this Unlisted Action (the “Proposed Action”).

A.) Project Location:

The project site is located in the south-western portion of the Village of Mamaroneck, Westchester County, on the east side of Waverly Avenue, south of Fenimore Road. (Figures II-1 – Regional Location Map, II-2 – Site Location Map, II-3 - Site Aerial Photograph). The Comprehensive Plan has designated this portion of the Village as the “Industrial Area.” The property is identified on the Westchester County GIS Municipal Tax Parcel Viewer as 560 Fenimore Road, however, prior applications have identified the site from its western street frontage or 416 Waverly Avenue. The site more specifically known and identified as Tax Map Number 8-25-70 (the “Project Site” or “Site”).

B.) Project Sponsor:

East Coast North Properties, LLC is a limited liability company owned by Murphy Brothers Contracting (“MBC”), a family owned business that has been operated by brothers and partners Chris and Sean Murphy for 40 years. For the past 19 years, MBC’s headquarters has been at the Project Site, the former East Coast Lumber Yard.

Murphy Brothers Contracting is known throughout the greater Westchester, Hudson Valley, southern Fairfield region for building and renovating beautifully designed custom homes as well as private clubs and other commercial developments, offering their clients the highest level of quality and professionalism in the industry.

Chris and Sean Murphy are also principals in East Coast North Properties, LLC, the entity that owns the Mamaroneck Self Storage facility that began operating on the Site in 2015. Mamaroneck Self Storage's current facility is a 40,620 square foot building serving the self-storage needs of the Mamaroneck-Larchmont area as the community's "local storage solution." The original self-storage building benefitted from a Westchester County IDA sales tax exemption which was used to redirect savings into environmentally sustainable energy-efficient upgrades, making it one of the only green self-storage facility of its kind in the county.

The original Mamaroneck Self-Storage facility was recognized with a regional NAHB award for Best Green Commercial Building, Best of BOMA Westchester County's Signature Award and a Westchester County 2017 Earth Day Award for the development of energy-efficient features built into the facility design. Operational energy savings exceed \$30,000 annually. The existing Mamaroneck Self-Storage facility currently spends less than 4-cents per square foot each month on energy costs, about the same as a 6,000 square foot single-family home. The proposed building addition has been designed with the same energy saving technology and features.

The Mamaroneck Self-Storage facility is the only one of its kind from the north end of New Rochelle to the south end of Port Chester, and from Tuckahoe to the Long Island Sound. Upon opening its doors several years ago, community reaction was and continues to be overwhelmingly positive including local elected officials as well as both the Mamaroneck and Larchmont Chambers of Commerce. The many apartment and co-op residents in the community, both down-sizers and newcomers, are taking advantage of the facility, as do, to a limited extent, local businesses.

During the construction of the existing facility, the Applicant was awarded a New York State Prize Grant to research incorporating a "community-microgrid" system within the new building that would provide electrical service to the immediate neighborhood as an alternative power source when needed. The Applicant is planning the integration of an "Emergency Distribution Center" into the new addition to be available to local first responders and officials in the event of future natural or man-made disasters, providing an alternative for the storage and distribution of vital supplies.

Construction of the addition to the existing facility and the redesign of the Site will involve at least 200 local tradespeople. The Applicant is also in discussions with the Westchester County IDA to host a "Westchester County IDA Day" at the facility to meet with prospective minority-owned and women-owned businesses with a view toward hiring them for the additional construction.

C.) Description of the Site's Existing Character:

The Project Site is a 1.01 acre rectangularly shaped parcel of land with approximately 138.37' of frontage along Fenimore Road and 312.28' of frontage along Waverly Avenue.

The Project Site is perceptually divided between the Self-Storage business operation located on the south site of the property, and the Murphy Brothers contracting business and other warehouse tenants located on the north side of the property.

The self-storage building is an architecturally distinctive structure, which employs varied materials, colors, and structural elements to effectively disguise the self-storage use within the building. The building presents itself as a well-maintained commercial or office building, rather than a self-storage facility, and is the distinguishing architectural feature along Waverly Avenue, which hosts a mix of non-descript industrial buildings, including the remaining existing buildings located on the north side of the Site.

While the Site’s existing character is not currently inconsistent with the industrial nature of Waverly Avenue and the surrounding area, the existing self-storage building represents a distinct change to that character, which in the Applicant’s opinion, in many ways is a tangible improvement. Now that the self-storage building has been established, the jumble of buildings and uses on the north side of the Site appear inconsistent with the newly established character of the Site. Even though efforts have been made to establish a degree of uniformity throughout the Site (for example, by painting all the buildings on the Site the same color as the self-storage building), the incongruity among Site buildings remains obvious.

D.) Inventory of Existing Structures:

The Project Site currently supports 5 buildings. The south side of the Site supports the 4-story, 40,620 square foot Mamaroneck Self Storage facility, along with an adjacent 25 space off-street parking area, accessed via a separate driveway curb cut on Waverly Avenue accented by new ADA accessible sidewalks, brick pavers and streetscape and building foundation landscaping.



The north side of the Site is characteristic of the balance of Waverly Avenue, and supports a group of one and two-story, aging warehouse buildings. As illustrated on Figure II-5, Building C is a 2-story 2,985 square foot concrete block building located in the center of the site, which houses the Murphy Brothers Contracting office and warehouse space. Along the eastern edge of the central portion of the Site is the remnant of the former lumber yard's storage racks and a 2-story, 1,734 square foot concrete block building (Building D) which houses a custom glass contractor. Building A is located in the northeast corner of the site, and is an 8,322 square foot, 2-story wood frame "barn" that supports two electrical contractor companies and storage, a window/floral display company and storage and Murphy Brothers Contracting storage. In the northwest corner of the site, adjacent to the Waverly Avenue/Fenimore Road intersection is Building B - a 1 ½ story to 2-story, 2,485 square foot stucco building that contains the Murphy Brothers Storefront and Murphy Brothers Contractors office and warehouse space. The area between these buildings is paved, and provides off-street parking for the various uses. The eastern side of the Site is bounded by a CSX freight rail spur. The following images document the existing structures on the Site:





E.) Description of Site and Surrounding Land Use:

The land use on the Project Site is classified as “Manufacturing, Industrial and Warehousing.” This is the predominant land use along Waverly Avenue, Fenimore Road, and the general area surrounding the Project Site. This portion of the Village has been designated as the “Industrial Area” in the Comprehensive Plan. Refer to Chapter IV.A. for a more in-depth discussion of land use.

F.) Project Description:

The Proposed Action involves the expansion of the existing 4-story, 40,492 square foot Mamaroneck Self Storage facility that opened in 2015. The building addition is also a 4-story building with a 14,082 square foot footprint, containing a total of 56,328 square feet of gross floor area. The building addition will intersect the northeast corner of the existing self-storage building, and extend along the eastern property line a distance of approximately 240’ toward Fenimore Road. The building addition contains 321 storage units to meet expanded customer demand for storage space. Upon completion of the building addition, the hours of operation of the facility will remain unchanged; Monday – Friday 9:00 am – 6:00 pm, Saturday 9:00 am – 5:00 pm and Sunday 11:00 am - 4:00 pm.

In order to accommodate the new building addition, all of the existing structures on the Site will be demolished, with the exception of Building B - the 1 ½ story – 2-story office building located adjacent to the Waverly Avenue/Fenimore Road intersection. In total 13,041 square feet of existing buildings will be demolished.

To support the expanded self-storage facility as well as Building B, a reconfigured off-street parking lot is proposed containing 25 off-street parking spaces and 4 loading spaces. Access to the new parking lot is provided from the existing two-way driveway curb cut currently serving the self-storage facility on Waverly Avenue. An existing curb cut on Fenimore Road will be used for one-way egress,

and restricted to right turns only. The existing curb cut on the northern portion of the Site on Waverly Avenue will be closed, as will the existing curb cut serving the Barn on Fenimore Road.

Operationally, all of the storage units at the self-storage facility are accessed from within the building. Customers park within designated parking spaces and load belongings onto carts which are wheeled into the facility through the main doorway. There is no loading dock, or is there a need for designated off-street load spaces.

The architectural treatment of the building addition will be identical to that of the existing self-storage building. A brick base, matching colored precast walls and a distinctive roof mansard articulated with parapet detailing is proposed. The building addition would extend to Fenimore Road, so that façade will include windows, an awning and goose neck lighting fixtures to establish an appealing building presence along the streetscape. Chapter IV.F. provides a complete assessment of the Proposed Action in the context of the surrounding neighborhood, including the specific heights of nearby buildings and street levels views and renderings.

The proposed self-storage addition will contain four stories and be 45 feet in height. Parapets and necessary mechanical appurtenances mounted on the rooftop shall conform with the “Building Projection” regulations established in §342-14 B.

As documented more fully in Chapter IV.A, the Proposed Action will require area variances, similar to those issued for the existing self-storage building. Table II-1 documents the Proposed Action’s zoning compliance. Variances are noted in red.

Table II-1 Zoning Compliance				
Zoning Provision	Required	Existing	Proposed	Variance
Minimum Lot Area	10,000 sqft	44,156 sqft	44,156 sqft	-
Minimum Lot Width & Frontage	50'	134'	134'	-
Building Coverage	22,078 sqft	20,891 sqft	25,834 sqft	3,756 sqft
	50%	45%	59%	9%
Maximum F.A.R.	1.0	1.34	2.43	1.43
Maximum Gross Floor Area	44,146 sqft	59,081 sqft	107,087 sqft	62,932 sqft
Impervious Surface Coverage	N/A (Area)	41,653 sqft	40,383 sqft	-
	N/A (%)	94.3%	91.5%	-
Maximum Building Height	3 Stories	4 Stories	4 Stories	1-Story
	45'	45'	45'	-
Minimum Front Yard (Waverly)	Estab. By Planning Bd.	0'	N/A	-
Minimum Front Yard (Fenimore)	10'	0.4'	0.4'	7' 8"
Minimum Side Yard	None	2'	2'	-
Minimum Rear Yard	None	3'	3'	-
Off-Street Parking	137	25	25	112
Off-Street Loading	8	0	4	4

The Applicant has demonstrated a long-standing commitment to Green Building. The existing Mamaroneck Self Storage facility was built as the first state-of-the-art, first-of-its-kind “green” self-storage facility in Westchester County. Energy efficiency was a priority. The Applicant enrolled the project in NYSERDA’s New Construction Program (NCP), which required compliance with rigorous

energy-efficiency and sustainability standards set by the program. The Applicant partnered with high performance building consultants Steven Winter Associates to develop the project to incorporate sustainable features and realize energy cost savings from their investment. Notable energy conservation measures incorporated into the existing building include:

- High-efficiency HVAC equipment including Variable Frequency Flow (VRF) heat pumps for heating and cooling, a 65% Efficient Energy Recovery Ventilation system (ERV) for mechanical ventilation;
- High-efficiency interior and exterior LED lighting on motion sensors;
- All water-saving devices;
- 8.5Kw solar shingle array on the SE & SW sides of the building;
- The building envelop consisting of 4” rigid insulation, 4” close cell spray foam with 8” close-cell spray foam in the ceiling.

Energy savings were 52% over the baseline standard building code with over \$30,000 annual electric-cost savings. The existing Mamaroneck Self Storage energy bills currently run from \$1,400 - \$1,800 monthly (similar to the cost of the average 6,000 square foot residential home).

The Mamaroneck Self Storage project was the recipient of three prestigious awards for its energy-efficient construction:

- HBRA-CT HOBI Award: Best Green Commercial Project;
- Best of BOMA Westchester County Signature Award;
- Westchester County Earth Day Award.

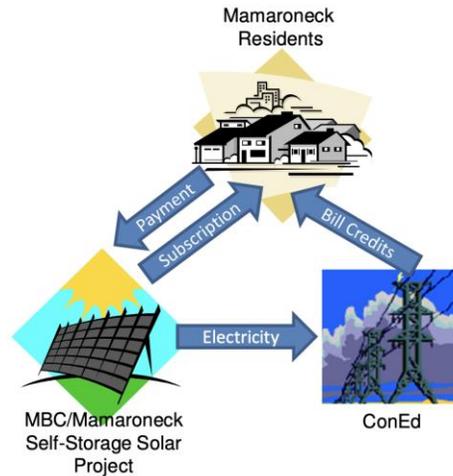
As construction was completed on the existing facility, the Applicant was awarded a NYSERDA Community Microgrid Project grant to investigate how a Community Microgrid system could be incorporated into future expansion plans in order to provide necessary affordable energy to the surrounding neighborhood in the event of natural or man-made disaster.

The Proposed Action will incorporate the same energy-efficient measures as the existing building. It is the goal of the Applicant to operate a net-zero facility. Additionally, the Applicant is proposing a Community Solar System, pursuant to NYSERDA’s Community Solar Program, consisting of the installation of roof-mounted photovoltaic solar arrays. The Applicant will partner with a NYSERDA approved Community Solar Developer to oversee the engineering, permitting, installation and operation of the Community Solar System. The Community Solar System program is designed to provide clean energy to local residents. The Applicant will install roof mounted photovoltaic solar arrays as follows:

- Existing self-storage building – 121.5 kW dc (810 m²);
- Proposed self-storage building – 149.2 kW dc (995 m²);
- Existing Murphy Brothers office – 11.6 kW dc (78 m²).

These solar arrays are connected to the existing ConEd electrical grid via a separate service connection on the Site adjacent to the existing electric meter. Electricity produced from the solar panels is sent directly into the ConEd grid. The Applicant then offers subscriptions to Mamaroneck residents for a portion of that electricity, resulting in reductions in their ConEd bills. This system democratizes solar, and affords everyone access to clean energy, even those who cannot install a solar system on their own property.

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Mamaroneck Self Storage is currently enrolled in the Green Building Partnership's Green Building Certification Program, which measures the sustainability of a business's daily operation. Mamaroneck Self Storage strives to be a model of sustainability for Westchester County, in both the construction of the building as well as the operation of the business.

The landscaping scheme installed when the self-storage building was constructed will be extended throughout the Site. New plantings are proposed around the perimeter of the Site consisting of azaleas, dwarf mountain pine and boxwood, along with new flowering cherry and black gum street trees. Perennial foundation plantings are also proposed. A rain garden is proposed along Fenimore Road.

Refer to Figures II-7 Site Plan, II-8 Traffic Management Plan, II-9 Landscaping Plan, II-10 First Floor Plan, II-11 Second to Fourth Floor Plan, II-12 Exterior Elevations, II-13 Site Context Elevations, II-14 Site Details, II-15 Massing from Fenimore Road, II-16 Massing from Waverly Avenue, II-17 Neighborhood Context Massing.

G.) Description of Utilities & Stormwater Management

The self-storage building addition will be served by public sewer and water services through connections from the existing self-storage building. No new sewer or water service connections are required to Waverly Avenue or Fenimore Road are required. The Proposed Action will result in a total water demand of approximately 150 gpd and a similar generation of sanitary wastewater. This represents a decrease of 120 gpd from the Site's current existing hydrologic load of 270 gpd. Water is provided from the 6" water main in Waverly Avenue by the Westchester Joint Waterworks. Sanitary Wastewater is discharged into the 8" sewer main in Waverly Road, which is part of the Mamaroneck Sewer District, ultimately discharging through the Mamaroneck Sewage Treatment Plant.

The facility is being designed as a net zero building, and will be self-sustaining with regard to the electricity. The proposed Community Solar System will generate electricity that will be transmitted into the ConEd grid.

A stormwater management plan has been developed for the Proposed Action. Given the Site's location within the 100-year floodplain, a design involving percolation is not feasible. Instead the stormwater management plan consists of collecting and channeling runoff to hydrodynamic separators before connecting into the Village's drainage system.

H.) Construction Schedule:

Construction of the proposed building addition is anticipated to **begin in 2021 and** be completed within 12 months. During that period, the existing self-storage facility, as well as the Murphy Brothers Contracting store front and offices in Building B will remain open and operational. Construction phasing and adjustments to off-street parking will be coordinated with the Village Building Department to ensure adequate parking remains available and to protect public safety throughout the construction phase of the development.

The Applicant has coordinated the proposed development with CSX, and the Proposed Action will not interfere with the operation of the railroad right-of-way spur siding adjacent to the Site, ensuring unimpeded railway access to the MARVAL Industries and Spatz Properties.

I.) Purpose, Need & Benefits of the Proposed Action:

An average of 10% of the households in the United States utilize self-storage facilities, with an average unit size of 100 square feet. The customer ratio is 80% residential, 20% commercial (with higher residential ratios in more urban settings).¹ Running along with the current boom in apartment development in Westchester County, is a corresponding increased demand for self-storage facilities.

Currently, the Mamaroneck Self-Storage facility supports a unit occupancy rate of 84.48%. Nearly 80% of the customers leasing space within the existing facility come from 5 surrounding zip code areas. Within that geographic area, which supports very high average household incomes, there are no competitive self-storage facilities. Based on an analysis by Chiswell & Associates, the 46,034 households within the 5 surrounding zip code areas represent a potential demand for self-storage space of 664,936 square feet. If based on the per capita demand, the 125,723 residents within the 5 zip code areas represent a potential demand for self-storage space of 880,061 square feet. These square footages are based on an industry standard factor of 7.0 square feet of storage space per person. It can be concluded that the proposed addition of 56,328 square feet of self-storage space could easily be absorbed by the local market, with a significant surplus demand remaining.

Aside from meeting a portion of the existing demand for self-storage space, **it is the Applicant's opinion that** the Proposed Action will benefit the Village by completing the redevelopment of the Project Site and eliminating the existing jumble of existing businesses and

¹ Chiswell & Associates, LLC, Storage Feasibility Memorandum, December 2017.

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buildings that occupy the balance of the Site. The Applicant believes that the existing Mamaroneck Self- Storage building is one of the more architecturally attractive buildings within the Village’s “Industrial Area” and the proposed addition will extend that distinctive character throughout the Site, thereby unifying the center core of the “Industrial Area as recommended in the Village’s Comprehensive Plan.” In the Applicant’s opinion, “cCleaning-up” the Waverly Avenue/Fenimore Road intersection is expected to serve as a catalyst fostering additional compatible improvements in the neighborhood. The Proposed Action will remove three existing buildings that are currently impacted by periodic flooding, to be replaced by a new building constructed above the base flood elevation. The facility will be an extremely low impact facility from a use (visitor trips) and operational standpoint (the design objective is to achieve a net-zero building). The Site will demand few municipal services, while contributing significant tax revenue to all taxing jurisdictions.

In the Applicant’s opinion, the Proposed Action is consistent with, and supports the vision of the Village as articulated in the 2012 Comprehensive Plan, LWRP, Waverly Avenue Design Guidelines, Patterns for Westchester, and Westchester 2025.