

Letters of Support

15A-2018

East Coast North Properties

416 Waverly

Submitted from

June 20 through June 28, 2018

## Betty-Ann Sherer

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**From:** Albert A. Annunziata <aaabri@msn.com>  
**Sent:** Friday, June 22, 2018 1:41 PM  
**To:** Betty-Ann Sherer  
**Subject:** Email in Support of Murphy Brothers' Application for Variances, Re: East Coast North Properties, LLC (416 Waverly Ave.)

**Importance:** High

Mr. Barry Weprin  
Chairman,  
Village of Mamaroneck Zoning Board of Appeals  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543  
June 22, 2018

Re: East Coast North Properties, LLC (416 Waverly Ave.)

To the Chairman and the Zoning Board of Appeals:

It is my distinct pleasure to write you in support of the application for variances for Murphy Brothers' project involving the expansion of its Self-Storage Facility in the village.

As Executive Director of The Building & Realty Institute (BRI) of Westchester, we are proud of Murphy Brothers Contracting as not only a valued and award-winning member but as an acknowledged and respected leader in the construction industry as well.

The BRI is the oldest building and development trade association serving the Westchester area. Founded in 1946, we have counted among our members those persons who have had a lasting, positive impact on the planned and orderly development of the county: people like David Bogdanoff and Martin Ginsburg, pioneers of affordable housing and Lowell Shulman, Joel Halpern and Marty Berger, who helped shape the county's commercial business corridors into economic powerhouses.

Now, in that grand tradition, in these first two decades of this 21<sup>st</sup> Century, we are proud to have Sean and Chris Murphy of Murphy Brothers among our most active and valued members. They do not flinch from the challenges of building and are willing to invest in their future growth and prosperity and that of Westchester County and, in this case, the Village of Mamaroneck. I do hope that you will look in favor of granting the variances they need in order for them to go forward with their expansion plans.

Respectfully submitted,

*Albert A. Annunziata*

Albert A. Annunziata  
Executive Director

The Building & Realty Institute of Westchester  
80 Business Park Drive, Suite 309  
Armonk, NY 10504  
[www.buildersinstitute.org](http://www.buildersinstitute.org)  
phone: 914- 273-0730

## Betty-Ann Sherer

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**From:** Sandra Lubliner <Sandra.Lubliner@juliabfee.com>  
**Sent:** Thursday, June 21, 2018 3:28 PM  
**To:** Betty-Ann Sherer  
**Subject:** East Coast North Properties 416 Waverly Ave - Application for Variances

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chairman Barry Weprin  
Village of Mamaroneck Zoning Board of Appeals  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

Re: East Coats North Properties, LLC  
416 Waverly Avenue  
Application for Variances

Dear Chairman Weprin,

I am writing to let you know that I fully support the application for a variance for expansion of the Mamaroneck Self Storage facility. As a local real estate agent, I have found the Mamaroneck Self Storage facility to be a great asset for my clients. Whether they are moving into the area or downsizing from a larger home, they all have been pleased with the condition and convenience of the storage facility on Waverly Ave. When I drive new clients through the Village I now include the industrial area on my tour.

Chris and Sean Murphy are passionate about making Mamaroneck a better place to work and live. Their commitment to the Village is apparent in everything they do. I have know them both for many years, since before they started their contracting business.

Best regards,

**Sandra Lubliner**  
Licensed Associate Real Estate Broker  
Julia B. Fee Sotheby's International Realty  
1946 Palmer Ave.  
Larchmont, NY 10538  
o- 914.834.0270  
m- 914-837-8195  
[www.juliabfee.com](http://www.juliabfee.com)

Notice: William Pitt and Julia B. Fee Sotheby's International Realty does not make requests for personal financial data nor attempt to obtain confidential information through email. If you receive an email that appears to be from our company asking you to transfer funds or reveal confidential information, email fraud may be

involved. Please do not respond to the message, and contact us immediately at: [fraudalerts@williampitt.com](mailto:fraudalerts@williampitt.com) or +1 203.644.1474.

## Betty-Ann Sherer

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**From:** Nutech Machine Shop Inc. <nutechms@hotmail.com>  
**Sent:** Friday, June 22, 2018 2:57 PM  
**To:** Betty-Ann Sherer  
**Subject:** East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

To Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals,

Regarding the proposed addition to Mamaroneck Self Storage, 416 Waverly, we at Nutech Machine, 606 Fenimore Road, are writing to support this proposal along with the variances.

Murphy Brothers Contracting has been our neighbors for over a decade and we have nothing but good things to say. They are always respectful to us of the area and have always treated us in a professional and neighborly manner. It was impressive to see the self-storage facility be constructed with such little impact to the surrounding area. Clearly this construction project was not managed by rookies. This facility has improved the overall appearance of the neighborhood with no negative side effects and it is our belief that an addition to the facility will further enhance the area with no negatives.

We ask that the Zoning Board of Appeals please grant the application for variances to allow the expansion.

Thank you and enjoy the weekend!

John Brancato, PE, MBA  
Nutech Machine Shop, Inc.  
606 Fenimore Road  
Mamaroneck, N.Y. 10543  
P:(914) 698-2577

# STETSON

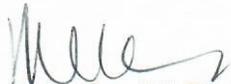
June 12, 2018

The Murphy Brothers have worked with our organization in the past to provide our clients with the utmost professionalism and quality care and service. Because of this very positive experience, our organization is pleased to support Murphy Brothers Contracting's request to the Village of Mamaroneck.

Mamaroneck has a thriving village, and there is considerable demand for residential development here. I feel Sean and Chris Murphy hold the important quality of always being informed on pertinent information on Village mandates and requirements. They are resourceful and highly reliable and efficient when completing projects.

When recommending their services, I always feel completely confident that my clients will be in good hands,

Mary Stetson

  
Founder, RE Broker

## Betty-Ann Sherer

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**From:** James Bilotta, Jr. <JimB@bilotta.com>  
**Sent:** Monday, June 25, 2018 12:40 PM  
**To:** Betty-Ann Sherer  
**Subject:** East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals.  
Village of Mamaroneck  
123 Mamaroneck Ave.  
Mamaroneck, NY 10543

Mr Werpin

I am the co-owner of Bilotta Kitchens located at 564 Mamaroneck Avenue, writing in support of the application for variances for Chris and Sean Murphy's project for the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue. Bilotta Kitchens is a family-owned like Murphy Brothers Contracting. We have been friends and done business together for over 40 years. All those years, they and we have been headquartered in Mamaroneck. We share a similar interest in seeing our Village grow & prosper for years to come.

Their 2<sup>nd</sup> business, Mamaroneck Self Storage has been a tremendous success for them, and as far as I can see, has not had any negative impacts on the community. On the contrary, the facility has been a benefit to the community providing a much-needed service to the public. We hope that the Zoning Board of Appeals will grant their application for variances to allow the project to move forward so that the Murphy Brothers can go forward with their plans to increase their current facility and vastly improve the neighborhood in the Industrial Area.

Sincerely,  
Jim Bilotta  
Bilotta Kitchens

James Bilotta, Jr.  
Principal

Mamaroneck, NY | A&D Building, NYC | Mount Kisco, NY  
T 212.486.6338 | C 914.469.3996  
[www.bilotta.com](http://www.bilotta.com)

**BILOTTA**  
KITCHEN & HOME

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RECEIVED

JUN 27 2018

BUILDING DEPT.

800 Westchester Avenue  
Suite S-310  
Rye Brook, NY 10573  
p: 914.948.2110  
f: 914.948.0122

June 21, 2018

Mr. Barry Weprin  
Chair  
Village of Mamaroneck Zoning Board of Appeals  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

RE: East Coast North Properties, LLC- 416 Waverly Avenue-Application for Variances

Dear Mr. Weprin:

As the Executive Vice President/COO of The Business Council of Westchester (BCW), the county's largest business membership organization, I am writing to state that we support the application for variances that have been filed with your board to expand the Mamaroneck Self-Storage Facility located at 146 Waverly Avenue.

The Owners of the above-mentioned facility, Murphy Brothers Contracting have been long time members of the BCW. I have seen first hand the important role that this family-owned company has played in not only running a business that creates jobs but also being committed to helping their community in numerous ways. In 2013, Murphy Brothers Contracting were inducted into the BCW's Westchester Business Hall of Fame, by receiving the "Small Business Success Award".

A few years ago, Murphy Brother Contracting, built the Mamaroneck Self-Storage Facility. They did a fantastic job in not only crating a new and needed business for their community but continued their tradition of respecting their neighbors by addressing any quality of life issue that was brought to their attention during the construction period. It is also important to note that Murphy Brother Contracting have been leaders in enhancing environmental sustainability issues in every project they take on.

I hope the Zoning Board of Appeals will review the history of this sold family-owned business and grant the applications for variances that have been submitted, which would allow Murphy Brothers Contracting to continue its proud tradition of building sound environmental friendly projects.

If you need any more information from me please contact me at 914-948-2110, ext. 311.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Ravitz". The signature is stylized with a large, circular loop at the beginning and a long, sweeping tail that extends to the right. There is a vertical blue line to the left of the signature.

John Ravitz  
Executive Vice President/COO

*Chatsworth*  
*Antiques & Consignments*  
510 A Ogden Avenue  
Mamaroneck, NY 10543  
914-698-1001

June 27, 2018

Chairman Barry Weprin &  
The VOM Zoning Board of Appeals  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

Re: East Coast North Properties LLC  
416 Waverly Ave - Application for Variances

Dear Chairman Weprin,

My name is Joan Meehan and I am co-owner of Chatsworth Antiques & Consignments. Chatsworth is located at 510 Ogden Avenue at the corner of Waverly Avenue in the village of Mamaroneck. I am writing in support of the variances requested by the Murphy Brothers for their project located at 416 Waverly Avenue.

I lived in Mamaroneck for 22 years and can't remember a time when the Murphy Brothers were not a part of the VOM business community. Much like my own business, the Murphy Brothers have deep roots in our community and deserve the support of the village. My store is around the corner from the Mamaroneck self storage facility and I do not foresee any negative consequences arising from the proposed expansion.

The improvements the Murphy Brothers plan will benefit the business community located down in "The Flats." Please approve the requested variances. If you should have any questions or need additional information please contact me at 914-698-1001. Thank You.

Sincerely,  
Joan Meehan, Owner  
Chatsworth Antiques & Consignments



[jim@lanzaelectrical.com](mailto:jim@lanzaelectrical.com)

June 28, 2018

Email: [Bsherer@vomny.org](mailto:Bsherer@vomny.org)

Chairman Barry Weprin and  
The Village of Mamaroneck Zoning Board of Appeals  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

RE: East Cost North Properties, LLC – 416 Waverly Ave., - Application for Variances

I am the owner of Lanza's Electrical Contracting Corporation in Mamaroneck, NY. I am in support of the application for variances for the Murphy Brothers' project for the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue. I have known Sean and Chris for 50 years and have known them to be credible gentlemen, caring and community minded.

I feel that the Murphy Brothers have been an integral part for the revitalization of the industrial area. It is in my opinion that the variance should be granted and that it would not have any negative impacts on the community but in fact will benefit the community by removing many of the more impactful uses on the Murphy Brothers' property and cleaning up and improving the property in general.

If you have any questions, or need any additional information, please feel free to contact me.

Thank you.

A handwritten signature in blue ink, appearing to read 'James P. Lanza', written over a light blue horizontal line.

James P. Lanza  
President  
WCL #E85



APPEAL LETTER

Sound Shore St. Patrick's Day Parade Committee  
426 Waverly Ave.  
Box 17  
Mamaroneck, NY 10543

June 25<sup>th</sup>, 2018

Chairman Barry Weprin  
The Village of Mamaroneck Zoning Board of Appeals  
Village of Mamaroneck  
123 Mamaroneck Ave.  
Mamaroneck, NY 10543

Re: East Coast North Properties, LLC – 416 Waverly Avenue – Application for Variances

Dear Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals:

I am writing on behalf of the Sound Shore St. Patrick's Day Parade Committee to express our support for the expansion of the Mamaroneck Self-Storage facility. I am the acting Secretary on the Board of Directors of the Sound Shore Parade Committee and would like to stress that without the continued support of, and partnership with, the Murphy Brothers, the annual parade and associated scholarship fund would not be nearly as successful as it has been to date.

Having been a member of the committee for the past 3 years, I have witnessed the true sense of community from Chris, Sean and the Murphy Brothers Team. Chris and Sean's enthusiastic participation directly benefit the community in the form of the lively crowds of people that join in the celebration of Irish culture every March. One of our main objectives is to make the parade a successful, family-oriented event for the Village of Mamaroneck and surrounding Sound Shore Communities. No one does a better job of ensuring this is accomplished than The Murphy Brothers Team. Additionally, as referenced above, the scholarship fund, a beneficiary of funds raised from the annual parade activities, has directly provided scholarship aid in the amount of over \$25,000 to 13 students in the Sound Shore Community. Chris and Sean are key drivers of success, and they are focused throughout the year on continued support of the parade & scholarship fund.

We, The Sound Shore St. Patrick's Day Parade Committee, hereby request that The Village of Mamaroneck Zoning Board of Appeals grant the application for variances to allow the expansion project to move forward so that the Murphy Brothers can proceed with the requested improvements. They are truly exemplary members of the community.

Very truly yours,



Jenny Maroney