

Letters of Support

15A-2018

East Coast North Properties

416 Waverly

Submitted from

June 29 to July 2, 2018

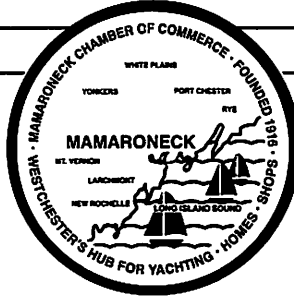
# MAMARONECK CHAMBER OF COMMERCE, INC.

Phone 914-698-4400

www.mamaroneckchamberofcommerce.org

430 CENTER AVENUE

MAMARONECK, NEW YORK 10543



RECEIVED

JUN 29 2018

BUILDING DEPT.

June 25, 2018

Chairman, Mr. Barry Werpin, Village of Mamaroneck Zoning Board of Appeals

Village of Mamaroneck

123 Mamaroneck Avenue

Mamaroneck, NY 10543

Hello, I am Susan C. Fuller and I am the President of the Mamaroneck Chamber of Commerce (2017 & 2018). I am writing today in support of the application for variances for the Murphy Brother project for the expansion of the Mamaroneck Self Storage facility.

I have personally known Sean Murphy for more than twenty years, and more recently have met Chris Murphy. Their Companies are important to the Mamaroneck community and to our Chamber of Commerce. Allowing Mamaroneck Self Storage can only benefit our village with little or no impact on the rest of the community. I am asking you to grant the Murphy Brothers the application for variances so they may go forward with their requested improvements.

Thank you for consideration.

Sincerely,

Susan C. Fuller, *President Mamaroneck Chamber of Commerce*

SCF/pm

## Betty-Ann Sherer

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**From:** William Luceno <wluceno@majestickitchens.com>  
**Sent:** Friday, June 29, 2018 11:49 AM  
**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

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

I am William Luceno, owner of Majestic Kitchens and Bath at 700 Fenimore, Mamaroneck, NY. I am writing this letter in support of the application for variances for the Murphy Brothers' project of the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue, Mamaroneck, NY.

My business is located 2 blocks from the Mamaroneck Self Storage facility, and the operations of the current self-storage facility have not had any adverse effects on the local community. To the contrary, the addition of the self-storage facility has benefitted the community.

In my opinion, the proposed expansion of the storage facility will not have any negative impacts on the community. The proposed project will be a great asset to the neighborhood by removing many of the more impactful uses on the Murphy Brothers' property also cleaning up and improving the property in general.

I have known and worked with Murphy Brothers for over 20 years and feel that they are an important member of the business community who deserves the Village's support. I am asking the Zoning Board of Appeals to grant the application for variances to allow the project to move forward so that the Murphy Brothers can go forward with their requested improvements.

Thank you,

WILLIAM LUCENO

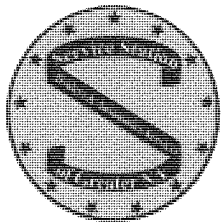
Majestic Kitchens & Bath  
914-579-8287 Direct  
[www.majestickitchens.com](http://www.majestickitchens.com)





**SERVICE STATION DEALERS AND AUTOMOTIVE SERVICES OF GREATER NY, INC.**

*AFFILIATED WITH: SSDA/NCPR-AT*



June 29, 2018

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**ANTHONY GALIMBERTI**  
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ROBERT O'KEEFE

**OPERATIONS MANAGER**  
CARLA OBALDE

Chairman Barry Weprin and  
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 Weprin and The Village of Mamaroneck Zoning Board of Appeals,

My name is Carla Obalde, I am the Operations Manager for Service Station Dealers & Automotive Services of Greater New York, located across the street from Mamaroneck Self Storage at 421 Waverly Avenue. We understand that the owners of Mamaroneck Self Storage, the Murphy Brothers, are requesting that the Zoning Board of Appeals approve their application for variances on the improvement of their property at 416 Waverly Avenue which will also include doubling the size of their self-storage building. The current building that they built a couple of years ago and the other improvements that they made to their property were really a step in the right direction for the industrial area and we are certainly supportive of their plan to improve the rest of their property. Their new construction plan should encourage other businesses to invest in the neighborhood. We support their plans and ask the Zoning Board approve their application.

Sincerely,

Carla Obalde  
Operations Manager

## Betty-Ann Sherer

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**From:** Ed Steins <ed.steins@gesdevelopers.com>  
**Sent:** Sunday, July 01, 2018 9:16 AM  
**To:** Betty-Ann Sherer  
**Cc:** Ed Steins; Michael Murphy  
**Subject:** East Coast North Properties, LLC – 416 Waverly Avenue – Application for Variances

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



July 1, 2018

Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543  
Via email: [Bsherer@vomny.org](mailto:Bsherer@vomny.org)

### **RE: East Coast North Properties, LLC – 416 Waverly Avenue – Application for Variances**

Dear Chairman Weprin and the Village of Mamaroneck Zoning Board of Appeals,

I respectfully submit this letter in full support of the application for variances for the Murphy Brothers' project for the expansion of their Mamaroneck Self-Storage facility located at 416 Waverly Avenue. This project will also include a roof mounted community solar facility on the existing and expansion buildings at this site.

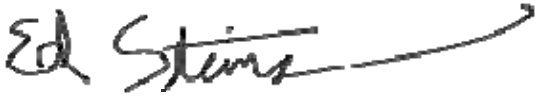
I have known Sean Murphy and the Murphy Brothers business for three years now as we have both served the community in the green building industry. The Murphy Brothers business has received many community and industry awards for their sustainable/green construction throughout the Westchester County and Fairfield County, CT areas. I have developed, built, installed and maintained many residential and commercial solar panel projects in Mamaroneck and throughout Westchester County (and across the Northeast). I am the founder and CEO of GES (Community Solar) Developers, LLC operated out of my home at 324 Pine Brook Road, Bedford, NY 10506.

Community Solar projects, like the one proposed for Mamaroneck Self-Storage, are large solar projects on commercial/industrial properties that act as community solar gardens, whereby community small businesses and residents own a piece of the solar electricity production from the solar garden. This approach allows community members to have access to locally produced renewable energy, via a virtual microgrid, who otherwise would not be able to have solar on their own premises. And perhaps most importantly, that community solar is priced lower than the local utility electricity, so community participants get cost savings on their monthly bills.

Clearly Community Solar would be of great benefit to the Waverly Avenue Community as it would provide a cheaper cost of doing business and/or living in the area as well as bring environmental benefits that meet the Village of Mamaroneck's sustainability goals.

In conclusion, I am requesting the Zoning Board of Appeals grant the application for variances to allow the expansion and community solar project move forward so that Murphy Brothers can go forward with their requested improvements.

Best Regards,

A handwritten signature in black ink that reads "Ed Steins". The signature is fluid and cursive, with a long, sweeping horizontal line extending from the end of the name.

G. Edward Steins

Managing Member/CEO

GES (Community Solar) Developers, LLC

Phone 914-924-0051.

Email: Ed.Steins@GESDevelopers.com



*café*  
**LA FONDITA**

RECEIVED 7/2/18

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

June 27, 2018

RE: East Coast North Properties, LLC 416 Waverly Avenue //Murphy Brothers  
Applications for Variances

Dear Chairman and Board Members:

I am the owner of Café La Fondita, a new business in the Village of Mamaroneck one block over from where East Coast North Properties, LLC currently have Mamaroneck Self Storage facility and have proposed for its expansion. I write this letter to affirm my full support. I can say in full consciousness that the storage facility during its construction phase to its operating stage has not cause any negative impact on any aspect of our community. To the contrary, I firmly believe that the Mamaroneck Self Storage has been an asset to the area as it is esthetically appealing, it has not caused a traffic burden as it provides ample private parking for its tenants. I would also like to take this time to suggest what a great convenience the self storage facility brings to our community and the absolute need for its expansion. Mamaroneck Village is no longer a village of single or two family homes, within the last few years our community has been dotted with new build condominiums and more to come. For these people in particular with limited storage space, how accommodating for them to have access to additional storage in a clean, safe and controlled environment.

I mentioned earlier that I am the owner of Café La Fondita, a neighbor of Mamaroneck Self Storage. I am also an owner of Morano Landscape Garden Design Ltd. and have had the occasion to work with Murphy Brothers on mutual customer projects. Their high standards, professionalism and detail to quality is a clear indication to me that anything they might propose would only be an improvement to the area.

Murphy Brothers, 30 years as my own company 66 years have our roots planted in Mamaroneck Village. With that being said, Murphy Brothers are a very important part of the business community. Without question or reservation they have my complete support and feel that it would be an injustice if they did not receive the full support of our community and the Zoning Board of Appeals.

Thank You for your consideration on this matter.

I am available if you have questions and can be reached at 914-698-4065.

Regards,

Valerio M Sagliocco

# MAJESTIC

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## KITCHENS AND BATH

RECEIVED

JUL 2 2018

BUILDING DEPT.

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

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Cordially,



William Luceno  
Majestic Kitchens & Bath  
700 Fenimore Road  
Mamaroneck, NY 10543  
914 381 1302