

Letters of Support

15A-2018

East Coast North Properties

416 Waverly

Submitted from

June 25 to July 5, 2018



566 Westchester Avenue
Rye Brook, NY 10573

(914) 935-3950 office
(914) 935-1180 fax

received 7/2/18

June 25, 2018

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

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

Dear Chairman Weprin and the Zoning Board of Appeals;

My name is TJ Milo. I am the Vice President of 306 Fayette Avenue Realty, Inc, a real estate management and investment company located at 566 Westchester Avenue in Rye Brook, NY.

Our company owns several properties located on Waverly Avenue in Mamaroneck – 441, 442, 501-11, 524, 525, 529-33, 532, and 612.

I am writing to you in support of the Murphy Brothers' application for variances in order to expand on the existing Mamaroneck Self-Storage facility located at 416 Waverly Avenue. Our company has owned real estate and operated businesses in the M1 district since the early 1970s. We have always known the Murphy Brothers to be an important member of the business community; their proposed project deserves the Village's support.

The current self-storage facility has had a beneficial impact on Waverly Avenue and the M1 district. The Murphy Brothers' have created a successful business in a fast-growing industry with a low parking requirement. An expansion of the existing use will result in the applicant making further improvements to their properties on Waverly Avenue.

We hope that the ZBA approves Murphy Brothers' application so they can move forward with the proposed project.

Your truly,

TJ Milo
Vice President



Office & Mailing Address:
PO Box 702
Larchmont, NY 10538
Voicemail: 914.834.1294

Warehouse Address:
Loop Road, Building #3
Westchester County Airport
White Plains, NY 10604

www.furnituresharehouse.org

June 30, 2018

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

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

Dear Chairman Weprin and Board Members:

We are writing with reference to Murphy Brothers Contracting and Mamaroneck Self Storage's application to expand their self-storage operations in the Village of Mamaroneck.

Furniture Sharehouse, Westchester's Furniture Bank, collects gently-used furniture from the public and redistributes it free of charge to families in need. Since 2007, we have distributed over 70,000 items of free furniture to more than 12,500 people in need.

www.furnituresharehouse.org

We have been fortunate to partner with Murphy Brothers Contracting and Mamaroneck Self-Storage for many years. Murphy Brothers has donated contracting services at our warehouse located at the County Airport on several occasions, making much-needed storage racks for a variety of items. In 2016, they donated the use of two large storage units to us for several months to assist us in preparations for our fundraiser that fall. In addition, they have hosted numerous events at which Furniture Sharehouse and other non-profits have been featured and promoted to industry groups and the general public.

They are always ready and willing to assist with promotion, publicity and raising public awareness about Furniture Sharehouse's mission, and we are extremely grateful for their support.

Their generosity and community involvement is unparalleled, and the Village of Mamaroneck and the community beyond have and will continue to benefit from their contributions.

Thank you.

Very truly yours,

Kate Bialo
Executive Director

Betty-Ann Sherer

From: Anthony Paniccia <apaniccia5@gmail.com>
Sent: Monday, July 02, 2018 9:06 PM
To: Betty-Ann Sherer
Subject: Murphy Bros. project

Follow Up Flag: Follow up
Flag Status: Flagged

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

My name is Anthony Paniccia, owner of Vincent Garage at 636 Fenimore Road. We've been in business in Mamaroneck for the past 45 years. I'm writing on behalf of the Murphy Brothers, requesting that the Village Zoning Board of Appeals approve their application for variances on the improvement of their property at 416 Waverly Avenue including the additional construction to their self-storage building. They built a beautiful building on their property already. It has given the area a big lift. The new construction project can only have a positive impact on the industrial area and encourage other businesses to invest and improve the neighborhood. If there are any questions, please feel free to contact me.

Sincerely,

Anthony Paniccia, Pres.

Vincent Garage, Inc.

636 Fenimore Road

Mamaroneck, NY 10543

914.698.5252

www.vincentgarage.com

Betty-Ann Sherer

From: Paul Noto Esq. <paulnoto@paulnotoesq.com>
Sent: Tuesday, July 03, 2018 12:15 PM
To: Betty-Ann Sherer
Subject: Murphy Brothers

Follow Up Flag: Follow up
Flag Status: Flagged

Chairman Barry Weprin and Members of the Zoning Board of Appeals:

I have known Murphy Brothers for many years. I represented them when they appeared before this Board and other land use boards for their initial application for a storage facility. I believe that project has been a great addition to the Village. None of the problems that some neighbors anticipated ever materialized. It has been so successful they are now seeking to expand. It would appear this project is equally worthy. Everything Murphy Bros. undertakes is done with professionalism and integrity. They have won numerous awards for the quality of their work and their commitment to the community. This proposed expansion would fit nicely with the existing buildings. I don't think it would have any negative impact on the surrounding neighborhood. I support the application in its entirety and urge you to approve it. Thank you. Paul Noto 1308 Arlington Street, Mamaroneck, NY.

PAUL J. NOTO

Betty-Ann Sherer

From: Fenimore <fenimoredeli@gmail.com>
Sent: Tuesday, July 03, 2018 4:03 PM
To: Betty-Ann Sherer
Subject: Re: East Coast North Properties, LLC – 416 Waverly Avenue – Application for Variances

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

I am the owner of Fenimore Deli located at 616 Fenimore Road, located about a block from the Murphy Brothers' self-storage building. And I'm writing this note to support their application for variances for the addition to Mamaroneck Self-Storage. I've known the Murphy Brothers most of my life since they used to come into my father's deli when they were kids.

I'm happy that Mamaroneck Self Storage is a successful business. In fact, I'm amazed at how well it's doing. But the biggest thing that I'm happy about is that they're improving the neighborhood by replacing those old buildings with something that's really nice to look at. I'm asking the Zoning Board of Appeals to grant the Murphy Brothers application for variances to build an addition on their self-storage building, and replace all the other worn-out buildings on their property. Maybe someday, when people from Scarsdale come driving through the industrial area, they won't be locking their doors and rolling up their car windows at the Fenimore-Waverly stoplight because the Industrial Area finally looks decent like it should.

Sincerely yours,

Gary Stingone

Fenimore Deli

Betty-Ann Sherer

From: Jason Daniels - Half Time <jason@halftimebeverage.com>
Sent: Thursday, July 05, 2018 1:30 PM
To: Betty-Ann Sherer
Subject: Re: 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:

My name is Jason Daniels, COO & Managing Partner of Half Time, located at 139 Hoyt Avenue in the Village of Mamaroneck.

I'm writing in support of the Murphy Brothers request for the Village Zoning Board of Appeals to approve their application for variances on the improvement of their property at 416 Waverly Avenue which, as I understand it, includes the additional construction to their existing self-storage building. The Murphy Brothers are great neighbors and run an amazing business central to the community. I know their reputation well as long-time builders, and I've had the opportunity to work with them on the Soundshore St. Patrick's Day Parade which they have sponsored for many years. They have also helped with consultation efforts on a brewery taking place within the Half Time building.

I believe in the Industrial Area and the vision as set by the Industrial Area Advisory Committee (The MAKER Zone) which is why Half Time has invested in our own building. As I see it, the Murphy Brothers new construction project can only have a positive impact on the industrial area and encourage other business investments in the neighborhood which has benefits for the entire Village of Mamaroneck. Half Time supports the Murphy Brothers planned improvements and asks the ZBA to allow the project to move ahead.

Regards,



Jason Daniels
Half Time | COO

p: 914-341-1666

w: www.halftimebeverage.com e: jason@halftimebeverage.com



WORDS CAN'T DO HALF TIME JUSTICE.
(BUT THAT HASN'T STOPPED PEOPLE FROM TRYING)

"NEVER BEFORE
HAD I SEEN
SO MANY VARIETIES
OF BEER
IN ONE PLACE"
—Wine Country, Westchester

**BEST OF
HUDSON VALLEY
2009, 2012,
2013, 2015**
—Hudson Valley Magazine

**RETAILER
OF THE
YEAR**
—Wine & Spirits

**TOP 3
BEER SHOP
IN THE WORLD**
—Wine & Spirits

"JAW-DROPPING SELECTION"
—Wine & Spirits

**100
RATING
(WORLD CLASS)**
—Wine & Spirits

**BEST BOTTLE SHOP
IN NEW YORK**
—Wine & Spirits

BEST OF WESTCHESTER
—Westchester Magazine

