

Letters of Support

15A-2018

East Coast North Properties

416 Waverly

Submitted from

July 9 to July 10, 2018

**Fenimore Deli  
616 Fenimore Rd.  
Mamaroneck, NY 10543**

Mr. 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 & the Board:

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

Mr. Stanley Quittmann  
8 Archer Road  
Harrison, NY 10528

To: 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

I am the owner of the property located at 432 Waverly Avenue in the Village of Mamaroneck. I am writing this letter in support of the Murphy Brothers project to add to their self-storage building and make other necessary improvements to their property on Waverly and Fenimore.

As far as I can see, their self-storage facility has not had any negative impacts on the local community, and that includes the flow of traffic on Waverly Avenue or parking issues that my tenants deal with. (That's a different issue that the Village must contend with.) In fact, the self-storage seems to have very little traffic particularly during the peak hours and they take care of their own parking, not on the street.

I can see how their proposed expansion of the storage facility is a benefit to the Waverly area. If they are willing to invest in their property, it will improve the value of all our adjacent properties. I know that the Murphy Brothers are asking for variances for their project, and I'm asking the Zoning Board of Appeals to grant them their variances and allow the project to move forward.

Sincerely



Stanley Quittmann

## Betty-Ann Sherer

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**From:** Allie Bastone <midntrun1@aol.com>  
**Sent:** Tuesday, July 10, 2018 6:56 PM  
**To:** Betty-Ann Sherer  
**Subject:** re support murphy bros

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

Dear Chairman Weprin and Village of Mamaroneck Zoning Board of Appeals

My name is **Alfonso Bastone**, co-owner of CAS Auto Body & Repair at 519 Waverly Avenue. I'm writing on behalf of the Murphy brothers, who are requesting that the VOM ZBA approve their application for variances to build an addition on their self-storage business and improve their property at 416 Waverly Avenue. We recently purchased our business in the industrial area, I like the idea that property owners are looking to invest in their own property improvements instead of selling and moving somewhere else. We plan to be a part of this business community for a long time, and we see their proposed plan as having a positive effect on the entire neighborhood. I see that they already built a nice building on their property and, self-storage is a very necessary service for a community like Mamaroneck. I'm sure that their new building can only have a positive impact and encourage other businesses to invest in the industrial area. The Murphy brothers have my support and I hope the Zoning Board will grant them their variances.

Sincerely,

**Alfonso Bastone**

**CAS Auto Body & Repairs**