

Mamaroneck Self-Storage Proposed Expansion

Proposed Mitigation of Construction Impacts on the Village and Neighboring Properties

Murphy Brothers Contracting (“MBC”), which is owned and operated by Chris and Sean Murphy, will be performing the construction of the proposed expansion. As a 39-year-old local construction firm that has developed an excellent reputation for building quality residential and non-residential buildings throughout the Westchester and Southern Fairfield regions, MBC understands the importance of being a “good neighbor” during the course of construction.

- On all MBC construction projects, it is our tradition to notify the neighboring building owners or residents prior to commencement of construction, making sure they know who we are, who is the project manager and how they can contact him or her in the event of a perceived inconvenience related to the project. We will notify our owners as well and keep them advised of any possible impacts on their properties.
- MBC also believes that a clean, organized jobsite is a safety-first jobsite, and we pride ourselves in maintaining an orderly and secure site at all time, especially after work hours. We will conduct the Mamaroneck Self-Storage expansion construction in the same manner.
- For each of MBC’s projects, whether residential or non-residential, we establish written project timelines indicating the various milestones within the project, enabling us to properly manage the work flow, making sure that materials and subcontractors on on-site and ready to go in advance of their need.
- Prior to construction, we will hold a pre-construction kick-off meeting, inviting the neighboring building owners and business owners to see how we intend to proceed along the established timeline. At various project intervals, we will keep interested neighbors updated on our progress.
- MBC will obey all Village regulations regarding construction, construction safety and noise as well as safety to pedestrians and drivers alike.
- MBC will follow and exceed NYS Building Code and Energy Codes as we did in the construction of the original facility where we exceeded the energy standards by 50+%.
- MBC abides by all OSHA safety standards during all construction projects and will continue to do so with respect to the proposed expansion.
- There will be no tractor trailer truck deliveries between the hours of 7:30am-9am and 4pm-6pm, Monday through Friday to facilitate traffic flow along Waverly & Fenimore
- MBC will hire an engineering consultant to prior to construction to verify exact parameters of all excavation and concrete work along the CSX tracks to preserve the current integrity of the tracks.
- MBC has contacted the CSX Regional Manager who has reviewed the proposed site plan and survey and he has stated that CSX is OK with the proposal. The letter from the CSX dated July 9, 2018 is attached.
- CSX will be notified prior to any construction activity to make sure CSX is aware of any construction activities.

- MBC will enter into access agreements and provide indemnity and hold harmless agreements to the Village and any neighboring property owners of adjacent properties that must be accessed during the course of construction.

Our immediate neighbors to the 416 Waverly Avenue site are no strangers to construction as they all lived through the approximately 10 months of construction of the existing Mamaroneck Self-Storage building. The good thing is, we've been neighbors with the surrounding building owners and business owners for 18 years. They know us, and we know them. There was only one incident during that construction, involving minor building materials that, one evening, blew onto the CSX train tracks adjacent to our building project. We were notified by CSX and paid the CSX rate to reschedule the delivery to Marval Industries. The CSX tracks are maintained by Spatz Properties and we understand and respect the responsibility that Spatz Properties and the Spatz family have in maintaining the CSX railroad right-of-way. East Coast North Properties will indemnify the Village of Mamaroneck and the Spatz Properties when performing construction near Railroad Way and within any Village right of way.



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Robb Fritz
Regional Manager – Site Design
Industrial Development

July 9th, 2018

RE: 560 Fenimore Rd. – Mamaroneck, NY

Mr. Murphy,

Per our conversation, you have plans to demo buildings near track that CSX provides service to. The closest obstruction as constructed today is 8'7". After the buildings are demolished and rebuilt, the closest clearance obstruction will actually be 2' further than what it is today (10'7"). CSX is OK with that proposal.

During construction, Murphy Brothers and its contractors must ensure that no impediments are placed in the required clearance envelope while CSX crews are operating on these tracks. Furthermore, contact must be made to the CSX Trainmaster prior to construction to ensure they make the crew(s) that work on this track aware of the planned construction activities.

Thank you,

Robb Fritz
Regional Manager – Site Design
CSX Industrial Development