



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
[cuddyfeder.com](http://cuddyfeder.com)

Anthony B. Gioffre III  
[agioffre@cuddyfeder.com](mailto:agioffre@cuddyfeder.com)

May 15, 2019

**BY HAND DELIVERY**

Chair Robin Kramer  
and Members of the Zoning Board of Appeals  
Village of Mamaroneck  
169 Mt. Pleasant Avenue  
Mamaroneck, NY 10543

Re: East Coast North Properties, LLC  
Application for Area Variances  
Premises: 416 Waverly Avenue, Mamaroneck, New York

Dear Chair Kramer and Members of the Zoning Board of Appeals:

On behalf of East Coast North Properties, LLC (the "Applicant"), we respectfully submit this letter and the enclosed materials in furtherance of the application for area variances for expansion of the existing self-storage facility located at the above captioned Premises (the "Project" or "Proposed Action").

As part of the Zoning Board of Appeals' ("ZBA") consideration of the environmental impacts of the Proposed Action, the Board inquired about the existing environmental conditions on the Premises. In response to this inquiry and comments from members of the Harbor Coastal Zone Management Commission ("HCZMC"), the Applicant conducted soil sampling on April 30<sup>th</sup> within the area of the proposed foundation footprint to assess soil and fill quality beneath the site. Enclosed please find the soil sampling results prepared by Phoenix Environmental Laboratories, Inc., dated May 9, 2019, and a summary of the results prepared HydroEnvironmental Solutions, Inc., dated May 14, 2019.

As detailed in the attached summary prepared by HydroEnvironmental Solutions, the samples were tested for numerous parameters, including total petroleum hydrocarbons, polychlorinated biphenyls ("PCBs"), metals and polycyclic aromatic hydrocarbons. The laboratory analytical results indicate that no samples exceeded the New York State Department of Environmental Conservation ("NYS DEC") Commercial Use Standards applicable to this industrial property. Therefore, it is respectfully submitted that the Proposed Action will have no significant environmental impacts to the soil and fill quality within the top 6 feet of soil and any excavated material can be disposed of as non-hazardous waste at an approved NYS DEC processing facility.

We look forward to appearing before the ZBA on June 6<sup>th</sup> for continued consideration of the environmental impacts of the project. Thank you for your courtesy in this regard.



May 15, 2019  
Page -2-

Very truly yours,

A handwritten signature in blue ink, appearing to read "A. B. Gioffre III", is written over the "Very truly yours," text.

Anthony B. Gioffre III

cc: Harbor Coastal Zone Management Commission  
Dan Gray, Village Building Inspector  
Greg Cutler, AICP, Village Planner  
Edward Smith, Esq., Zoning Board of Appeals Attorney  
HydroEnvironmental Solutions, Inc.  
Hudson Engineering & Consulting, P.C.  
KTM Architect  
Provident Design Engineering, PLLC  
Client