

Support Letters | Community Members

Norman S. Rosenblum
2009 – 2017 Mayor, Village of Mamaroneck
2000 – 2002 Trustee Village of Mamaroneck
Letter Sent July 9, 2018

Paul Noto, Esq.
Former Village Mayor, Attorney / Mamaroneck Village Resident
Letter Sent July 03, 2018

Cary Sleeper
Lic. NYS Assoc. Broker, Julia B. Fee Sotheby's International Realty / Mamaroneck Village Resident
Letter Sent July 06, 2018

Sandra Lubliner
Lic. NYS Assoc. RE Broker, Julia B. Fee Sotheby's International Realty / Mamaroneck Village Resident
Letter Sent June 21, 2018

Mary Stetson
Real Estate Broker, Stetson Realty / Mamaroneck Village Resident
Letter Sent June 12, 2018

Sanjiv Jaswal
Former MSS client / Mamaroneck Village Resident

Kate Bialo
Executive Director | Furniture Sharehouse | Larchmont Village Resident
Letter Sent June 30, 2018

Susan Fuller
(former) President, Mamaroneck Chamber of Commerce | Harrison Resident
Letter Sent June 25, 2018

Jenny Maroney
Secretary, Board of Directors, Sound Shore St. Patrick’s Day Parade Committee | Harrison Resident
Letter Sent June 25, 2018

Ed Steins
CEO, GES (Community Solar) Developers, LLC
Letter Sent July 01, 2018

Albert A. Annunziata
Executive Director, The Building & Realty Institute of Westchester
Letter Sent June 22,2018

John Ravitz
Executive Vice President / COO, Business Council of Westchester
Letter Sent June 21, 2018

Peter Ferarro Sr.
CEO, New York State Self Storage Association

Betty-Ann Sherer

From: NORMAN ROSENBLUM <nsrosenblum@gmail.com>
Sent: Monday, July 09, 2018 1:26 PM
To: Betty-Ann Sherer; Barry A. Weprin
Subject: Murphy Bros. proposed storage expansion

Norman S. Rosenblum

125 CARROLL AVENUE, MAMARONECK, NEW YORK 10543

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

Attn: ***Village of Mamaroneck:***
Zoning Board of Appeals
Planning Board
Coastal Zone Management Commission
Board of Architectural Review

C/O : Bsherer@vomny.org (Please forward to each noted Land Use Board)

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

Dear Members,

I am submitting this communication in strong support for ***Murphy Brothers proposed application*** for expansion of the existing Mamaroneck ***Self-Storage facility***.

It is my opinion this is a win/win proposal for both the Village of Mamaroneck and Murphy Brothers based upon the following factors:

- 1.) The location is in the proposed Maker Zone zoning that encourages this type of development.***
- a.) No impact on services and schools as is applicable to the recent Board of Trustees moratorium limiting residential development.*
- b.) Increases the storage availability for both existing residential and business that lessens the need for potential requested expansion of both.*
- c.) Increased real estate tax on the site.*

d.) *The Village of Mamaroneck Flood Mitigation project is moving forward in Congress where it has been reported out of committee and is now in full consideration funding which joins the positive development of this area.*

2.) *Yours Boards also have the advantage of Murphy Bros. previous application for the existing storage facility and positive completion and successful adherence to that process.*

a.) *I also note that Murphy Bros. have been lifelong residents and very successful builders who have clearly demonstrated their dedication to the Village's development of social and economic programs.*

3.) *This proposal is a prime example for positive economic and esthetic improvement for the Village of Mamaroneck. Any municipality that does not seek to continue positive development and economic increase in its' tax base is doomed to suffer in both the near and future success and its' viability. The reality is how does the municipality development without a negative impact on the character of that very municipality. I believe the Murphy Bros. proposal is such a vehicle that offers the "Friendly Village" such positive development.*

Thank you for your consideration;

Respectfully,

Norman S. Rosenblum

2009 – 2017 Mayor, Village of Mamaroneck

2000 – 2002 Trustee Village of Mamaroneck

July 09, 2018



Virus-free. www.avast.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



Julia B
Fee

Sotheby's
INTERNATIONAL REALTY

1946 Palmer Avenue
Larchmont, NY 10538
P: 914.834.0270
F: 914.834.1877
JuliaBFeeSothebysRealty.com

July 6, 2018

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

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

Dear Mr. Weprin,

This is a note in support of the Murphy Brother's request for a variance at 416 Waverly. I have had the pleasure of working with them as a Realtor since 1996. I have also experienced the wonderful things they do to support the community. They are a local treasure and are always looking for ways to improve the community and serve the people of Mamaroneck.

There is a tremendous need for improved storage solutions. Sellers are buying down and need easy access to storage for the things that will not fit into a smaller apartment or house. I have noticed a need weekly or monthly access to their storage unit. My clients see their storage unit as an extension of the place they live in. Travelling up county or out of town for access is not what they need or want.

Regards,

Cary Sleeper
Lic. NYS Assoc Broker

Betty-Ann Sherer

From: Sandra Lubliner <Sandra.Lubliner@juliabfee.com>
Sent: Thursday, June 21, 2018 3:28 PM
To: Betty-Ann Sherer
Subject: East Coast North Properties 416 Waverly Ave - Application for Variances

Follow Up Flag: Follow up
Flag Status: Flagged

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

Re: East Coats North Properties, LLC
416 Waverly Avenue
Application for Variances

Dear Chairman Weprin,

I am writing to let you know that I fully support the application for a variance for expansion of the Mamaroneck Self Storage facility. As a local real estate agent, I have found the Mamaroneck Self Storage facility to be a great asset for my clients. Whether they are moving into the area or downsizing from a larger home, they all have been pleased with the condition and convenience of the storage facility on Waverly Ave. When I drive new clients through the Village I now include the industrial area on my tour.

Chris and Sean Murphy are passionate about making Mamaroneck a better place to work and live. Their commitment to the Village is apparent in everything they do. I have know them both for many years, since before they started their contracting business.

Best regards,

Sandra Lubliner
Licensed Associate Real Estate Broker
Julia B. Fee Sotheby's International Realty
1946 Palmer Ave.
Larchmont, NY 10538
o- 914.834.0270
m- 914-837-8195
www.juliabfee.com

Notice: William Pitt and Julia B. Fee Sotheby's International Realty does not make requests for personal financial data nor attempt to obtain confidential information through email. If you receive an email that appears to be from our company asking you to transfer funds or reveal confidential information, email fraud may be

STETSON

June 12, 2018

The Murphy Brothers have worked with our organization in the past to provide our clients with the utmost professionalism and quality care and service. Because of this very positive experience, our organization is pleased to support Murphy Brothers Contracting's request to the Village of Mamaroneck.

Mamaroneck has a thriving village, and there is considerable demand for residential development here. I feel Sean and Chris Murphy hold the important quality of always being informed on pertinent information on Village mandates and requirements. They are resourceful and highly reliable and efficient when completing projects.

When recommending their services, I always feel completely confident that my clients will be in good hands,

Mary Stetson



Founder, RE Broker

July 13, 2018

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

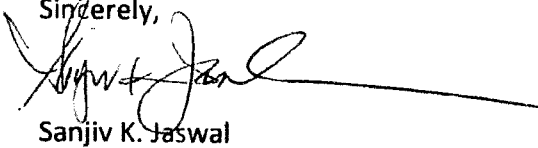
Dear Chairman Weprin, and Village of Mamaroneck Zoning Board of Appeals:

My name is Sanjiv Jaswal, and I was a client at Mamaroneck Self Storage for 5 months, from February 2018 through June 2018. I am writing this note in support for the expansion plans of Mamaroneck Self Storage, and other improvements to the surrounding property. I understand that the owners' Sean & Chris Murphy, have submitted an application for variances for that expansion.

Mamaroneck Self Storage provided my family with a valuable and convenient service in our recent move from Larchmont to Mamaroneck.

I ask you to please consider their request and grant them the requested variances.

Sincerely,

A handwritten signature in black ink, appearing to read "Sanjiv K. Jaswal", with a long horizontal line extending to the right.

Sanjiv K. Jaswal

507 Munro Avenue, Mamaroneck, NY 10543



June 30, 2018

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

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

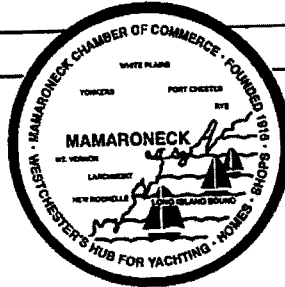
MAMARONECK CHAMBER OF COMMERCE, INC.

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

MEMBER OF THE UNITED STATES CHAMBER OF COMMERCE

APPEAL LETTER
Sound Shore St. Patrick's Day Parade Committee
426 Waverly Ave.
Box 17
Mamaroneck, NY 10543

June 25th, 2018

Chairman Barry Weprin
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

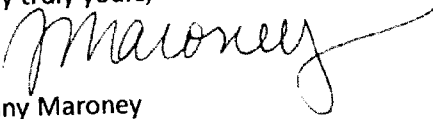
Dear Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals:

I am writing on behalf of the Sound Shore St. Patrick's Day Parade Committee to express our support for the expansion of the Mamaroneck Self-Storage facility. I am the acting Secretary on the Board of Directors of the Sound Shore Parade Committee and would like to stress that without the continued support of, and partnership with, the Murphy Brothers, the annual parade and associated scholarship fund would not be nearly as successful as it has been to date.

Having been a member of the committee for the past 3 years, I have witnessed the true sense of community from Chris, Sean and the Murphy Brothers Team. Chris and Sean's enthusiastic participation directly benefit the community in the form of the lively crowds of people that join in the celebration of Irish culture every March. One of our main objectives is to make the parade a successful, family-oriented event for the Village of Mamaroneck and surrounding Sound Shore Communities. No one does a better job of ensuring this is accomplished than The Murphy Brothers Team. Additionally, as referenced above, the scholarship fund, a beneficiary of funds raised from the annual parade activities, has directly provided scholarship aid in the amount of over \$25,000 to 13 students in the Sound Shore Community. Chris and Sean are key drivers of success, and they are focused throughout the year on continued support of the parade & scholarship fund.

We, The Sound Shore St. Patrick's Day Parade Committee, hereby request that The Village of Mamaroneck Zoning Board of Appeals grant the application for variances to allow the expansion project to move forward so that the Murphy Brothers can proceed with the requested improvements. They are truly exemplary members of the community.

Very truly yours,

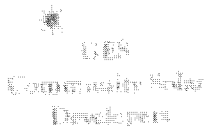


Jenny Maroney

Betty-Ann Sherer

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

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.

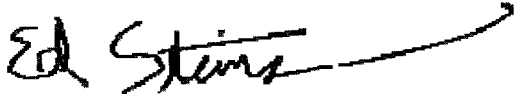
I have known Sean Murphy and the Murphy Brothers business for three years now as we have both served the community in the green building industry. The Murphy Brothers business has received many community and industry awards for their sustainable/green construction throughout the Westchester County and 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, appearing to read "Ed Steins", with a long, sweeping horizontal line extending to the right.

G. Edward Steins

Managing Member/CEO

GES (Community Solar) Developers, LLC

Phone 914-924-0051.

Email: Ed.Steins@GESDevelopers.com

Betty-Ann Sherer

From: Albert A. Annunziata <aaabri@msn.com>
Sent: Friday, June 22, 2018 1:41 PM
To: Betty-Ann Sherer
Subject: Email in Support of Murphy Brothers' Application for Variances, Re: East Coast North Properties, LLC (416 Waverly Ave.)

Importance: High

Mr. Barry Weprin
Chairman,
Village of Mamaroneck Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, NY 10543
June 22, 2018

Re: East Coast North Properties, LLC (416 Waverly Ave.)

To the Chairman and the Zoning Board of Appeals:

It is my distinct pleasure to write you in support of the application for variances for Murphy Brothers' project involving the expansion of its Self-Storage Facility in the village.

As Executive Director of The Building & Realty Institute (BRI) of Westchester, we are proud of Murphy Brothers Contracting as not only a valued and award-winning member but as an acknowledged and respected leader in the construction industry as well.

The BRI is the oldest building and development trade association serving the Westchester area. Founded in 1946, we have counted among our members those persons who have had a lasting, positive impact on the planned and orderly development of the county: people like David Bogdanoff and Martin Ginsburg, pioneers of affordable housing and Lowell Shulman, Joel Halpern and Marty Berger, who helped shape the county's commercial business corridors into economic powerhouses.

Now, in that grand tradition, in these first two decades of this 21st Century, we are proud to have Sean and Chris Murphy of Murphy Brothers among our most active and valued members. They do not flinch from the challenges of building and are willing to invest in their future growth and prosperity and that of Westchester County and, in this case, the Village of Mamaroneck. I do hope that you will look in favor of granting the variances they need in order for them to go forward with their expansion plans.

Respectfully submitted,

Albert A. Annunziata

Albert A. Annunziata
Executive Director

The Building & Realty Institute of Westchester
80 Business Park Drive, Suite 309
Armonk, NY 10504
www.buildersinstitute.org
phone: 914- 273-0730



RECEIVED

JUN 27 2018

BUILDING DEPT.

800 Westchester Avenue
Suite S-310
Rye Brook, NY 10573
p: 914.948.2110
f: 914.948.0122

June 21, 2018

Mr. Barry Weprin
Chair
Village of Mamaroneck Zoning Board of Appeals
123 Mamaroneck Avenue
Mamaroneck, NY 10543

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

Dear Mr. Weprin:

As the Executive Vice President/COO of The Business Council of Westchester (BCW), the county's largest business membership organization, I am writing to state that we support the application for variances that have been filed with your board to expand the Mamaroneck Self-Storage Facility located at 146 Waverly Avenue.

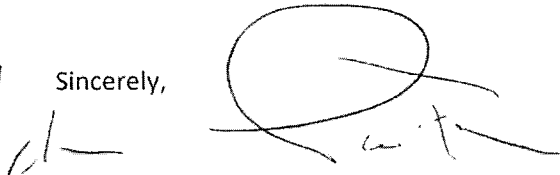
The Owners of the above-mentioned facility, Murphy Brothers Contracting have been long time members of the BCW. I have seen first hand the important role that this family-owned company has played in not only running a business that creates jobs but also being committed to helping their community in numerous ways. In 2013, Murphy Brothers Contracting were inducted into the BCW's Westchester Business Hall of Fame, by receiving the "Small Business Success Award".

A few years ago, Murphy Brother Contracting, built the Mamaroneck Self-Storage Facility. They did a fantastic job in not only crating a new and needed business for their community but continued their tradition of respecting their neighbors by addressing any quality of life issue that was brought to their attention during the construction period. It is also important to note that Murphy Brother Contracting have been leaders in enhancing environmental sustainability issues in every project they take on.

I hope the Zoning Board of Appeals will review the history of this sold family-owned business and grant the applications for variances that have been submitted, which would allow Murphy Brothers Contracting to continue its proud tradition of building sound environmental friendly projects.

If you need any more information from me please contact me at 914-948-2110, ext. 311.

Sincerely,

A handwritten signature in black ink, appearing to read "John Ravitz", written over a large, loopy circular flourish.

John Ravitz
Executive Vice President/COO

Michael Murphy

From: Peter Ferraro <peterferraroceo@nyselfstorage.org>
Sent: Thursday, July 12, 2018 1:02 PM
To: bsherer@vomny.org
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 Avenue, Mamaroneck, NY 10543
Re: East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

Dear Mr. Chairman & Village of Mamaroneck Zoning Board of Appeals,
My name is Peter Ferraro and I am the CEO of the New York State Self-Storage Association. Our membership is over 200 members representing over 400 self-storage facilities across New York State. I myself am also a self-storage owner/operator, serving the greater Westchester-Hudson Valley community for many years. Because of my vast experience in the industry, the Murphy Brothers came to me several years ago seeking my guidance when they were starting their own self storage operation in Mamaroneck. Apparently they heeded some of that advice since, as I understand it, they are successful in their initial venture and are looking to add more space to their current building. Which is a very good idea! Compared to other self-storage facilities, their building was rather small, and I knew it would fill up quickly. (Most successful self-storage operations are 150,000sf and larger)

When considering the business of “Self-Storage” in any community, here are a few important concepts to bear in mind:

- Self-Storage in a locale is an important part of helping people manage their lives
- Self-Storage contributes the most to the tax base while requiring the least in public services; schools, traffic, on-street parking, water, garbage, fire & police
- Self-Storage is a needed service in a vibrant community much like a dry cleaners, pharmacy, restaurant, etc.
- Self-Storage softens the burden while people are in life’s many transitions
- Children moving back with their parents, or parents taking care of their parents, need a temporary place to store excess items
- Without a local storage solution, Village residents must drive many miles (very inconvenient) to another locale to store their items
- Self-Storage is the perfect neighbor, it does not have seasonal highs and lows, steady low impact, quiet & clean

As someone who knows so well the benefits of the self-storage business as well as the benefits to a local community, I implore the Zoning Board of Appeals to grant the Murphy brothers’ application for variances so they can better serve the Village of Mamaroneck community with a bigger and better self-storage facility for many years to come, just like they have with their construction business.

Sincerely Yours,
Peter Ferraro Sr.
CEO New York Self Storage Association
Offices in Albany, Manhattan and Westchester
(914) 741-5148



Peter A. Ferraro Sr.
Vice Chairman CEO
New York Self Storage Association
Offices: Westchester - Manhattan - Albany
Phone: (914) 741-5148
Email: peterferraroceo@nyselfstorage.org