

Support Letters | Industrial Area Business & Property Owners

Joe Carducci

Owner, Joseph Carducci, Inc.

Business located at 505 Concord Avenue, Mamaroneck, NY

Letter Sent on June 29, 2018

Alan Stern

Managing Member of Jastar Realty, LLC

Business located at 428 Waverly Avenue, Mamaroneck, NY

Letter Sent on July 10, 2018

Jim Jackson

Owner, James Jackson Realty

Business located at 430 Center Avenue, Mamaroneck, NY

Letter Sent on July 03, 2018

Stanley Quittmann

Property Owner, 432 Waverly Avenue, Mamaroneck, NY

Letter sent on July 10th, 2018

TJ Milo

Vice President, 306 Fayette Avenue Realty

566 Westchester Avenue Rye Brook, NY 10573

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

Letter Sent June 25, 2018

Anthony Paniccia

President, Vincent Garage, Inc.

Business located at 636 Fenimore Road, Mamaroneck, NY

Letter Sent July 02, 2018

Gary Stingone

Owner, Fenimore Deli

Business located at 616 Fenimore Road, Mamaroneck, NY

Letter Sent July 03, 2018

Jason Daniels

COO & Managing Partner, Half Time

Business located at 139 Hoyt Avenue, Mamaroneck, NY

Letter Sent July 05, 2018

John Shiboski

Owner, Nu-Way Service Co.

Business located at 620 Fayette Avenue, Mamaroneck, NY

Letter Sent June 29, 2018

Rob Ciraco
Owner Operator, Euro-Tech Auto Body Inc
Business located at 705 Fenimore Road, Mamaroneck, NY
Letter Sent July 05, 2018

William Luceno
Owner, Majestic Kitchens and Bath
Business located at 700 Fenimore, Mamaroneck, NY
Letter Sent June 29, 2018

Carla Obalde
Operations Manager, Service Station Dealers and Automotive Services of Greater New York
Business located at 421 Waverly Avenue, Mamaroneck, NY
Letter Sent June 29, 2018

Valerio M Sagliocco
Owner, La Fondita (and owner, Morano Landscape Garden Design Ltd)
Business located at 406 Center Avenue, Mamaroneck, NY
Letter Sent June 27, 2018

James Bilotta, Jr.
Principal, Bilotta Kitchens
Business located at 564 Mamaroneck Avenue, Mamaroneck, NY
Letter Sent June 25, 2018

John Brancato
Owner, Nutech Machine Shop, Inc.
Business is located at 606 Fenimore Road, Mamaroneck, NY
Letter Sent June 22, 2018

Joan Meehan
Owner, Chatsworth Antiques & Consignments
Business is located at 510 Ogden Avenue, Mamaroneck, NY
Letter Sent June 27, 2018

James Lanza, Sr.
Owner, Lanza's Electrical Contracting Corporation
Business located at 332 Northrup Avenue, Mamaroneck, NY
Letter Sent June 28, 2018

Alfonso Bastone
Co-owner of CAS Auto Body & Repair
Business located at 519 Waverly Avenue
Letter Sent July 10, 2018

EXCAVATING

JOSEPH CARDUCCI
505 CONCORD AVE.
P.O. BOX 372
MAMARONECK, NY 10543
TEL: 914-698-2460
FAX: 914-698-4056

EQUIPMENT

RECEIVED

JUL 5 2018

BUILDING DEPT.

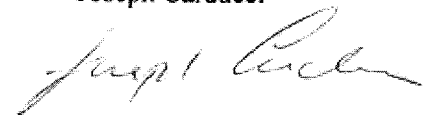
Date: 6-29-18

To: Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Avenue, Mamaroneck, NY 10543

My name is Joe Carducci, owner of Joseph Carducci Inc. located at 505 Concord Avenue in the Village. I'm writing this letter of support for the Murphy brothers' application for variances to improve their property at 416 Waverly Avenue. I understand that they are planning to remove the older buildings on the property and build an addition on their self storage which is a great idea. Those buildings were built many years ago to be used as a lumber yard. They have long outlived their original purpose. I don't see an expansion to the storage facility having a negative effect on the neighborhood. It doesn't add to the traffic problems or the parking problems in the area. And I think they've proven that people in the area need self storage. The Murphy brothers have my support for the project. I hope the Zoning Board will grant them their variances they are requesting.

Sincerely Yours,

Joseph Carducci



Michael Murphy

From: Alan Stern <npc@westnet.com>
Sent: Monday, July 9, 2018 11:35 PM
To: bsherer@vomny.org
Subject: RE: East Coast North Properties, LLC 416 Waverly Ave.

To: Chairman Barry Weprin and the Village Board of Appeals

My name is Alan Stern and I am the Managing Member of Jastar Realty, LLC located at 428 Waverly Ave.. I am also a tenant at 428 Waverly Ave. operating as President of National Photocolor Corp., a small manufacturing facility. We purchased this location in 1992 after renting a facility off of Mamaroneck Ave. since 1977. I was, and am still very happy to be a building owner, tenant and consumer in our village.

I am sorry that I cannot be at the July 12 meeting of your board to speak about the above proposed project. I am out of town on a family vacation this week. In the past I had been an active participant at most every meeting involving the current storage facility from proposal to final acceptance. I was a very active voice against the location of that storage facility whose plans were accepted and built. My main objection was that the building was to be located immediately on the border of our property. I lost that battle. However, since the completion of the building to the present day I have come to accept the facility and even used it for personal storage for a number of months.

During that period of use I must say that there were far fewer cars than I expected going in and out of the facility. In passing the location every day, sometimes two and three times per day, I still see very few cars or trucks at the facility. It is my understanding that it is operating at a good capacity and still, fewer vehicular traffic than I expected has been seen. A good thing considering future plans for the "Maker Zone" and the possibility of more cars traveling on Waverly Ave.

The new proposal now under your consideration is similar to the original proposed design presented to the Village Planning Board in that it is located toward the rear of the property along Railroad Way. I was in favor of that proposal way back then as it retained the wide open feel of Waverly Ave. and it seemed to be the logical design for the property. I am again in favor of that location for other reasons that were brought up more than once during the Industrial Area Committee

(IAC) meetings considering a Maker Zone. During these meetings we discussed the safety aspect for trucks turning into and exiting Waverly Ave. from Fenimore Road. The proposed location of the new storage facility is well away from the intersection leaving more visibility for vehicles large and small and leaving room for a possible redesign of the intersection and buildings in the immediate area if that is deemed necessary. A second, and no less important reason, is that I do not expect to see a large increased in traffic if the facility is built.

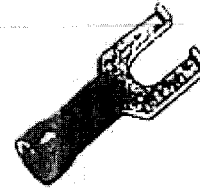
This would be a big plus for our area that is in dire need of parking spaces for employees and/or visitors to the area. Perhaps we can see a possible small increase in public or pay for private spaces in that immediate area. Note that this is an area that lost many parking spaces after the first facility was completed. A third reason is that this proposal in this particular location presents plans to demolish much older, unsightly wood frame buildings and storage areas improving the total look of the property and our area.

I reviewed the plans for the application you are now considering and I have no objections at this time to the expansion, location and the size of the proposed building. I ask the board to grant the variances requested as this project improves our general area while addressing issues for the future proposed Maker Zone.

I thank you for your time and consideration of this project. This has been an interesting turnaround for me as we look toward the exciting longer term future of our Industrial Zone.

Alan Stern

e mail: npc@westnet.com. Tel: 698-8111.



J.A. JACKSON CORPORATION

WIRE TERMINALS, WIRE & RELATED DEVICES

430 Center Avenue
Mamaroneck, N.Y. 10543
Phone 914-698-4150
1-800-892-2611
Fax 914-698-8615

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

7/3/2018

RECEIVED

JUL 5 2018

BUILDING DEPT.

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

My name is Jim Jackson, owner of James Jackson Realty at 430 Center Avenue. I'm writing on behalf of Chris and Sean Murphy, who are requesting that the Village Zoning Board of Appeals approve their application for variances to improve their property on Waverly and Fenimore. I have known the Murphy Brothers for many years since they were kids, and appreciate the fact that they decided to establish their construction company just a few blocks from where they grew up on Revere Road. And it seems that their self-storage business is doing rather well, since they want to add on to it. Apparently people in the area need more storage space! In my opinion, their proposed expansion of the storage facility will not have any negative impacts on the Industrial Area. In addition, the project will greatly benefit the community by removing the older buildings, cleaning up and improving the property in general. I support the Murphy Brothers project and hope the Zoning Board will grant them their variances they are requesting.

Sincerely Yours,

JAMES A. JACKSON

Mr. Stanley Quittmann
8 Archer Road
Harrison, NY 10528

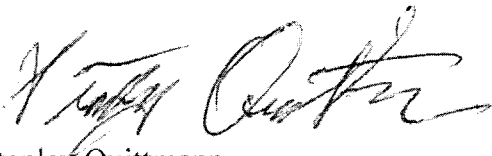
To: Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Avenue, Mamaroneck, NY 10543
Re: East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

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

A handwritten signature in black ink, appearing to read 'Stanley Quittmann', written in a cursive style.

Stanley Quittmann



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

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

Sent from Mail for Windows 10

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 MayConcern:

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

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

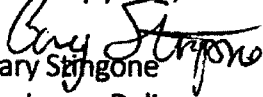
Re: East Coast North Properties, LLC – 416 Waverly Avenue – Application for Variances

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 Stingo
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





Air Conditioning & Heating

Sales, Service & Installation

June 29, 2018

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

Dear Mr. Weprin,

My name is John Shiboski, owner of Nu-Way Air Conditioning & Heating at 620 Fayette Avenue. I'm writing on behalf of the Murphy Brothers, who are requesting that the Village Zoning Board of Appeals approve their application for variances to improve their property at 416 Waverly Avenue.

Like the Murphy Brothers, my company and properties have been in the industrial area of Mamaroneck for 20 years. I have a keen interest in the MAKER Zone concept that the Industrial Area Advisory Committee has been developing. I appreciate that the Murphy Brothers have chosen to invest in improvements to their own property. This can only have a positive impact and encourage other businesses to invest in the Industrial Area, and the MAKER Zone concept.

The Murphy Brothers project has my support and I hope the Zoning Board will grant them their variances so that they can proceed with their construction plans.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Shiboski".

Nu-Way Heating and Air Conditioning
(914) 777-5030

620 Fayette Avenue, Mamaroneck, New York 10543 (914) 777-5030 CT (203) 629-5200

Euro-Tech Auto Body Inc.

705 Fenimore Road

Mamaroneck, NY 10543

(914) 381-6400

eurotechautobody@hotmail.com

7/5/2018

To whom it may concern,

Hello, my name is Rob Ciraco owner of Euro-Tech Auto Body located at 705 Fenimore Road Mamaroneck NY. I am writing on behalf of the Murphy Brothers request for a variance on property 416 Waverly Ave. Mamaroneck NY. We have known the Murphy brothers for over 30 years and they have ran a top-notch business in our area. We are supporting them as business neighbors on improving their property for the better. Their self-storage building is a positive facet in this community. We do not see adding a second self-storage facility impacting the area in a negative manner with traffic and or parking. So all that said please consider their request and grant them their variance.

Sincerely,

Rob Ciraco

Owner Operator

Euro-Tech Auto Body Inc

Betty-Ann Sherer

From: William Luceno <wluceno@majestickitchens.com>
Sent: Friday, June 29, 2018 11:49 AM
To: Betty-Ann Sherer
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 Ave.
Mamaroneck, NY 10543

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

I am William Luceno, owner of Majestic Kitchens and Bath at 700 Fenimore, Mamaroneck, NY. I am writing this letter in support of the application for variances for the Murphy Brothers' project of the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue, Mamaroneck, NY.

My business is located 2 blocks from the Mamaroneck Self Storage facility, and the operations of the current self-storage facility have not had any adverse effects on the local community. To the contrary, the addition of the self-storage facility has benefitted the community.

In my opinion, the proposed expansion of the storage facility will not have any negative impacts on the community. The proposed project will be a great asset to the neighborhood by removing many of the more impactful uses on the Murphy Brothers' property also cleaning up and improving the property in general.

I have known and worked with Murphy Brothers for over 20 years and feel that they are an important member of the business community who deserves the Village's support. I am asking the Zoning Board of Appeals to grant the application for variances to allow the project to move forward so that the Murphy Brothers can go forward with their requested improvements.

Thank you,

WILLIAM LUCENO

Majestic Kitchens & Bath
914-579-8287 Direct
www.majestickitchens.com





MAJESTIC

KITCHENS AND BATH

RECEIVED

JUL 2 2018

BUILDING DEPT.

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.

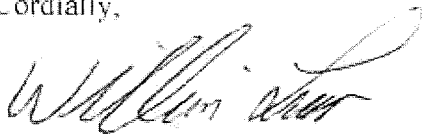
I am William Luceno, owner of Majestic Kitchens and Bath at 700 Fenimore, Mamaroneck, NY. I am writing this letter in support of the application for variances for the Murphy Brothers' project of the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue, Mamaroneck, NY.

My business is located 2 blocks from the Mamaroneck Self Storage facility, and the operations of the current self-storage facility have not had any adverse effects on the local community. To the contrary, the addition of the self-storage facility has benefitted the community.

In my opinion, the proposed expansion of the storage facility will not have any negative impacts on the community. The proposed project will be a great asset to the neighborhood by removing many of the more impactful uses on the Murphy Brothers' property also cleaning up and improving the property in general.

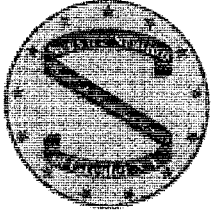
I have known and worked with Murphy Brothers for over 20 years and feel that they are an important member of the business community who deserves the Village's support. I am asking the Zoning Board of Appeals to grant the application for variances to allow the project to move forward so that the Murphy Brothers can go forward with their requested improvements.

Cordially,



William Luceno
Majestic Kitchens & Bath
700 Fenimore Road
Mamaroneck, NY 10543
914 381 1302

SERVICE STATION DEALERS AND AUTOMOTIVE SERVICES OF GREATER NY, INC.
AFFILIATED WITH: SSDA/NCPR-AT



June 29, 2018

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

OFFICERS

PETER S. KISCHAK
PRESIDENT

ANTHONY GALIMBERTI
V.P. ROCKLAND /
ORANGE

JOHN T. BARRETT
V.P. STATEN ISLAND

ROBERT O'KEEFE
TREASURER
V.P. WESTCHESTER

MICHAEL INNELLA
SECRETARY

DIRECTORS

MANHATTAN
SIMMONS VALERIS

ROCKLAND / ORANGE
ROBERT COHOLAN
ANTHONY GALIMBERTI
CHUCK NIETSCH
LOUIS LANICCI

STATEN ISLAND
JOHN T. BARRETT

WESTCHESTER
HAROLD HERR
MICHAEL INNELLA
PETER KISCHAK
LARRY MILTON
ROBERT O'KEEFE

TRUSTEES
PETER KISCHAK
LOUIS LANICCI
ROBERT O'KEEFE

OPERATIONS MANAGER
CARLA OBALDE

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

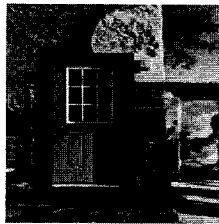
Dear Chairman Weprin and The Village of Mamaroneck Zoning Board of Appeals,

My name is Carla Obalde, I am the Operations Manager for Service Station Dealers & Automotive Services of Greater New York, located across the street from Mamaroneck Self Storage at 421 Waverly Avenue. We understand that the owners of Mamaroneck Self Storage, the Murphy Brothers, are requesting that the Zoning Board of Appeals approve their application for variances on the improvement of their property at 416 Waverly Avenue which will also include doubling the size of their self-storage building. The current building that they built a couple of years ago and the other improvements that they made to their property were really a step in the right direction for the industrial area and we are certainly supportive of their plan to improve the rest of their property. Their new construction plan should encourage other businesses to invest in the neighborhood. We support their plans and ask the Zoning Board approve their application.

Sincerely,

Carla Obalde
Operations Manager

421 Waverly Avenue, Mamaroneck, NY 10543
T: 914-698-5188 F: 914-698-4787
www.ssdgny.org



café
LA FONDITA

RECEIVED 7/2/18

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

June 27, 2018

RE: East Coast North Properties, LLC 416 Waverly Avenue //Murphy Brothers
Applications for Variances

Dear Chairman and Board Members:

I am the owner of Café La Fondita, a new business in the Village of Mamaroneck one block over from where East Coast North Properties, LLC currently have Mamaroneck Self Storage facility and have proposed for its expansion. I write this letter to affirm my full support. I can say in full consciousness that the storage facility during its construction phase to its operating stage has not cause any negative impact on any aspect of our community. To the contrary, I firmly believe that the Mamaroneck Self Storage has been an asset to the area as it is esthetically appealing, it has not caused a traffic burden as it provides ample private parking for its tenants. I would also like to take this time to suggest what a great convenience the self storage facility brings to our community and the absolute need for its expansion. Mamaroneck Village is no longer a village of single or two family homes, within the last few years our community has been dotted with new build condominiums and more to come. For these people in particular with limited storage space, how accommodating for them to have access to additional storage in a clean, safe and controlled environment.

I mentioned earlier that I am the owner of Café La Fondita, a neighbor of Mamaroneck Self Storage. I am also an owner of Morano Landscape Garden Design Ltd. and have had the occasion to work with Murphy Brothers on mutual customer projects. Their high standards, professionalism and detail to quality is a clear indication to me that anything they might propose would only be an improvement to the area.

Murphy Brothers, 30 years as my own company 66 years have our roots planted in Mamaroneck Village. With that being said, Murphy Brothers are a very important part of the business community. Without question or reservation they have my complete support and feel that it would be an injustice if they did not receive the full support of our community and the Zoning Board of Appeals.

Thank You for your consideration on this matter.
I am available if you have questions and can be reached at 914-698-4065.

Regards,

Valerio M Sagliocco

406 Center Avenue Mamaroneck, NY 10543 www.cafelafondita.com

Betty-Ann Sherer

From: James Bilotta, Jr. <JimB@bilotta.com>
Sent: Monday, June 25, 2018 12:40 PM
To: Betty-Ann Sherer
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 Ave.
Mamaroneck, NY 10543

Mr Werpin

I am the co-owner of Bilotta Kitchens located at 564 Mamaroneck Avenue, writing in support of the application for variances for Chris and Sean Murphy's project for the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue. Bilotta Kitchens is a family-owned like Murphy Brothers Contracting. We have been friends and done business together for over 40 years. All those years, they and we have been headquartered in Mamaroneck. We share a similar interest in seeing our Village grow & prosper for years to come.

Their 2nd business, Mamaroneck Self Storage has been a tremendous success for them, and as far as I can see, has not had any negative impacts on the community. On the contrary, the facility has been a benefit to the community providing a much-needed service to the public. We hope that the Zoning Board of Appeals will grant their application for variances to allow the project to move forward so that the Murphy Brothers can go forward with their plans to increase their current facility and vastly improve the neighborhood in the Industrial Area.

Sincerely,

Jim Bilotta

Bilotta Kitchens

James Bilotta, Jr.
Principal

Mamaroneck, NY | A&D Building, NYC | Mount Kisco, NY
T 212.486.6338 | C 914.469.3996
www.bilotta.com

BILOTTA
KITCHEN & HOME

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Betty-Ann Sherer

From: Nutech Machine Shop Inc. <nutechms@hotmail.com>
Sent: Friday, June 22, 2018 2:57 PM
To: Betty-Ann Sherer
Subject: East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

To Chairman Barry Weprin and the Village of Mamaroneck Zoning Board of Appeals,

Regarding the proposed addition to Mamaroneck Self Storage, 416 Waverly, we at Nutech Machine, 606 Fenimore Road, are writing to support this proposal along with the variances.

Murphy Brothers Contracting has been our neighbors for over a decade and we have nothing but good things to say. They are always respectful to us of the area and have always treated us in a professional and neighborly manner. It was impressive to see the self-storage facility be constructed with such little impact to the surrounding area. Clearly this construction project was not managed by rookies. This facility has improved the overall appearance of the neighborhood with no negative side effects and it is our belief that an addition to the facility will further enhance the area with no negatives.

We ask that the Zoning Board of Appeals please grant the application for variances to allow the expansion.

Thank you and enjoy the weekend!

John Brancato, PE, MBA
Nutech Machine Shop, Inc.
606 Fenimore Road
Mamaroneck, N.Y. 10543
P:(914) 698-2577

Chatsworth
Antiques & Consignments
510 A Ogden Avenue
Mamaroneck, NY 10543
914-698-1001

June 27, 2018

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

Re: East Coast North Properties LLC
416 Waverly Ave - Application for Variances

Dear Chairman Weprin,

My name is Joan Meehan and I am co-owner of Chatsworth Antiques & Consignments. Chatsworth is located at 510 Ogden Avenue at the corner of Waverly Avenue in the village of Mamaroneck. I am writing in support of the variances requested by the Murphy Brothers for their project located at 416 Waverly Avenue.

I lived in Mamaroneck for 22 years and can't remember a time when the Murphy Brothers were not a part of the VOM business community. Much like my own business, the Murphy Brothers have deep roots in our community and deserve the support of the village. My store is around the corner from the Mamaroneck self storage facility and I do not foresee any negative consequences arising from the proposed expansion.

The improvements the Murphy Brothers plan will benefit the business community located down in "The Flats." Please approve the requested variances. If you should have any questions or need additional information please contact me at 914-698-1001. Thank You.

Sincerely,
Joan Meehan, Owner
Chatsworth Antiques & Consignments



jim@lanzaelectrical.com

June 28, 2018

Email: Bsherer@vomny.org

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

RE: East Cost North Properties, LLC – 416 Waverly Ave., - Application for Variances

I am the owner of Lanza's Electrical Contracting Corporation in Mamaroneck, NY. I am in support of the application for variances for the Murphy Brothers' project for the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue. I have known Sean and Chris for 50 years and have known them to be credible gentlemen, caring and community minded.

I feel that the Murphy Brothers have been an integral part for the revitalization of the industrial area. It is in my opinion that the variance should be granted and that it would not have any negative impacts on the community but in fact will benefit the community by removing many of the more impactful uses on the Murphy Brothers' property and cleaning up and improving the property in general.

If you have any questions, or need any additional information, please feel free to contact me.

Thank you.

James P. Lanza
President
WCL #E85

Betty-Ann Sherer

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