



ZONING COMPLIANCE SCHEDULE				
Zoning District: M-1				
Category	Required/Permitted	Existing	Proposed	Variance Required
Minimum Lot Area (SF)	10,000	44,156	44,156	-
Minimum Lot Width & Frontage (Ft)	50	134	134	-
Building Coverage				
Area (sf)	22,078	20,081	25,834	3,756
Percentage	50%	45%	59%	9%
Maximum Floor Area Ratio	1.0	1.34	2.43	1.43
Maximum Gross Floor Area	44,156	59,081	107,087	62,931
Impervious Surface Coverage				
Area (sf)	N/A	41,653	40,383	-
Percentage	N/A	94.3%	91.5%	-
Maximum Building Height (Note 1)				
Stories	3	4	4	1-Story
Feet	45	45	45	-
Minimum Yard Requirements (Ft)				
Front (Waverly Avenue)	Note 2	0'	N/A	No change
Front (Fenimore Road), (Note 3)	10'	0.4'	0.4'	7.8-feet proposed at addition
Rear (Southeast)	None	2'	2'	-
Rear (Southwest)	None	3'	3'	-
Off-Street Loading (Note 4 & 5)				
1/establishment + 1/ea. 12,000 sf GFA	8	0	4	4
Off-Street Parking	137	25	25	112

PROPERTY USAGE ANALYSIS											
	Bldg #	Building Description	Floor	Occupant & Usage	GFA	Employees	SF/Parking Space (Notes 2 & 3)	Existing Calculated Required Parking	Proposed Calculated Required Parking	Provided & Assigned Parking	Hours of Operation
PROPOSED DEMOLITION	A	Barn @ Waverly	1	Murphy Brothers, storage (excludes interior parking areas floor area)	1,555	0	750	8			
		Barn @ Waverly	2	Murphy Brothers, storage	3,515	0	750				
		Barn @ Waverly	1	Electricians, office	1,000	5	350	4	0	0	N/A
		Barn @ Waverly	2	Electricians, storage	500	0	750				
		Barn @ Waverly	3	Holiday Storage Facility (See Note 1)	1,752	1	750	0			
EXISTING TO REMAIN	B	Front Building	1	Murphy Brothers, Storefront (Note 1)	500	0	750	N/A (Unoccupiable)	6	0	N/A
		Front Building	2	MBC General Contractor, Warehousing (Note 2)	1,195	2	750	2		2	7am-4:30pm, M-F + Sat Office Use
		Front Building	2	MBC General Contractor, Offices (Note 3)	1,300	4	350	4		4	7am-4:30pm, M-F + Sat Office Use
		Center (MBC) Building	1	Murphy Brothers, Warehouse	2,524	0	750	13	0	0	7am-4:30pm, M-F
		Center (MBC) Building	2	Murphy Brothers, Offices	3,024	9	350				8am-6pm M-F + Sat Office Use
PROPOSED DEMOLITION	D	Side Building	1	Auto Glass, Storage/Service	612	0	750	5	0	0	9am-4:30pm, M-Sat
		Side Building	2	Auto Glass, Offices	1,122	3	350				9am-4:30pm, M-Sat
		Rear Building	-	PREVIOUSLY DEMOLISHED	-	-	-	-	-	-	-
		Rear Building, Corner	-	PREVIOUSLY DEMOLISHED	-	-	-	-	-	-	-
		Self Storage	4 floors	Self-Storage, 95% of GFA (Note 4)	38,467	1	750	32	52		Monday-Friday: 9am-6pm, Staffed
EXISTING TO REMAIN	G	Self Storage	4 floors	Circulation & Mechanical Rooms, 5% of GFA	2,025	1	750	3	3	17	Saturday: 9am-6pm, Staffed
		Self Storage, ADDITION	4 floors	Self-Storage, 95% of GFA (Note 4)	52,847	1	750	-	79		Sunday: 11am-6pm, Staffed
		Self Storage, ADDITION	4 floors	Circulation & Mechanical Rooms, 5% of GFA	2,781	0	750	-	4		7am-7pm: Customer Key Fab Access
		Retail, ADDITION	1	Retail (Note 3)	700	2	350	-	2	2	Mon-Sat: 9am-6pm, Staffed
		TOTALS			107,087	23	-	91	137	25	

Note 1: Murphy Bros. Storefront is composed of (2) built-in display areas for occupancy of seasonal marketing installations.

Note 2: Parking provided @ 1 space/750sf shall be permitted to include wholesaling, storage & warehousing, printing & publishing, manufacturing, assembling, converting, altering, finishing, cleaning or other processing.

Note 3: Parking provided @ 1 space/350sf shall be permitted to include retail or service business.

Note 3A: Required Retail Parking is 1 space for each 350 square feet of gross floor area of a building with not more than 3,500 square feet Retail occupancy.

Note 4: Self-Storage facilities have been evaluated by the American Parking Association (APA), and found to have much lower parking requirements. The parking requirement recommended by the APA for Self-Storage facilities is one space per 40-45 storage units plus one space per facility manager or one per employee in the facility's largest shift.

Note 5: Existing off-street parking associated with site buildings to remain shall not be reduced in accordance with Zoning Section 342-55 and shall not be required to comply with current off-street parking requirements as follows: § 342-55 Existing uses. [Amended 3-25-1974, effective 4-3-1974] Structures and land uses in existence on or before any building permits have been approved prior to April 1, 1968, shall not be subject to the requirements for off-street parking spaces set forth herein, provided that any parking facilities now existing to serve such structures or uses shall be reduced or converted to any other building permits have been approved prior to April 1, 1968, shall not be subject to the requirements for off-street parking spaces set forth herein, provided that any parking facilities now existing to serve such structures or uses shall be reduced or converted to any other building permits have been approved prior to April 1, 1968, shall not be subject to the requirements for off-street parking spaces set forth herein, provided that any parking facilities now existing to serve such structures or uses shall be reduced or converted to any other building permits have been approved prior to April 1, 1968, shall not be subject 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Storage Unit Mix (Existing)	# of Units	% of Units	Sq.Ft.	Total SF	% of SF	Units/ Ground Floor	Units/ Floor(2-4)	Totals, Floors (2-4)
5x5	19	7.06%	25	475	1.75%	4	5	15
5x10	16	5.95%	50	800	4.05%	4	4	12
10x5	16	5.95%	50	800	3.24%	4	4	12
7.5x10	51	18.96%	75	3,825	11.55%	12	13	39
10x10	76	28.23%	100	7,600	27.55%	16	20	60
10x15	66	24.54%	150	9,900	29.17%	12	18	54
10x20	18	6.69%	200	3,600	12.97%	3	5	15
10x30	7	2.60%	300	2,100	9.72%	1	2	6
Subtotal	269	100.00%	29,100	100,00%		56	71	213

Storage Unit Mix (Addition)	# of Units	% of Units	Sq.Ft.	Total SF	% of SF	Units/ Ground Floor	Units/ Floor(2-4)	Totals, Floors (2-4)
5x5	0	0.00%	25	0	1.75%	0	0	0
5x10	48	14.95%	50	2,400	4.05%	12	12	36
10x5	0	0.00%	50	0	3.24%	0	0	0
7.5x10	0	0.00%	75	0	11.55%	0	0	0
10x10	167	52.02%	100	16,700	27.55%	20	49	147
10x15	66	20.56%	150	9,900	29.17%	0	22	66
10x20	39	12.15%	200	7,800	12.97%	27	4	12
20x20	1	0.31%	400	400	9.72%	1	0	0
Subtotal	321	100.00%	37,200	37,200	100.00%	60	87	261
Totals	590	-	-	66,300		116	158	474

Floor Areas: Existing													
Level	Building (Gross)	Net Storage	Office	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	10x30	Net Storage
Ground Floor	10,093	5,700	350	62%	100	200	200	900	1,600	1,800	600	300	5,700
2nd Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600	7,800
3rd Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600	7,800
4th Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600	7,800
Totals	40,492	29,100	350	73%	475	800	800	3,825	7,600	9,900	3,600	2,100	29,100

Floor Areas: Proposed													
Level	Building (Gross)	Net Storage	Retail	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	20x20	Net Storage
Ground Floor	14,082	8,400	700	65%	0	600	0	0	2,000	0	5,400	400	8,400
2nd Floor	14,082	9,600	0	68%	0	600	0	0	4,900	3,300	800	0	9,600
3rd Floor	14,082	9,600	0	68%	0	600	0	0	4,900	3,300	800	0	9,600
4th Floor	14,082	9,600	0	68%	0	600	0	0	4,900	3,300	800	0	9,600
Totals	56,328	37,200	700	67%	0	2,400	0	0	16,700	9,900	7,800	400	37,200

LIGHTING SCHEDULE							
Location #	Location	E-Star Partner	Brand Name	Series/Style	Model Number	Description	Additional Info
EXTERIOR	A	-	Security Lighting Systems	Angle Reflector Wall Sconce	RLM175PMHDBS3RW12B	Gooseneck Wall Sconce	Incandescent, med. base, 200 watt max.
	B1	Waverly Avenue Walkway	DLC	Gama Sonic	Imperial II Solar Lamp	Solar-Powered Post Mounted Lantern	DLC Certified
	B2	Waverly Avenue Walkway	N/A	Gama Sonic	Decorative Pole	Lantern Post	-
	C	At Egress & South Façade	DLC	Security Lighting Systems	Trapezoidal Wall Sconce	TWSL30LEDWDBB120PCEM	Wall Mounted Sconce
EXTERIOR	D	At Canopy Soffit(s)	DLC	Security Lighting Systems	LED Recessed Canopy Light	ECLD36G700UNVSYM5KWH	Recessed

3 ZONING & SCHEDULES

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MAMARONECK SELF-STORAGE
416 WAVERLY AVENUE
MAMARONECK, NY 10543
for East Coast North Properties, LLC

REVISION/SUBMISSION NOTES		
1	PERMIT FILING	12/14/17
2	MUNICIPAL APPRV	01/19/18
3	SPA SUBMISSION	02/08/18
4	ZBA FILING	06/19/18
5	ZBA FILING	01/14/19

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project:	0329.00
date:	12/14/17
scale:	AS NOTED

drawing title:

SITE PLAN AND ZONING

drawing number:

SY-101