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December 30, 2019

BY EMAIL

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
Submission of Draft Environmental Impact Statement
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" or "Project Sponsor"), we respectfully submit the enclosed electronic copy of the Draft Environmental Impact Statement ("DEIS") in accordance with Article 8 of the New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively "SEQRA"). As confirmed with Betty-Ann Sherer, Village Land Use Coordinator, on December 24th, the Applicant will submit hard copies of the enclosed DEIS to the ZBA on January 2, 2020.

The Zoning Board of Appeals ("ZBA" or "Lead Agency") adopted a positive declaration on June 6, 2019 in determining significance of the proposed expansion of the existing self-storage facility located at the above captioned Premises (the "Project" or "Proposed Action"). On June 19th, the Applicant submitted a Draft Scope in response to the positive declaration and a Scoping Session was held at a Special Meeting of the ZBA on July 31st. On September 5th, the ZBA adopted the Final Scoping Outline and in accordance with 6 NYCRR 617.9(a)(1), the Applicant provides the enclosed DEIS.

Pursuant to 6 NYCRR 617.9(a)(2), we respectfully request that the ZBA commence its completeness review of the enclosed DEIS and determine within 45 days of receipt of this submission, whether the DEIS is adequate with respect to the scope and content for the purpose of commencing public review.

East Coast North Properties, LLC looks forward to appearing before the ZBA at its Special Meeting on January 21st to discuss the DEIS. Thank you for your courtesy in this regard.

Very truly yours,


Anthony B. Gioffre III

Enclosure



December 30, 2019
Page -2-

cc: Frank Tavalacci, Acting Village Building Inspector
Greg Cutler, AICP, Village Planner
Betty-Ann Sherer, Village Land Use Coordinator
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