

IV. F. – VISUAL RESOURCES

INTRODUCTION

This section of the DEIS evaluates the visual impact of the Proposed Action through various techniques including photographs, 3-D renderings and photo-simulations. This evaluation includes an assessment the aesthetic quality of the surrounding area.

1.) EXISTING CONDITIONS

(a.) Visual Characteristics of the Industrial Area:

The physical character and visual appearance of the Industrial Area has long been identified as a challenging condition. Planning initiatives such as the Village Comprehensive Plan, the Waverly Avenue Design Study and the Westchester County Planning Department’s Industrial Area Study, all pointed to the lack of a unifying character, a deteriorating streetscape and a number of unattractive buildings and properties.

As clearly illustrated on Figure IV.F-1, one of the reasons why the Industrial Area evolved as it has, is because it is physically distinct from the rest of the Village due to natural and man-made barriers, such as the Sheldrake River, the Metro North New Haven line tracks and I-95. While residential uses have always been a part of the Industrial Area, the predominant building type is a typical low-slung concrete block or metal sided industrial building, with overhead doors.

The following images illustrate the Fenimore Road streetscape from Hoyte Avenue in the east to Fayette Avenue in the west, and the Waverly Avenue streetscape from Plaza Avenue in the North to Ogden Avenue in the south.

The buildings along Fenimore Road are primarily one-story brick or masonry industrial buildings, with the exception of the “barn” on the on the Site which rises to the height of a 4-story building, and the Murphy Brothers Contracting office building, which is a two-story wood frame structure.

The buildings along Waverly Avenue are much more diverse in architectural character, and include one-story industrial buildings, larger two-story industrial and office buildings, the buildings on the Subject Site, including the 4-story self-storage building, 2 ½ story wood-frame residential buildings, and storage lots.



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Fenimore Road & Hoyte Avenue Looking West

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Fenimore Road at Eastern Edge of the Site Looking West

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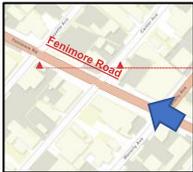
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Fenimore Road at Center Street Looking West

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Fenimore Road Looking West to Fayette Street

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Waverly Avenue Near Plaza Avenue Looking South Towards the Site

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Waverly Avenue Looking South Towards the Site

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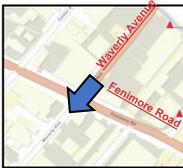


Waverly Avenue & Fenimore Road Looking South

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Waverly Avenue Looking South at the Northwest Corner of the Site

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Waverly Avenue Looking South East the Site

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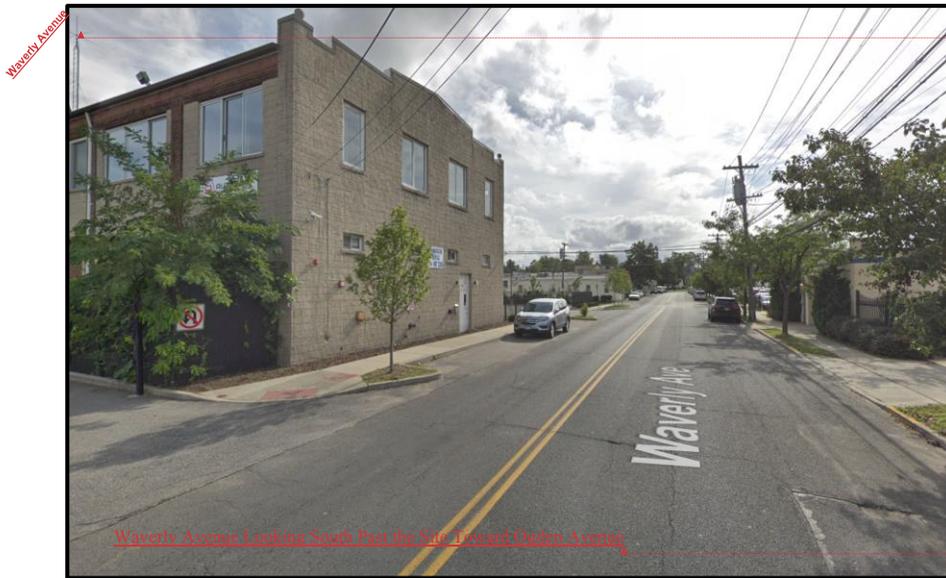


Waverly Avenue Looking South East the Site

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(b.) Visual Characteristics of the Project Site:

The Project Site currently supports 5 buildings (Figure IV.F-2). The south side of the Site supports the 4-story, 40,492 square foot Mamaroneck Self Storage facility (Photograph 1). The north side of the Site is characteristic of the balance of Waverly Avenue, and supports a group of one and two-story, aging warehouse buildings. Building C (Photographs 2 and 3) is a 2-story 2,985 square foot concrete block building located in the center of the site, which houses the Murphy Brothers Contracting office and warehouse space. Along the eastern edge of the central portion of the Site is the remnant of the former lumber yard's storage racks (Photograph 4) and a 2-story, 1,734 square foot concrete block building (Building D) which houses a custom glass business (Photograph 5). Building A is located in the northeast corner of the site, and is an 8,322 square foot, 2-story wood frame "barn" that supports a holiday storage facility, an electrician's office and storage and Murphy Brothers Contracting storage (Photographs 6 & 7). In the northwest corner of the Site, adjacent to the Waverly Avenue/Fenimore Road intersection is Building B - a 1 ½ story to 2-story, 2,485 square foot stucco building that contains the Murphy Brothers Storefront and Murphy Brothers Contractors office and warehouse space (Photographs 8 & 9).



Photograph 1 – Existing Self Storage Facility



Photograph 2 - Building C



Photograph 3 - Building C





Photograph 6 - Building A



Photograph 7 - Building A



Photograph 8 – Building B



Photograph 9 – Building A

The improvement of the Site to support the existing self-storage facility, not only involved the construction of a well-designed and attractive self-storage building, but also included the renovation of the Waverly Avenue streetscape in accordance with the Waverly Avenue Design Guidelines, including new concrete sidewalks, brick pavers, granite curbs, street trees and associated landscaping.

2.) **FUTURE CONDITIONS WITHOUT THE PROPOSED ACTION:**

If the Proposed Action is not developed, the Project Site would continue to operate as it operates today. The existing warehouse buildings would remain in place, accommodating various tenants. Murphy Brothers Contracting would continue to operate its businesses from the Site and the self-storage building would continue to function as it does today. No improvements to the existing buildings would be undertaken, the site and streetscape would remain unchanged, and it is unlikely that the Community Solar project would be undertaken.

3.) **ANTICIPATED IMPACTS:**

a. **Scale of Proposed Action:**

The proposed expansion to the existing self-storage facility is designed to seamlessly integrate into the existing building. As illustrated on Figure IV.F-3, the building extension precisely conforms to the existing four story, 45' building height, the existing design aesthetic which reflects a generic commercial building including architectural articulations, a separate corner design elements with windows and signage and a mansard roof, building materials consisting of pre-cast concrete panels and brick and light beige color of the existing self-storage building.

The facade of the building addition includes off-sets that vary the plane of the face of the building to create visual interest. The use of windows, cornices and moldings serve to break-up the vertical mass of the building. Design elements such as the brick base, and mansard roof further refine the building's architecture, and alleviate blank walls. Awnings and decorative goose neck light fixtures add visual variety.

Three of the four remaining buildings on the Site would be demolished to accommodate the new building addition (Buildings A, C and D). The existing 2-story Murphy Brothers Contracting office building located in the northwest corner of the Site adjacent to the Waverly Avenue/Fenimore Road intersection would remain. At the time of the development of the self-storage building, this building was renovated and repainted to reflect the colors and materials of the self-storage building. With the removal of the other buildings and the reconfiguration of the parking lot, the corner office building will anchor the northwest corner of the Site with a lower-scale building that provides definition and a historical identity for the Site.

Notably, the scale of the Industrial Area is evolving. At the northern tip of the Industrial Area, 3 new 5-story buildings have been constructed, known as The Mason at 270 Waverly Avenue. While these buildings are oriented toward the Central Business District, at well over 50' in height, they are by far the tallest buildings in the area and are located only approximately 600 feet north of the Project Site. This development is illustrative of an evolving trend that will clearly have an impact on the Industrial Area.

b. **View Analysis:**

A view analysis was conducted from the 6 viewpoints identified in the adopted Scoping Document:

- i. Northwest corner of the intersection of Waverly Avenue and Fenimore Road, looking towards the Project Site.
- ii. Northwest corner of the intersection of Waverly Avenue and Ogden Road, looking towards the Project Site.
- iii. Northwest corner of the intersection of Fenimore Road and Hoyt Avenue, looking towards the Project Site.
- iv. North Side of Fenimore Road, midblock between Center Avenue and Waverly Avenue, looking towards the Project Site.
- v. Northbound on Heathcote Avenue looking towards the Project Site.
- vi. Highview Street Historic District.

Figure IV.F-4 provides a key map of the viewpoints, and Figures IV.F-5 through IV.F-10 present the views from each viewpoint, including the existing condition without the Proposed Action.

c. Aesthetic Character of Surrounding Area:

In planning studies such as the Waverly Avenue Design Study, the Comprehensive Plan and Comprehensive Plan Update, the Village has continually identified the poor aesthetic quality of the Industrial Area as a problem. The area consists of a jumble of utilitarian industrial buildings, storage yards, interspersed with remnant residences. Very little investment in the aesthetic quality of the Area is apparent. In fact, the only notable physical improvement in the Area is the Mamaroneck Self-Storage facility that opened in 2015. While it is the tallest building in the Area, it is a well-designed and attractive building, located in the geographic center of the Industrial area, where it's height, scale and mass are fittingly appropriate. When the self-storage building was developed, the remaining out-buildings were renovated and repainted to reflect the colors and materials of the self-storage building, thereby unifying the Site and reinforcing the character of the Waverly Avenue/Fenimore Road intersection. It can be argued the redevelopment of the Project Site has established a high-quality character for the surrounding area, that is currently either inappropriate or non-existent.

d. Relationship of Proposed Action to Surrounding Area:

The development of the Proposed Action will result in a building addition that is taller than most buildings in the Industrial Area, with the exception of The Mason located approximately 600' to the north on Waverly Avenue. Most buildings in the area are one and two-story structures. However, in terms of gross floor area, a number of other industrial buildings contain more square footage. Those single-story industrial buildings cover far larger footprints than does the Proposed Action. Figure

IV.F.11 provides a representation of the massing and scale of the buildings surrounding the Project Site. This view is from the north, looking south. The Applicant believes that this image illustrates an ideal urban form, with the taller, larger building in the center of the district, with lower scale buildings surrounding it. The existing self-storage building and the proposed building addition reflect a generic commercial building architectural design, consisting of clean, well-articulated architecture. This varies from most of the buildings in the area, which are older utilitarian industrial buildings, that have been modified over the years to address the needs of tenants, resulting in visual discontinuity and a general lack of aesthetic quality. It is the Applicant's opinion that scale of the Proposed Action affords a central focus for the area, which in fact already exists in the existing self-storage building.

e. Site Lighting & Landscaping:

A Site Lighting Plan has been prepared by KTM, Figure IV.F-12 which includes an array of exterior light fixtures; including:

Table IV.F-1 Lighting Schedule							
Symbol	Location	E-Star Partner	Brand Name	Series/ Style	Description		
A	At Canopies & Signage	–	Security Lighting Systems	Angle Reflector Wall Sconce	Goose Neck Wall Sconce		
B1	Waverly Ave. Walkway	DLC	Gamma Sonic	Imperial II Solar Lamp	Solar-Powered Post Mounted Lantern		
B2	Wavery Ave. Walkway	N/A	Gamma Sonic	Decorate Pole	Lantern Post		
C	Egress & South Facade	DLC	Security Lighting Systems	Trapezoidal Wall Sconce	Wall Mounted Sconce		
D	Canopy Soffits	DLC	Security Lighting Systems	LED Recessed Canopy Light	Recessed		

Source: KTM

These fixtures have been selected to afford an appropriate level of site lighting, without excessive spill beyond the property line. All site lighting shall comply with §342-18 “Exterior Lighting” of the Village Code.

Figure IV.F-13 presents the proposed Landscape Plan which includes the preservation of existing street trees along Waverly Avenue and Fenimore Road, as well as the new street trees on Waverly Avenue. The existing foundation plantings along the existing self-storage building will be supplemented with additional boxwood and azaleas. The new parking lot will be screened by an array of shrubs and perennials, and three planting areas are proposed on the Fenimore Road side of the building extension, near the building entrance, and adjacent to the Murphy Brothers Contracting office building. The Landscape Plan provides plantings on all areas of the Site, not occupied by buildings or the parking lot.

Table IV.F-2 provide the Planting Schedule.

Table IV.F-2 Planting Schedule							
Type	Designation	Genus	Species	Cultivar	Common Name	Size @ Planting	Size @ Maturity
Tree	PSK	Prunus	Serrulata	Kanzan	Flowering Cherry	8'-10'	15'-25'
Tree	NST	Nyssa	Sylvatica	Telupo	Black Gum	12'	30'-50'
Perennial	LMB	Liriope	Muscari	Big Blue	Lilly Turf	--	1'-2'
Perennial	HMP	Hemerocallis	Middendorffii	Prarie Blue Eyes	Daylilly	--	2'-3'
Shrub	ARB	Azalea	Rhododendron	Blaauws Pink	Evergreen Azalea	2'	2'-4'
Shrub	ARH	Azalea	Rhododendron	Herbert	Evergreen Azalea	2'	2'-3'
Shrub	PMM	Pines	Mugo	Mops	Dwarf Mountain Pine	2-3'	3'-4'
Shrub	BGM	Buxus	Green Mountain	Buxaceae	Boxwood	2-3'	3'-5'
Shrub	BGG	Buxux	Green Gem	Microphlya var. Korean Sempervirens (Hybrid)	Boxwood	2-3'	3'-5'

Source: KTM

f. Visual Simulations:

For each of the viewpoints presented above, the Proposed Action has been superimposed to provide photo-simulations depicted in Figures IV.F-14 through IV.F-19. The following visual conditions are observed.

- i. Northwest corner of the intersection of Waverly Avenue and Fenimore Road, looking towards the Project Site.

Views of the building addition are plainly visible from this location. The existing Murphy Brothers Contracting office building is proposed to remain on the northwest corner of the Site, and will partially block views of the building addition, however, the building addition is taller and larger than the office building, so it will visually dominate the Site. The building addition is a continuation of the existing self-storage building, which has established the perceptual visual character of the Site.

- ii. Northwest corner of the intersection of Waverly Avenue and Ogden Road, looking towards the Project Site.

The configuration of the building addition is such that it is completely blocked by the existing self-storage building from this viewpoint. This viewpoint is illustrative of the suitability of the height, scale and mass of the existing self-storage building, as well as the proposed addition.

- iii. Northwest corner of the intersection of Fenimore Road and Hoyt Avenue, looking towards the Project Site.

In this view, the existing “barn” building has been replaced by the new self-storage building addition that will extend towards Fenimore Road. The proposed building addition is taller than the barn, but it is not as wide. It clearly represents a visual change; however, it is the Applicant’s opinion that the change in the visual characteristics of the Site is a positive one. The barn, while familiar, is not an attractive building, particularly its frontage along Fenimore Road. The public art recently installed on the building, highlights its aesthetic deficiencies. The new self-storage addition has been designed to create an attractive and appropriate industrial streetscape presence on Fenimore Road. Features include the use of a brick base which serves to break-up the bulk of the building, windows on the first and second floors to create a generic commercial building façade, a mansard roof to diminish the mass of the upper portion of the building, a characteristic commercial awning, signage, goose-neck lighting fixtures, new sidewalk and landscaping. Moreover, the height, scale and mass of the building addition mirrors the existing self-storage building on the Site.

- iv. North Side of Fenimore Road, midblock between Center Avenue and Waverly Avenue, looking towards the Project Site.

This viewpoint affords a deeper perspective of the Project Site. While the existing buildings on the south side of Fenimore Road, and the existing Murphy Brothers Contracting office building will block the base of the building addition, its upper portion will be plainly visible.

- v. Northbound on Heathcote Avenue looking towards the Project Site.

The existing self-storage building, as well as the building addition will be visible from this viewpoint across the Metro North rail lines and the intervening one-story warehouse buildings. This view will be more apparent during the full leaf-off condition. The elevation of Heathcote Avenue is notably higher than the Industrial Area, so views from this perspective overlook the area. This view is not particularly attractive, as it encompasses the bustling Industrial Area. It is assumed that is why the vegetation at the end of Heathcote Avenue remains in place, to serve as a visual buffer.

- vi. Highview Street Historic District.

The Site cannot be viewed from the end of Highview Street. Views may be possible from the upper stories of the homes at the end of the street, however, no views from a public location are possible.

4.) MITIGATION MEASURES

The existing Mamaroneck Self Storage building has established the perceptual visual character of the Site. The proposed addition is a continuation of this character. The building addition will extend the building across the eastern edge of the Site to Fenimore Road. While the building addition will be taller than the surrounding buildings, there are no significant views, or viewsheds that would be blocked or disturbed by the construction of the building. The Project Site is located in the approximate center of the Industrial Area, which consists of typical one and two-story utilitarian industrial buildings. Compared to the existing industrial buildings, which in most cases, are not architecturally distinctive, attractive, or often well maintained, the existing Mamaroneck Self Storage building is the only new building constructed in the area in years, and is well-designed and very well maintained. The proposed building extension will eliminate the remaining industrial buildings on the Site, thereby further improving the visual appearance of the Site.

The building addition will include the same mansard roof that exists on the existing self-storage building. This feature disguises and screens roof-top mechanical equipment and solar panels, which would not be visible from any vantage points.

Because no significant adverse visual impacts will result from the Proposed Action, no specific mitigation measures are proposed. However, the design of the building addition itself represents the Applicant's commitment to enhancing the visual character of the area. The architectural treatment of the building addition will be identical to that of the existing self-storage building. A brick base, matching colored precast walls and a distinctive roof mansard articulated with parapet detailing is proposed. The building addition would extend to Fenimore Road, so that façade will include windows, a commercial awning, signage, goose neck lighting fixtures, new sidewalks and landscaping to establish an appealing building presence along the streetscape.

The Streetscape design conforms to the goals of the Waverly Avenue Design Study by:

- Organizing vehicles within a planned and approved parking lot.
- Replacing broken or damaged sidewalks in accordance with Village standards.
- Limiting the number of driveways onto Waverly Avenue.
- Improving the public streetscape with street trees landscaping and associated improvements.

These improvements would extend along the Site's Waverly Avenue and Fenimore Road frontages.

