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March 18, 2021

Via Hand Delivery and E-Mail

Village of Mamaroneck Building Department
Attn: Zoning Board of Appeals
169 Mt. Pleasant Avenue
Mamaroneck, New York 10543

Re: 946 E Boston Post Road

Dear Chairwoman Kramer,

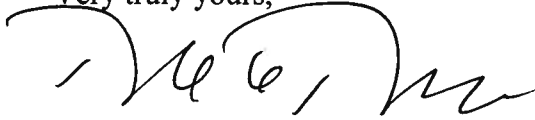
This letter is written in furtherance of my client's application regarding the use of 946 East Boston Post Road, Mamaroneck, NY. My client, Storm Auto Group is very similar to Carvana. Like Caravan, my client exclusively sells their vehicles on the internet and would use the property in question for the delivery of vehicle and execution of the sales agreement. They would not have a sales staff on site nor would they have "foot traffic" as that is not their sales platform.

We submitted the application on February 8, 2021. On March 18, 2021, I had the opportunity to speak with Amber Nowak the Village Planner and Frank Tavolocci the Building Inspector regarding the application and it was suggested that we seek an interpretation of the Local Law §342-30 (C-1 General Commercial Districts). Pursuant to §342-30 (C-1 General Commercial Districts) sales of new cars and pre owned cars is a permitted use. Given that the statute was drafted in 1998, which predates the sale of cars on the internet we presume that my client's intended use was not contemplated.

As a lifelong resident of the Village, I am aware of the issues associated with the use of this property given its proximity to residential homes. More specifically, I am familiar with what transpired with the prior tenant Ralph's and fully understand why that use was not conducive to the area in question. Candidly, the building as it appears now is an eyesore. My client's business would not result in any foot traffic and/or vehicle traffic, which would adversely impact the residents in close proximity. Further, my client's intend to make non-structural upgrades to the building and property, which would greatly enhance its appearance and they would welcome input for the Village.

We hope that the board would look favorably upon my client's request to interpret Local Law §342-30 (C-1 General Commercial Districts) in to include the requested use. My client's would be most happy to meet with the board if they should have any questions or comments regarding their business and intended use.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Derrico', with a large, sweeping flourish extending from the end of the signature.

Donald G. Derrico

Cc: Amber Nowak (via e-mail)
Village of Mamaroneck Planner

Frank Tavolocci (via e-mail)
Village of Mamaroneck Building Inspector

Mike Bernstein (via e-mail)
Dorac Petroleum Corp.