

MAMARONECK SELF-STORAGE BUILDING ADDITON



Final Environmental Impact Statement

Lead Agency:

Village of Mamaroneck – Zoning Board of Appeals

July, 2022

**Mamaroneck Self-Storage Building Addition
Waverly Avenue/Fenimore Road
Village of Mamaroneck
Westchester County, New York
(Tax Map #8-111-29-42)**

FINAL ENVIRONMENTAL IMPACT STATEMENT

SEQRA Classification:

Unlisted Action

Lead Agency:

Village of Mamaroneck
Zoning Board of Appeals
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Submission Date:

July, 2022

Date of Acceptance: , 2022

DEIS available at: <https://www.village.mamaroneck.ny.us>

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Chapter I.

Introduction & Description of the Proposed Action

I - INTRODUCTION AND DESCRIPTION OF THE PROPOSED ACTION

INTRODUCTION

This Final Environmental Impact Statement (FEIS) has been prepared in accordance with the requirements of Article 8 of the New York State Conservation Law, the State Environmental Quality Review Act (SEQRA) and the associated implementing regulations as set forth in 6 NYCRR part 617. This FEIS describes the evolution of the proposed Mamaroneck Self Storage Building Addition and responds to comments received concerning the Draft Environmental Impact Statement (DEIS).

The FEIS is organized as follows:

- I. **Introduction and Description of the Proposed Action** - Includes a description of the initial project, proposed project revisions and modifications made in response to Involved Agency and public comment.
- II. **Index of DEIS Comments** - Identifies all comments received both during the public hearing and in writing.
- III. **Responses to DEIS Comments** - This section of the FEIS presents the responses to all of the comments received regarding the DEIS. Comments are organized by DEIS section heading. The comments are presented in ***bold italic*** typeface, followed by the response in standard typeface.
- IV. **Appendix** - The Appendix includes relevant FEIS correspondence, public hearing transcripts and reports and studies in their entirety.

The DEIS is hereby incorporated in full, by reference.

I. Project Description:

The proposed action documented in the DEIS (the “DEIS Plan”) described an expansion of the existing 4-story, 40,492 square foot Mamaroneck Self Storage facility that opened in 2015. The proposed building would contain 56,328 square feet of gross floor area (containing 321 additional storage units) within 4 stories to match the existing building, on a 14,082 square foot footprint. In order to accommodate the new building addition, all of the existing structures on the Site would be demolished, with the exception of Building B - the 1 ½ story – 2-story office building located adjacent to the Waverly Avenue/Fenimore Road intersection. Additionally, the existing parking lot would be reconfigured to accommodate 25 parking spaces and 4 loading spaces. The architectural treatment of the building addition would be identical to that of the existing self-storage building, consisting of a brick base, matching colored precast walls and a distinctive roof mansard articulated with parapet detailing.

In response to comments received during the DEIS public hearing process, the Applicant has re-envisioned the proposed development and in the Applicant’s opinion has created a project more closely aligned with the articulated goals of the Village, the proposed “Maker Zone”, the evolving character of the M-1 – Manufacturing Zoning District and the concerns of the Zoning Board of Appeals (the “FEIS Plan”).

The FEIS Plan reflects a complete re-design of the proposed building addition and a modification to how the Site will be used.

The DEIS Plan called for the demolition of 3 of the 4 remaining industrial buildings on the Site (totaling 15,604 square feet), with the exception of the existing self-storage building. Under the FEIS Plan, all of the existing industrial buildings will be razed, resulting in the removal of 18,589 square feet of existing floor area.

The new building extension would consist of 43,940 square feet of gross floor area, or a net increase of 25,361 square feet once the floor areas of the existing industrial buildings are deducted. Where the building addition presented in DEIS Plan was somewhat monolithic, the building proposed in the FEIS Plan has been

completely redesigned and is now broken into 5 separate segments, each of which are distinctly articulated and clad in differing façade materials to resemble independent buildings. This treatment significantly reduces the mass of the building, while restoring a human scale to the Site. This approach would reduce the building footprint by 2,071 square feet and the gross floor area by 14,254 square feet. The F.A.R would be reduced from 2.43 to 2.11.

The height of portions of the building addition has also been reduced. The southernmost section of the building addition will be integrated with the existing self-storage building, and as such will correspond to the height of the existing building. However, moving north, the building will step down to three stories and then two stories where a terrace, broad landscaped rain garden and lawn gradually integrates the Site into the Fenimore Road streetscape. The streetscape is proposed to be further enhanced by replacing the Murphy Brothers office building located at the Waverly Avenue/Fenimore Road intersection, with a publicly accessible vest-pocket park containing decorative seasonal landscaping and benches arrayed around a circular walkway.

Site access and off-street parking and loading has also been revised and modified. Access to the Site will be provided from the existing two-way driveway on Waverly Avenue located adjacent to the existing self-storage building. The second existing driveway on Waverly Avenue will be eliminated. An exit, right-turn-only driveway will be maintained on Fenimore Road. The parking lot will be reconfigured and the number of spaces maximized to provide for 26 full-size parking stalls. 3 new off-street loading spaces are proposed adjacent to the building addition.

New stormwater management improvements are proposed including a rain garden along Fenimore Road. The building addition would be served by new utility connections. New exterior site lighting, and extensive landscaping around the entire Waverly Avenue and Fenimore Road frontages is also proposed.

The use of the building addition has also evolved from the single-use self-storage addition proposed in the DEIS. The amount of square footage devoted to the self-storage use has been reduced from 56,328 square feet to 33,896 square feet. The

number of new storage units would also be correspondingly reduced from 321 to 160 storage units.

The balance of the building addition would be occupied by three separate uses.

1. Murphy Brothers Contracting would occupy 2,157 square feet for their office operations.
2. A new woodworking shop would occupy 5,879 square feet, and would be used by [Murphy Brothers Contracting](#).
3. The third use would occupy 2,008 square feet of incubator professional office space intended to support and accommodate local entrepreneurs looking to expand on their business concepts, as well as work at home professionals who need a temporary more formal work space. The space will be divided into five 10' x 12' work stations that can be reserved by the week or month. It will include high-speed internet wi-fi, a conference room that can be reserved by appointment, a kitchenette, bathrooms, other traditional office amenities and a roof-top garden and patio area. 6 parking spaces will be assigned to this use, along with a designated bicycle storage area. The building is an approximately 5-minute walk from the Metro North train station, and is within walking distance to the Mason and Sweetwater and several other apartments buildings. It is anticipated that residents of these developments would take advantage of convenient location of this incubator office space.

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Table I-1 presents a summary of the existing and proposed floor areas of the Site, by use.

Table I-1 Summary of Existing and Proposed Floor Areas by Use					
	Bldg #	Building Description	Floor	Occupant & Usage	Gross Floor Area (SqFt)

Proposed Demolition	A	Barn	2	Murphy Brothers, Storage	3,515
		Barn	1	Electricians, Office	1,000
		Barn	2	Electricians, Storage	500
		Barn	3	Holiday Storage Facility	1,752
Proposed Demolition	B	Front Building	1	Murphy Brothers Storefront	500
		Front Building	1	MBC General Contractor, Warehouse	1,185
		Front Building	2	MBC General Contractor, Office	1,300
Proposed Demolition	C	Center Building	1	Murphy Brothers, Warehouse	2,524
		Center Building	2	Murphy Brothers, Offices	3,024
Proposed Demolition	D	Side Building	1	Auto Glass, Storage/Service	612
		Side Building	2	Auto Glass, Offices	1,122
Previously Demolished	E	Rear Building	-	Demolished	-
Previously Demolished	F	Rear Building	-	Demolished	-
Existing Self-Storage Building	G	Self-Storage	4	Self-Storage	38,467
		Self-Storage	4	Circulation & Mechanical Rooms	2,025
Proposed Addition	H	Self-Storage Addition	4	Self-Storage	18,925
		Self-Storage Addition	4	Circulation and Mechanical Rooms	15,351
		Self-Storage Addition	1	Woodworking Shop	5,879
		Self-Storage Addition	2	MBC Offices	2,157
		Self-Storage Addition	3	Incubator Offices	2,008

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Table I-2 presents a comparison of the principal impacts of the FEIS Plan when compared to the DEIS Plan.

Table I-2 Comparison Between DEIS Plan and FEIS Plan		
Project Element	DEIS Plan	FEIS Plan
Uses	Self-Storage Office	Self-Storage Office Woodworking Shop Incubator Office Space
Gross Floor Area	107,087 sqft	84,812 sqft
# Of Additional Storage Units	321	160
Building Height	4-Stories	4-Stories

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Building Height	4-Stories 45'	4-Stories 45'
Off-Street Parking	25	26
Off-Street Loading	4	3
Area of Disturbance	32,000 sqft	34,310 sqft
Net Excavation	220 cy (cut)	80.10 cy (cut)
Impervious Areas	40,675 sqft	40,383 sqft
Water Usage	24.9 gpm	24.9 gpm (no change) ¹
Wastewater Generation	150 gpd	150 gpd (no change) ²
Peak Hour Traffic	8 AM trips 10 PM trips	9 AM trips 11 PM trips

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As more fully documented in the DEIS, the FEIS Plan will incorporate the same energy-efficient measures as the existing award-winning building. It is the goal of the Applicant to operate a net-zero facility.

The FEIS Plan is presented in Figures I-1 – I-11.

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The impacts of the FEIS Plan are summarized below.

A.) Land Use & Zoning:

The FEIS Plan reduces the scale and size of the proposed building addition and as such is more zoning compliant than the DEIS Plan. Seven variances however, would still be required.

Table I-3 presents the zoning compliance of the FEIS Plan.

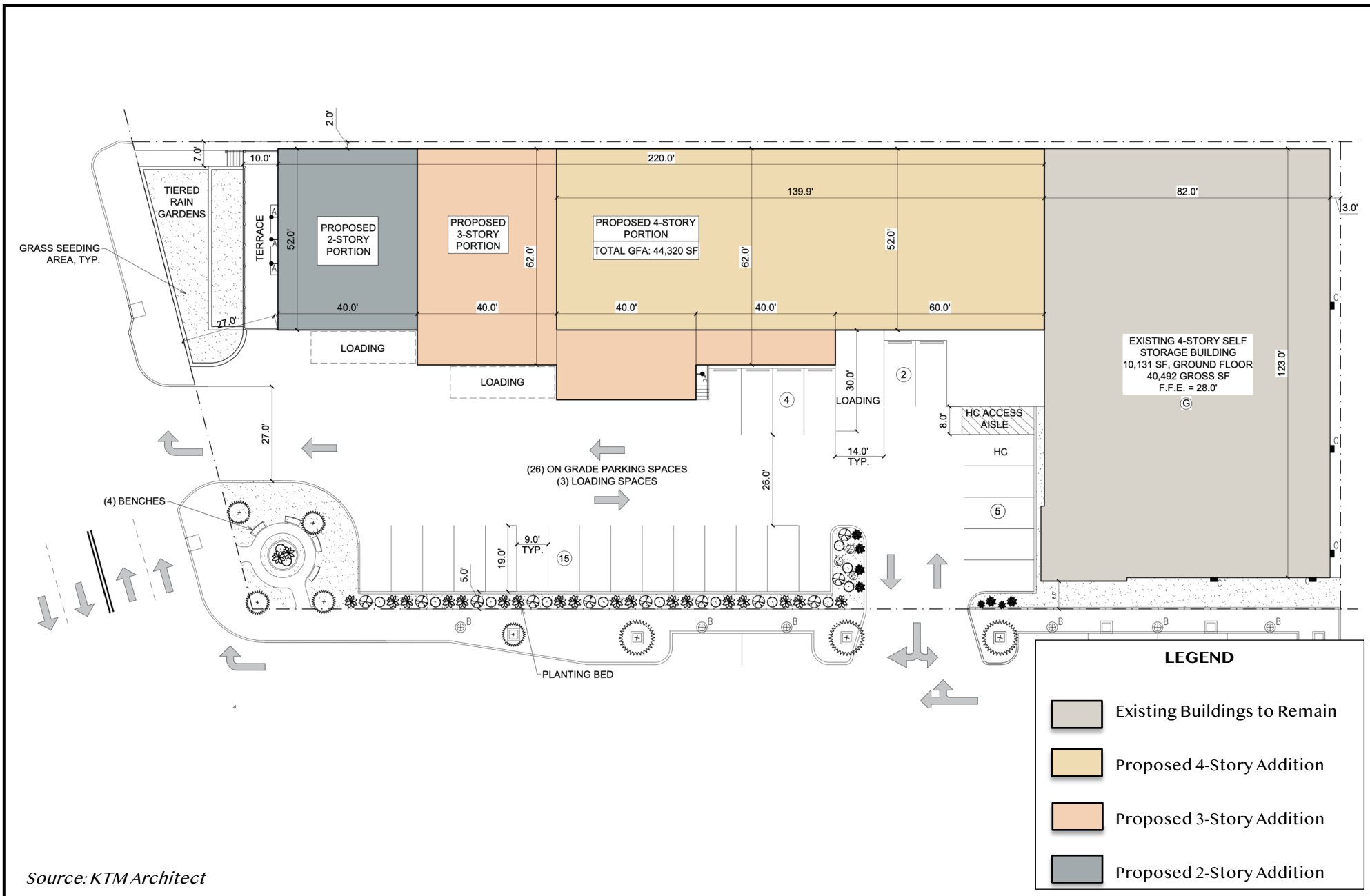
Table I-3 FEIS Plan Zoning Compliance				
Zoning Criteria	Required/ Permitted	Existing	Proposed	Variance Required

¹ The proposed building includes four bathrooms, 1 service sink and 1 water fountain. Based upon the New York State Plumbing Code, Appendix E, the existing removal of fixtures from the existing buildings plus the new building will utilize an estimated 32 water supply fixture units. The peak flow rate for site is 24.9 gpd.

² Based upon the New York State Department of Environmental Conservation's Design Standards for Intermediate Sized Wastewater Treatment Systems (2014), the expected hydraulic daily load is 15 persons per day per shift. It is anticipated that there will be 2-shifts of 5-employees at the facility, therefore the total daily hydraulic loading is 150 gpd.

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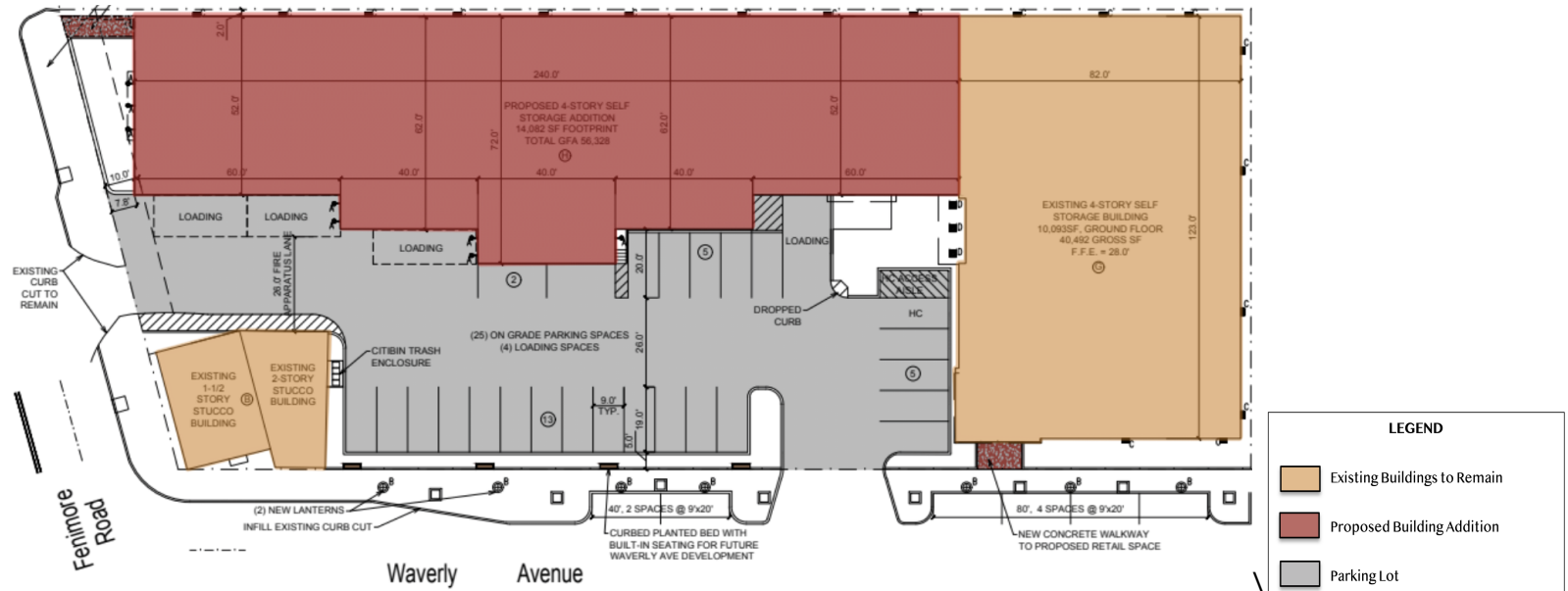
Source: KTM Architect

FEIS Site Plan

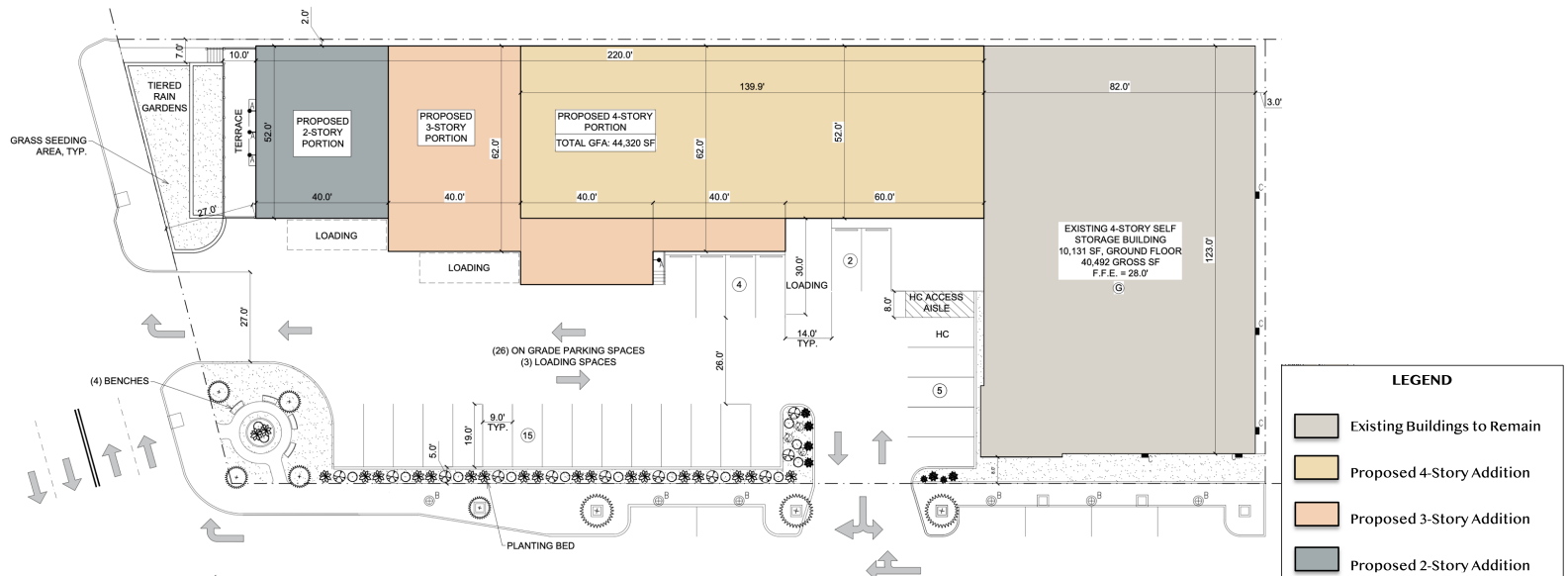
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Figure I-1

DEIS Plan



FEIS Plan

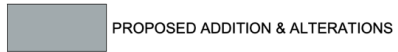


Source: KTM Architect

DEIS vs FEIS Site Plan



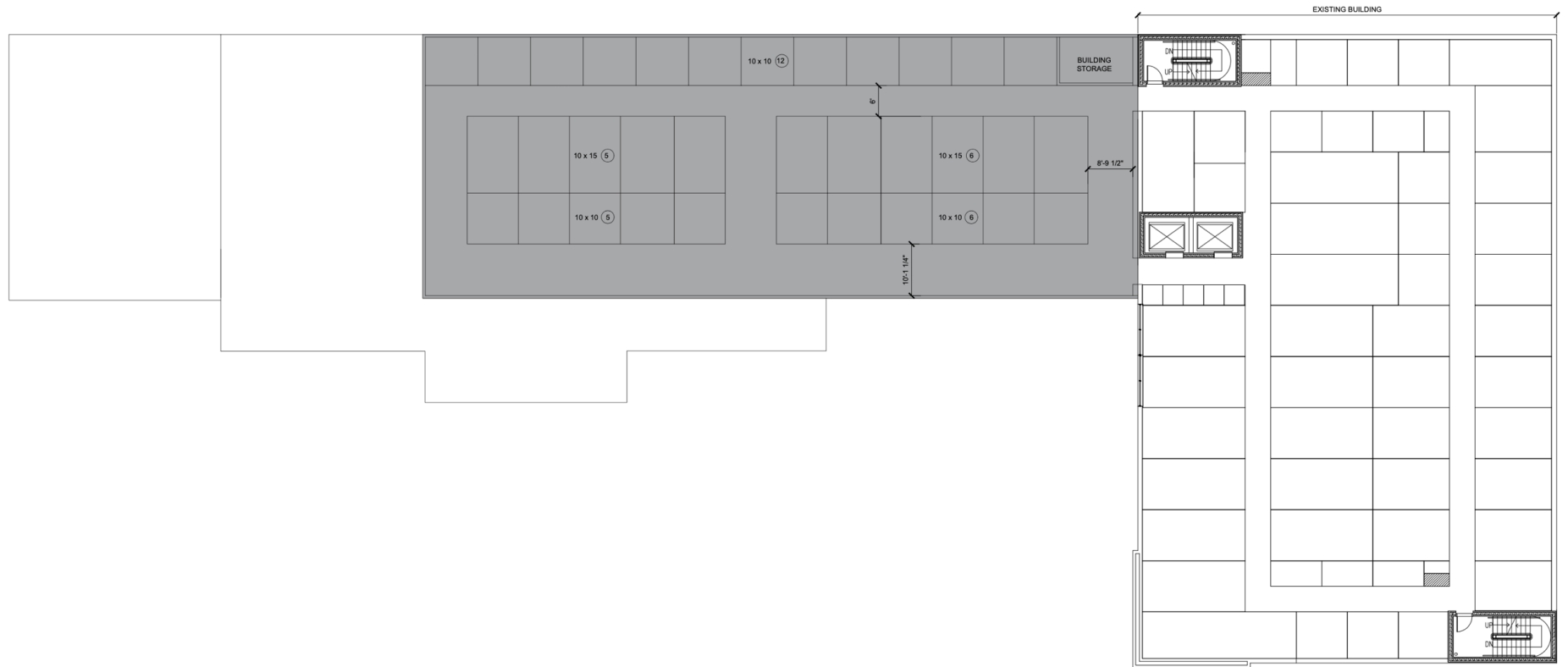
Figure I-1A



Third Floor Plan



Figure
I-4



PROPOSED ADDITION & ALTERATIONS

Source: KTM Architect

Fourth Floor Plan

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0 15' 30'



Figure
I-5



Source: KTM Architect

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Project Rendering **View to the Southeast**



Figure
I-6



Source: KTM Architect

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Project Rendering **View to the East**



Figure
I-7



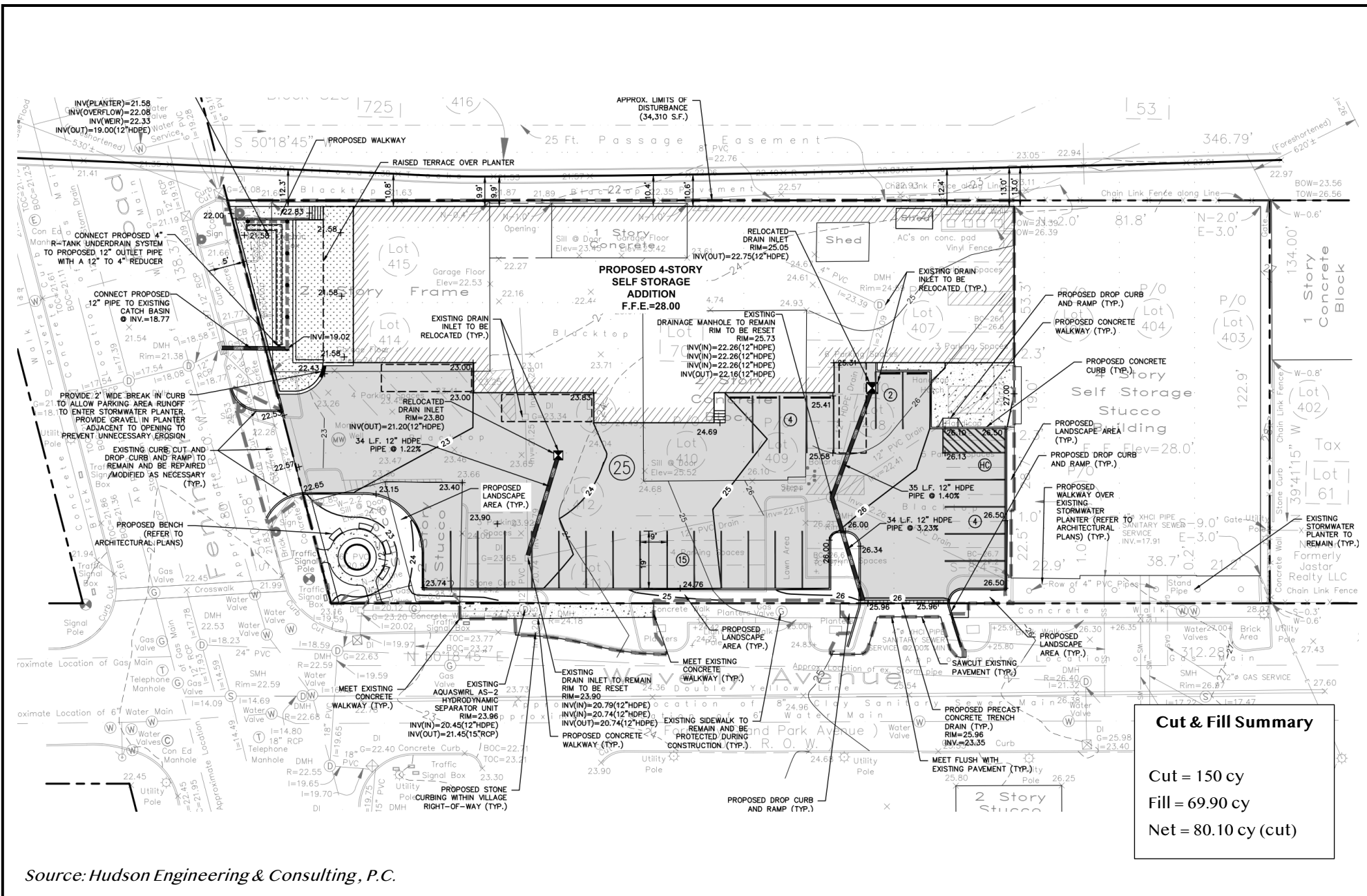
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Project Rendering **View to the Southwest**



Figure
I-8

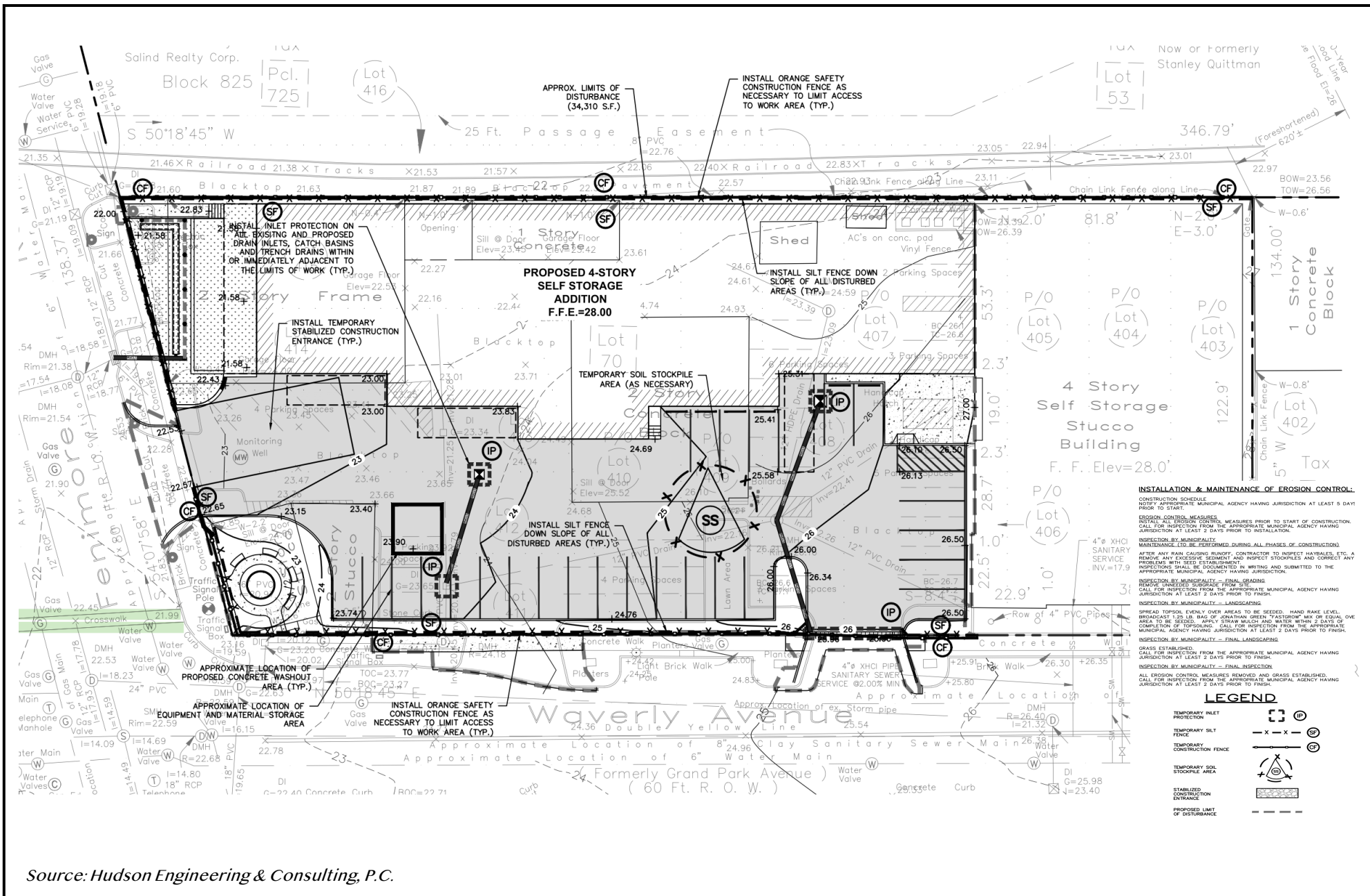


FEIS Plan

Stormwater Management Plan



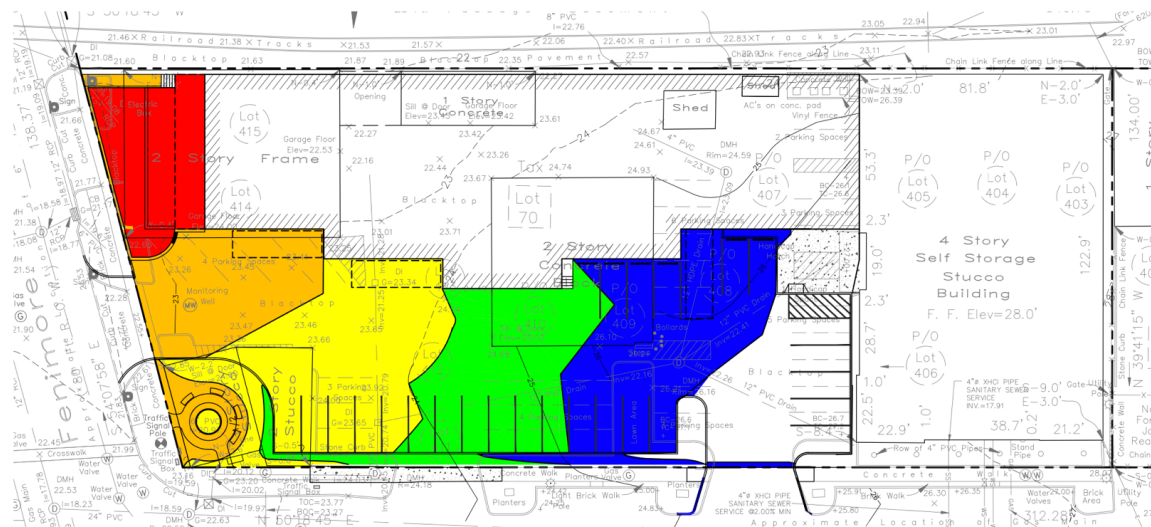
Figure
I-9





EXISTING SITE COVERAGE
SCALE: 1"=20'

Volumetric Analysis - Existing Conditions			
Elevation	Surface Area	Incremental Storage (Cubic Feet)	Cumulative Storage (Cubic Feet)
21	0	0	0
22	235	118	118
23	2,422	1,329	1,446
24	9,523	5,973	7,419
25	13,802	11,663	19,081
26	17,092	15,447	34,528



PROPOSED SITE COVERAGE
SCALE: 1"=20'

Volumetric Analysis - Proposed Conditions			
Elevation	Surface Area	Incremental Storage (Cubic Feet)	Cumulative Storage (Cubic Feet)
21	0	0	0
22	1,764	873	873
23	4,630	3,188	4,060
24	8,600	6,615	10,675
25	11,821	10,211	20,886
26	15,689	13,755	34,641



Source: Hudson Engineering & Consulting, P.C.

Scale:
As Shown



FEIS Plan Flood Storage Volumetric Calculations



Figure
I-11

Minimum Lot Area (SqFt)	10,000	44,156	44,156	--
Minimum Lot Width	50	134	134	--
Building Coverage				
Area (SqFt)	22,078	20,081	23,096	1,018
Percentage	50%	45%	52%	2%
Floor Area Ratio (FAR)	1.0	1.34	2.11	1.11
Maximum Gross Floor Area	44,156	59,081	84,432	40,276
Impervious Surface Coverage				
Area (SqFt)	N/A	41,653	40,383	--
Percentage	N/A	94.3%	91.5	--
Maximum Building Height				
Stories	3	4	4	1 story
Feet	45'	45'	45'	
Minimum Yard Requirements				
Front (Waverly)	Note 1	0'	0'	--
Front (Fenimore)	10'	0.4'	10'	--
Rear (Southeast)	None	2'	2'	--
Rear (Southwest)	None	3'	3'	--
Off-Street Parking	137	52	26	111
Off-Street Loading	8	0	3	5

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Note 1 - In the case of corner lots, the Planning Board shall establish reasonable setbacks from the street pursuant to §342-79.

Table I-4 demonstrates the difference between the variances required for DEIS Plan compared to the FEIS Plan. As noted, the building coverage, FAR and gross floor area variances have been reduced, the height remains unchanged, the off-street parking variance has been decreased by one space, and the off-street loading variance has been increased by one space.

Table I-4 DEIS Plan - FEIS Plan - Variance Comparisons			
Variance	Required	DEIS Plan	FEIS Plan
Building Coverage	22,078 sqft	25,834 sqft	23,096 sqft
	50%	59%	52%
Floor Area Ratio	1.0	2.43	2.11
Maximum Gross Floor Area	44,156 sqft	107,087 sqft	84,432 sqft
Maximum Building Height	3 stories	4 stories	4 stories
Off-Street Parking	137	25	26
Off-Street Loading	8	4	3

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B.) Natural Resources:

The FEIS Plan will not result in any appreciable change to the limited impacts to the Site's natural resources documented in the DEIS. The Site is currently essentially fully developed, with no open or vacant land. The FEIS Plan will increase the Site disturbance to 34,310 square feet from the 32,000 square feet required for the DEIS Plan. This increase is required to allow for the demolition of the existing Murphy Brothers office building located on the corner of Waverly Avenue and Fenimore Road, which would be replaced by a new vest-pocket park. The overall amount of impervious area will actually be slightly decreased from 40,675 square feet under the DEIS Plan, to 40,383 square feet under the FEIS Plan.

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The proposed method of constructing of the FEIS Plan remains the same as that presented for the DEIS Plan. The building addition has no basement and will be constructed on a slab foundation. Minimal site excavation will be required consisting of 150 cubic yards of cut and 69.9 cubic yards of fill, resulting in a net cut of 80.1 cubic yards. No adverse impacts to groundwater, subsurface geology or soil conditions would result from the FEIS Plan. The same Excavation Work Plan described in the DEIS will updated and implemented for the FEIS Plan.

C.) Hazardous Materials & Public Health:

As documented in the DEIS, some soil samples exceeded the Unrestricted Use Soil Cleanup Objectives, which is the most restrictive guideline. However, there are no exceedances for the proposed use as presented in the FEIS Plan. Any impacted soil encountered during excavation will be addressed and disposed of in accordance with the Excavation Work Plan.

During the review of the DEIS, it was noted that certain chlorinated VOC levels in groundwater samples exceed NYSDEC Ambient Water Quality Standards. While well below levels that would result in a threat to public health, or trigger further environmental investigation, the FEIS Plan will include a vapor barrier of sub-slab depressurization system.

The FEIS Plan calls for the demolition of all of the existing buildings on the Site (except for the existing self-storage building), including the office building located on the corner of Waverly Avenue and Fenimore Road, which was to remain under the DEIS Plan. As noted in the DEIS, these buildings may contain asbestos, lead paint or PCB's which may require abatement and/or proper disposal during the demolition process.

D.) Flooding and Flood Zone Impacts:

The site lies within the Special Flood Hazard Zone (AE), and the FEIS Plan will fully comply with Chapter 186 of the Village Code: Flood Damage Protection in a similar manner to that described in the DEIS. Storage of floodwaters in not required within the building. The displacement of floodwaters caused by the new building foundation will be offset by the proposed site grading. The flood storage on the site consists of the parking and landscaped areas. The flood storage volume was calculated at 1-foot intervals from the lowest elevation on site (21) to the flood elevation (EL. 26). As demonstrated in the Volumetric Calculations (drawing A-11), the cumulative storage for each elevation up to and including the 100-year flood elevation increases over the existing conditions of the site. The FEIS Plan results in a 113 cubic foot increase in flood storage, which in turn corresponds to a theoretical reduction in the 100-year floodplain, thereby reducing the impact of a flood event on surrounding properties. As was the case with the DEIS Plan, the FEIS Plan will be required to carry flood insurance.

E.) Historic Resources:

As documented in the DEIS, no designated historic resources are located on, or in the immediate vicinity of the Project Site. No adverse impacts will result from the FEIS Plan.

F.) Visual Resources:

The FEIS Plan represents a significant modification to the size, scale, mass and design of the Proposed Action. The new building extension would consist of 43,940 square feet of gross floor area. Where the building addition presented

in the DEIS Plan was somewhat monolithic, the building proposed in the FEIS Plan has been completely redesigned and is now broken into 5 separate segments, each of which are distinctly articulated and clad in differing façade materials to resemble independent buildings. This treatment significantly reduces the mass of the building, while restoring a human scale to the Site. This approach would reduce the building footprint by 2,071 square feet and the gross floor area by 14,254 square feet. The F.A.R would be reduced from 2.43 to 2.11.

The height of the building addition has also been reduced. The southernmost section of the building addition will be integrated with the existing self-storage building, and as such will correspond to the height of the existing building. However, moving north, the building will step down to three stories and then two stories where a terrace, broad landscaped rain garden and lawn gradually integrates the Site into the Fenimore Road streetscape. The streetscape is proposed to be further enhanced by replacing the Murphy Brothers office building located at the Waverly Avenue/Fenimore Road intersection, with a publicly accessible vest-pocket park containing decorative seasonal landscaping and benches arrayed around a circular walkway.

The FEIS Plan is illustrated in project renderings depicted in Figures I -6 through I-8.

G.) Utilities:

The FEIS Plan is being designed as a “Net Zero” building, and as such will be highly energy efficient. The utility demands of the FEIS Plan remain similar to those documented in the DEIS. No adverse impacts have been identified.

H.) Traffic & Transportation:

The FEIS Plan eliminates an existing driveway on Waverly Avenue, closest to the Fenimore Road intersection. This modification has the potential to improve traffic operation conditions in this area.

The FEIS Plan will result in the generation of a total of 9 AM peak hour vehicle trips and 11 PM peak hour vehicle trips (combined inbound and outbound). These volumes are 1 AM peak hour trip and 1 PM peak hour trip greater than the volumes attributed to the previous plan presented in the DEIS, which is negligible. Given the very low volume of trips generated by the FEIS Plan, no significant degradations in Levels of Service or traffic operating conditions would result from the FEIS Plan.

As fully documented in the DEIS, the Village's off-street parking requirement for the proposed use significantly overestimates the actual number of spaces required for a self-storage facility (refer to Chapter III. H). While the Village parking requirement would be 137 spaces, the Institute of Transportation Engineers' (ITE) publication "Parking Generation", 5th Edition, indicates that 8 spaces would be required, inclusive of the employee spaces. The Applicant is seeking a variance for the deficiency in the number of required parking spaces.

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The Mamaroneck Self Storage facility currently has 1-2 employees on-site at any one time. With additional units, this could increase to a maximum of 3 employees on-site at times. A self-storage facility of a total of 429 units, based upon the Institute of Transportation Engineers' (ITE) publication "Parking Generation", 5th Edition, would generate a peak parking demand of 6 spaces, inclusive of the employee spaces.

The Murphy Brothers Contracting portion of the Site will have four full time office staff on-site which are projected to use four parking spaces. Murphy Brothers Contracting will generally not generate any visits from the general public or contractors. There were previously 19 parking spaces designated for five businesses that parked on-site. That usage will be replaced by the self-storage building addition, and thus the overall parking demand will be reduced. Many of these contractors/businesses have already moved or are no longer in business since the previous studies were performed and thus are no longer parking there.

The Woodworking Shop is projected to utilize three parking spaces while the Incubator Offices are projected to utilize approximately six parking spaces. Thus, a total of approximately 19 parking spaces could be utilized if all of the uses were to peak at the same time.

With the proposed self-storage facility addition and the modifications to the layout of the Site, there will be 26 parking spaces provided on-site, which is one more space than the DEIS Plan. Three (3) loading spaces are also proposed, in addition to the on-street parking spaces along Waverly Avenue. The three loading spaces will be utilized by the patrons of the self-storage facility, thus freeing up even more parking spaces.

The Village's Code permits the utilization of "Shared Parking", referred to as "Joint Parking", in Section 342-56 B. Shared Parking is the principle where different land uses would have their peak parking demands at different times during the day/week and thus can utilize or "share" the same parking space during different periods. As described above, there will be ample parking even without the principles of share parking being applied.

I.) **Economic & Fiscal Resources:**

The DEIS fully documented the demand for self-storage space with the market area surrounding the Site. The FEIS Plan reduces the amount of self-storage space from 56,328 square feet and 321 storage units to 33,896 square feet and 160 storage units. While less economically beneficial to the Applicant, this additional self-storage space would serve to meet a portion of the unmet market demand.

The Murphy Brothers office space and the woodworking shop are not revenue generating spaces for the applicant, but would be included within the assessed value of the property, and generate tax revenue for the various taxing jurisdictions.

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