

**VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS  
RESOLUTION**

**DETERMINING THE FINAL ENVIRONMENTAL IMPACT STATEMENT ("FEIS")  
FOR THE PROPOSED EXPANSION OF AN EXISTING SELF-STORAGE FACILITY COMPLETE**

**January 5, 2022**

**WHEREAS**, on or about May 10, 2018, East Coast North Properties, LLC ("East Coast") submitted a Site Plan application to the Planning Board for the proposed 56,328-square foot expansion of the existing 40,620-square foot self-storage facility (the "Project") located on lots known as 416 Waverly Avenue/ 560 Fenimore Road in the Village of Mamaroneck identified as tax parcels Section 8, Block 111 and Lots 29-42 (the "Project Site" or "Site"); and

**WHEREAS**, on or about June 20, 2018, the East Coast submitted an application to the Village of Mamaroneck Zoning Board of Appeals ("ZBA") for area variances; and

**WHEREAS**, the ZBA conducted a coordinated review of the Project with other involved agencies under 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, known as the State Environmental Quality Review Act ("SEQRA") and declared itself to be lead agency for conducting the environmental review of the Project; and

**WHEREAS**, on June 6, 2019, the ZBA issued a Positive Declaration under SEQRA requiring East Coast to prepare a Draft Environmental Impact Statement ("DEIS") for the Project; and

**WHEREAS**, on September 5, 2019, the ZBA adopted a Final Scoping Outline; and

**WHEREAS**, on December 30, 2019, East Coast submitted a draft DEIS to the ZBA and its consultants for initial review and comment on completeness of the DEIS; and

**WHEREAS**, the ZBA considered the DEIS at a special meeting on January 21, 2020 and provided comments to East Coast on the completeness of the DEIS; and

**WHEREAS**, the ZBA further considered the DEIS at a work session on February 6, 2020, provided additional comments to East Coast and declared the DEIS incomplete; and

**WHEREAS**, on or about October 1, 2020, East Coast submitted a revised DEIS to the ZBA addressing the January 17<sup>th</sup>, January 21<sup>st</sup>, February 4<sup>th</sup>, and February 7<sup>th</sup> comments from the ZBA, Village Engineer, and the ZBA's Consultant; and

**WHEREAS**, at its November 16, 2020 work session, the ZBA reviewed the revised DEIS for completeness; and

**WHEREAS**, at its November 5, 2020 meeting, the ZBA further considered the revised DEIS and reviewed a memorandum from its planning consultants AKRF, Inc., (hereinafter the “ZBA’s Consultant”): and

**WHEREAS**, at its November 16, 2020 work session, the ZBA further considered the revised DEIS, opened a public hearing on the DEIS and adjourned review of the DEIS to its December 3, 2020 meeting; and

**WHEREAS**, at its December 3, 2020 meeting, the ZBA deemed the revised DEIS incomplete, and adjourned the public hearing to December 22, 2020; and

**WHEREAS**, at its December 22, 2020 meeting, the ZBA further adjourned review of the draft DEIS to its February 4, 2021 meeting; and

**WHEREAS**, on January 13, 2021, the East Coast submitted a revised DEIS to the ZBA and in a January 28, 2021 Memorandum the ZBA’s Consultant recommended that the ZBA should deem the revised DEIS as complete conditioned upon minor revisions as outlined in the Memo before circulation of the DEIS for public review.

**WHEREAS**, on February 4, 2021, the ZBA deemed the DEIS complete with the condition that the minor revisions detailed in the January 28, 2021 Memo be incorporated to the satisfaction of the ZBA’s Consultant prior to circulation for public review; and

**WHEREAS**, on March 15, 2021, East Coast submitted a revised copy of the DEIS and on March 17, 2021, the Notice of Completion and the DEIS were filed, published, posted and circulated in accordance with the requirements of SEQRA and its implementing regulations, including posting on the Village of Mamaroneck website and hard copies made available for review at the Village of Mamaroneck Planning Department and the Mamaroneck Public Library; and

**WHEREAS**, on April 1, 2021, the ZBA opened a duly noticed public hearing on the DEIS during which no public comments were received and the ZBA adjourned the hearing to its May 6, 2021 meeting; and

**WHEREAS**, the ZBA’s Consultant provided a Memorandum dated April 30, 2021 that included details of the Project and comments which had to be addressed in the FEIS pursuant to SEQRA; and

**WHEREAS**, on May 6, 2021, the ZBA re-opened the adjourned public hearing on the DEIS, during which public comments were received, after which the public hearing was closed and the ZBA directed that the written comment period remain open until May 17, 2021; and

**WHEREAS**, on May 17, 2021, the written public comment period on the DEIS was closed; and

**WHEREAS**, on September 23, 2021, East Coast submitted a preliminary FEIS to the ZBA and its Consultant for initial review and comment that also detailed the redesign of the Project in response to

comments raised by the ZBA during the DEIS process, which amendments include demolishing all existing industrial buildings on the Site besides the existing self-storage building, decreasing the overall coverage on the Site, decreasing the footprint of the proposed building and redesigning the new building into 5 segments with varying and stepped down heights to resemble different buildings that will include the self-storage addition, a woodworking space, a contracting office and incubator office space; and

**WHEREAS**, on September 23, 2021, the ZBA held a public meeting where it was scheduled to review the FEIS, however the matter was adjourned to the October 7, 2021 meeting; and

**WHEREAS**, John Kellard, PE, Kellard Sessions, Village Engineering Consultant (hereinafter the “Village Engineer”), provided a Memorandum dated October 1, 2021 to the ZBA with comments on the completeness of the FEIS; and

**WHEREAS**, the ZBA’s Consultant provided a Memorandum dated October 6, 2021 to the ZBA with comments on the Revised Project and the FEIS; and

**WHEREAS**, on October 7, 2021, the ZBA held a public meeting to review the FEIS for completeness; and

**WHEREAS**, the ZBA’s Consultant provided a Memorandum dated October 26, 2021 with completeness comments on the FEIS; and

**WHEREAS**, on November 16, 2021, the ZBA held a special meeting to review the FEIS for completeness; and

**WHEREAS**, on March 17, 2022, East Coast provided an updated FEIS to the ZBA and its Consultant for continued review and comment on completeness; and

**WHEREAS**, on April 26, 2022 and May 31, 2021, the ZBA held special meetings to review the FEIS for completeness; and

**WHEREAS**, the ZBA’s Consultant provided a Memorandum dated June 9, 2022 to the ZBA with comments on the completeness of the FEIS; and

**WHEREAS**, on June 15, 2022, ZBA members David Neufeld and Robin Kramer visited the Site to better understand the scope of the Project; and

**WHEREAS**, on June 17, 2022, ZBA members Brian Glattstein and Gretta Heaney visited the Site for a to better understand the scope of the Project; and

**WHEREAS**, on July 6, 2022, East Coast provided an updated FEIS to the ZBA and its consultants for review and comment; and

**WHEREAS**, the ZBA's Consultant provided a Memorandum dated August 23, 2022 to the ZBA with comments on the completeness of the FEIS; and

**WHEREAS**, on September 29, 2022, the ZBA held a special meeting to review the FEIS for completeness; and

**WHEREAS**, on October 7, 2022, East Coast provided an updated FEIS to the ZBA and its Consultant so that the ZBA's Consultant could prepare the final version of the FEIS for the ZBA's review; and

**WHEREAS**, on December 23, 2022, the ZBA's Consultant provided an updated FEIS to the ZBA for its review and comment; and

**WHEREAS**, on December 29, 2022, the ZBA held a public meeting to review the FEIS during which the ZBA Consultant indicated that all previously requested materials for the FEIS Appendix have been received from East Coast and the ZBA directed the ZBA Consultant to make minor revisions and prepare a final draft FEIS for review along with a Notice of Completion for the January 5, 2022 ZBA meeting.

**NOW, THEREFORE BE IT RESOLVED**, that, the ZBA in its role as the Lead Agency hereby declares the FEIS for the Project complete and determines that the EIS in totality contains analyses and conclusions which are adequate and accurate representations of the essential assessments of the Project as required by SEQRA; and

**BE IT FURTHER RESOLVED**, that, the ZBA directs the ZBA Consultant and Village Planning Department Staff shall prepare, publish and mail a Notice of Completion of the FEIS noted above in accordance with SEQRA and its implementing regulations, the NYS Village Law and the Village Zoning Code; and

**BE IT FURTHER RESOLVED**, that, the ZBA directs the ZBA Consultant and Village Planning Department Staff to post a complete copy of the FEIS and the Notice of Completion of the FEIS on the Village of Mamaroneck website, to make hard copies available at the Village of Mamaroneck Planning Department and the Mamaroneck Public Library and to otherwise publish, distribute, forward and make copies available in accordance with §617.12 of the SEQRA regulations; and

**BE IT FURTHER RESOLVED**, that, the ZBA directs the ZBA Consultant and Village Planning Department Staff to prepare a draft Findings Statement meeting the standards set forth in SEQRA Regulation §617.11 (d) for the ZBA's review at its February 2, 2023 meeting.

On the motion of ZBA member \_\_\_\_ seconded by ZBA member \_\_\_\_ the foregoing resolution was adopted with all ZBA members voting as follows:

Robin Kramer, Chair  
Brian Glattstein  
Gretta Heaney  
Angelique Shingler  
David Neufeld

DATED: Mamaroneck, New York  
January \_\_\_\_, 2022

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ROBIN KRAMER, CHAIR, ZONING BOARD OF APPEALS

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