

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

**ADOPTING SEQRA FINDINGS IN CONNECTION WITH THE PROPOSED EXPANSION OF AN EXISTING  
SELF-STORAGE FACILITY (416 Waverly Avenue)**

**February 2, 2023**

**WHEREAS**, on or about June 20, 2018, East Coast North Properties, LLC ("East Coast") submitted an application for area variances to the Village of Mamaroneck Zoning Board of Appeals ("ZBA") in connection with the proposed expansion of an existing self-storage facility ("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 July 12, 2018, the ZBA declared its intent to serve as "lead agency" and, with other involved agencies, proceeded to conduct a coordinated environmental review of the Project 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 collectively as the State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, on June 6, 2019, the ZBA issued a Positive Declaration under SEQRA requiring the preparation of an Environmental Impact Statement ("EIS") in connection with the Project and the matter proceeded through scoping in September 2019 and the completion of a Draft EIS in March 2021; and

**WHEREAS**, the Applicant redesigned the project based on comments received during the Draft EIS public review process; and

**WHEREAS**, as set forth in further detail in the Final EIS, the redesigned project generally consists of the demolition of all existing industrial buildings and a 44,314 square foot addition to the existing 40,492 self-storage building at the Project Site (the "Proposed Action"); and

**WHEREAS**, on January 5, 2023, the ZBA determined the Final EIS complete, called for a Notice of Completion to be published and circulated and requested preparation of a draft Findings statement for review and consideration at the ZBA Meeting on February 2, 2023; and

**WHEREAS**, having now reviewed and finalized a Findings Statement, the ZBA is now prepared to adopt said Findings.

**NOW THEREFORE BE IT RESOLVED**, that, the ZBA, in its role as Lead Agency for the environmental review of the Project in accordance with SEQRA, hereby adopts the Findings Statement dated February 2, 2023; and

**BE IT FURTHER RESOLVED**, that, the ZBA hereby directs the Findings Statement, Notices and other relevant documents shall be uploaded to the website <https://www.village.mamaroneck.ny.us/>, and

published, distributed, forwarded, and otherwise made available in accordance with §617.12 of the SEQRA regulations.

On the motion by ZBA member Glattstein and seconded by ZBA member Heaney, the foregoing resolution was brought before the full board for consideration with the ZBA members voting as follows:

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

The motion was carried on a vote of 5-0

DATED: Mamaroneck, New York  
February \_\_, 2023



ROBIN KRAMER, CHAIR, ZONING BOARD OF APPEALS