

MAMARONECK SELF-STORAGE

416 WAVERLY AVENUE
MAMARONECK, NY 10543

for East Coast North Properties, LLC

PROPERTY INFO

416 WAVERLY AVENUE
MAMARONECK, NY 10543
SBL: 8-111-[29-42]
ZONE: M-1

TEAM INFO

ARCHITECT:
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PROPERTY OWNER:

EAST COAST NORTH PROPERTIES, LLC
416 WAVERLY AVENUE
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APPROVALS & FILING HISTORY

REVISION/SUBMISSION NOTES	
1 PERMIT FILING	12/14/17
2 MUNICIPAL APPROVAL	1/19/18
3 SPA SUBMISSION	2/8/18
4 ZBA FILING	6/19/18
5 ZBA FILING	1/14/19
6 AMENDED SD	4/30/20
7 AMENDED SD	5/7/20
8 AMENDED SD	7/6/20
9 PRESENTATION	6/28/21
10 ZBA FILING	9/13/21
11 ZBA FIELD VISIT	6/17/22
12 AKRF REVIEW RESPONSES	7/6/22
13 AKRF FINAL/FEIS REVIEW	12/22/22
14 ZBA REFERRAL	2/8/23
15 ZBA FILING	3/23/23

DRAWING LIST

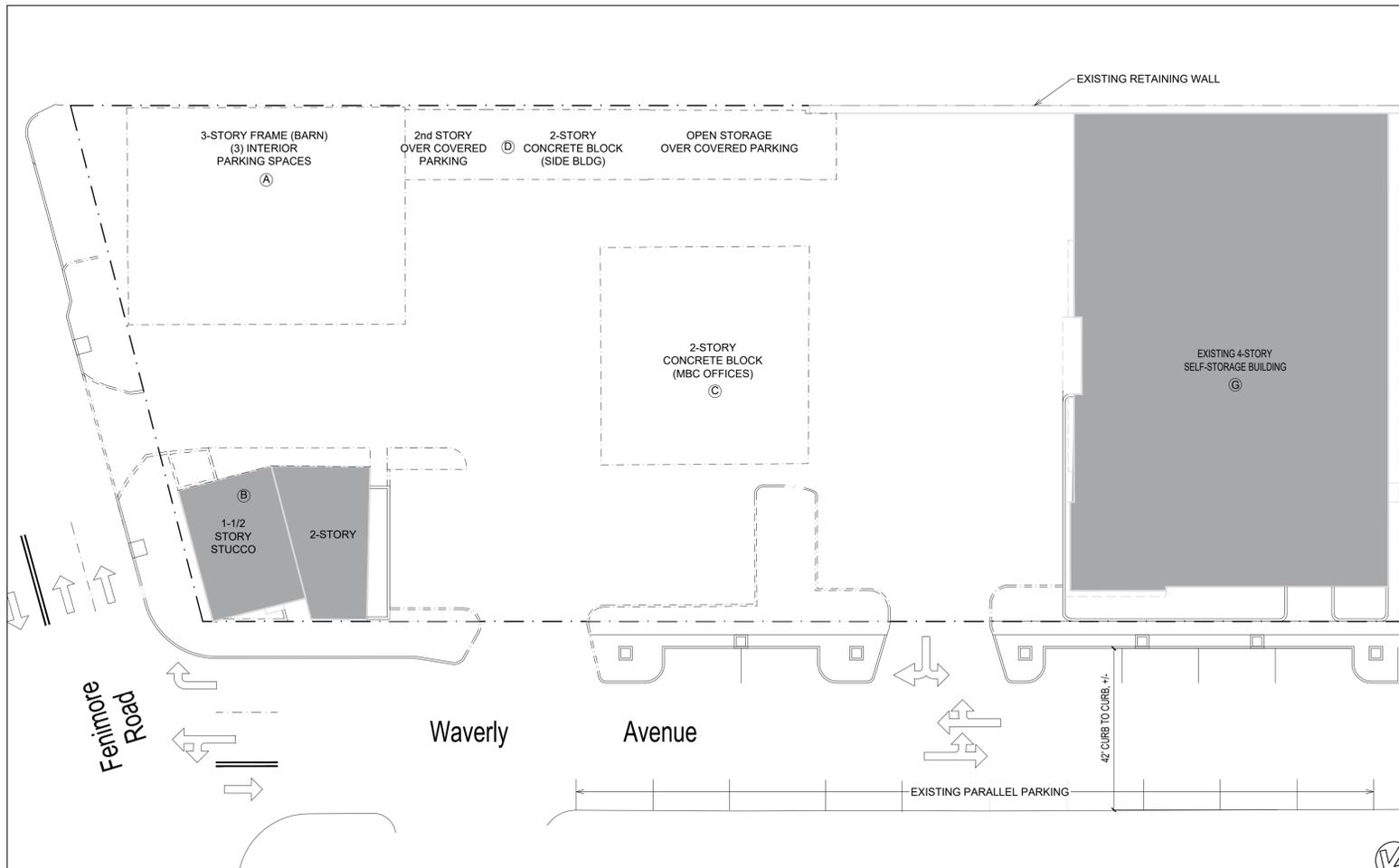
ARCHITECTURAL DRAWINGS PREPARED BY KTM ARCHITECT

COVERSHEET
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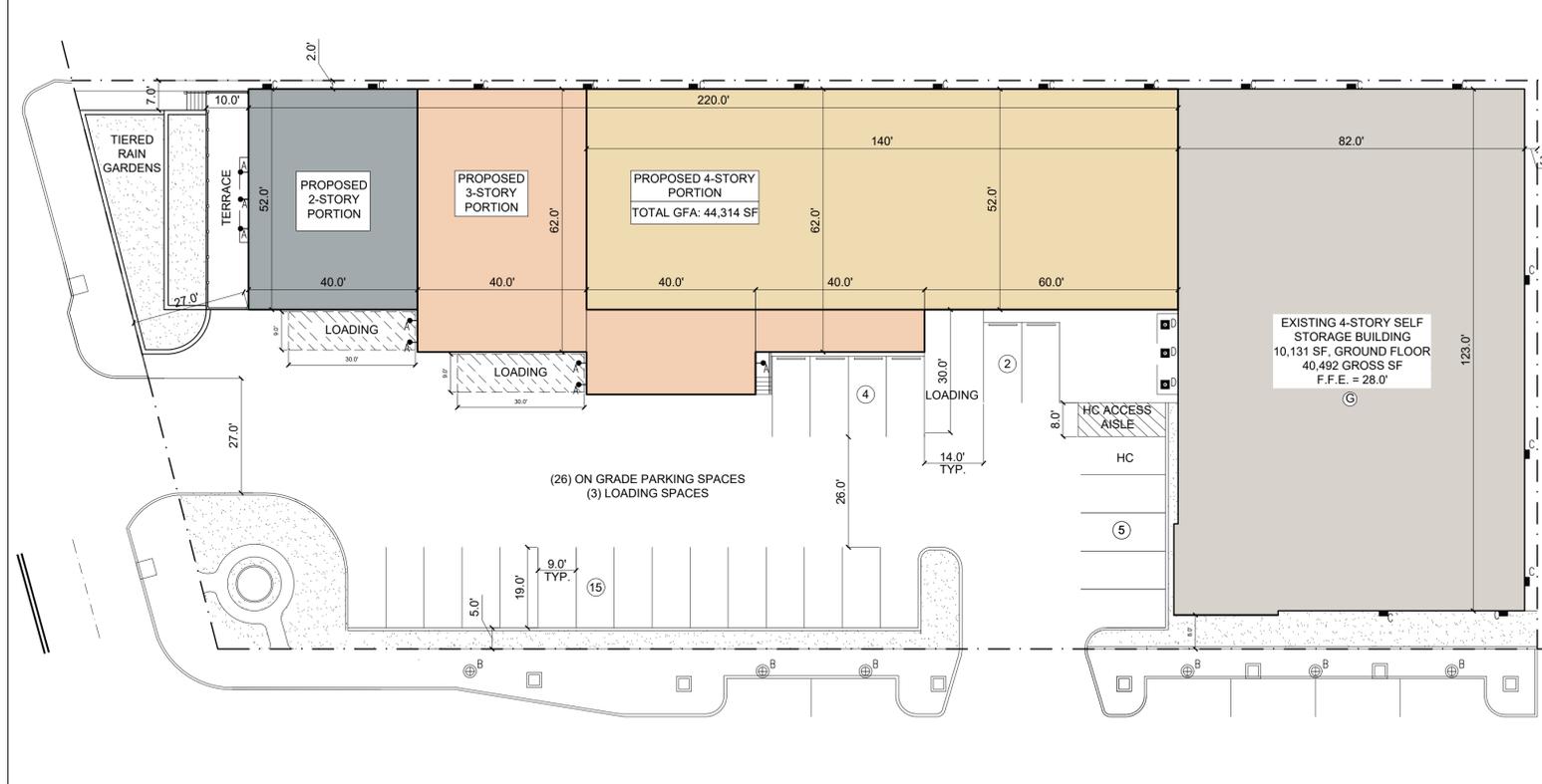
CIVIL ENGINEERING DRAWINGS PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C.

C-1 EXISTING CONDITIONS MAP
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1 EXISTING/DEMOLITION SITE PLAN
SCALE: 1"=20'-0"



2 PROPOSED SITE & LIGHTING PLAN
SCALE: 1"=20'-0"

ZONING COMPLIANCE SCHEDULE						
Zoning District: M-1						
Category	Required/Permitted	Existing	Proposed	Overall Variance Required	Variance Previously Granted	New Variance Required
Minimum Lot Area (SF)	10,000	44,156	44,156	-	-	-
Minimum Lot Width & Frontage (Feet)	50	134	134	-	-	-
Building Coverage						
Area (sf)	22,078	20,081	23,094	1,016	-	1,016
Percentage	50%	45%	52%	2%	-	2%
Maximum Floor Area Ratio	1.0	1.34	1.52	0.82	0.34	0.58
Maximum Gross Floor Area (Note 5)	44,156	59,081	84,806	40,650	14,925	25,725
Impervious Surface Coverage						
Area (sf)	N/A	41,390	39,236	-	-	-
Percentage	N/A	93.7%	88.9%	-	-	-
Maximum Building Height (Note 1)						
Stories	3	4	4	1-Story	1-Story	1-Story for portion of expanded building
Feet	45	45	45	-	-	-
Minimum Yard Requirements, Feet						
Front (Fenimore Avenue)	Note 2	0	8	-	-	-
Front (Fenimore Road), (Note 3)	10	0.4	27	-	-	-
Rear (Southwest)	None	2	2	-	-	-
Off-Street Parking (Note 4)	124	52	26	98	37	61
Off-Street Loading						
Establishment + Area, 12,000 sf GFA	8	0	3	5	5	-

PROPERTY USAGE ANALYSIS										
Bldg. #	Building Description	Floor	Occupant & Usage	GFA	Employees	SF/Parking Space (Notes 2 & 3)	Existing Calculated Required Parking	Proposed Calculated Required Parking	Associated Parking	Hours of Operation
PROPOSED DEMOLITION	Barn @ Waverly	1	Murphy Brothers, storage (excludes interior parking areas floor area)	1,555	0	750	7	-	-	N/A
PROPOSED DEMOLITION	Barn @ Waverly	2	Murphy Brothers, storage	3,515	0	750	4	-	-	N/A
PROPOSED DEMOLITION	Barn @ Waverly	1	Electricians, office for service business (Note 3)	1,000	5	350	0	-	-	N/A
PROPOSED DEMOLITION	Barn @ Waverly	2	Electricians, storage	450	0	750	0	-	-	N/A
PROPOSED DEMOLITION	Barn @ Waverly	3	Holiday Storage Facility (See Note 1)	1,752	1	750	0	-	-	N/A
PROPOSED DEMOLITION	Front Building	1	Murphy Brothers, Storefront (Note 1)	800	0	750	N/A (Unoccupiable)	-	-	N/A
PROPOSED DEMOLITION	Front Building	1	MBC General Contractor, Warehousing (Note 2)	1,185	2	750	2	-	-	N/A
PROPOSED DEMOLITION	Front Building	2	MBC General Contractor, Offices for service business (Note 3)	1,300	4	350	4	-	-	N/A
PROPOSED DEMOLITION	Center (MBC) Building	1	Murphy Brothers, Warehouse	2,524	0	750	0	-	-	N/A
PROPOSED DEMOLITION	Center (MBC) Building	2	Murphy Brothers, Offices for service business (Note 3)	3,024	9	350	13	-	-	N/A
PROPOSED DEMOLITION	Side Building	1	Auto Glass, Storage/Service	612	0	750	0	-	-	N/A
PROPOSED DEMOLITION	Side Building	2	Auto Glass, Offices for service business (Note 3)	1,122	3	350	4	-	-	N/A
PREVIOUSLY DEMOLISHED	Rear Building	-	PREVIOUSLY DEMOLISHED	-	-	-	-	-	-	-
PREVIOUSLY DEMOLISHED	Rear Building, Corner	-	PREVIOUSLY DEMOLISHED	-	-	-	-	-	-	-
EXISTING TO REMAIN	Self Storage	4 floors	Self Storage, Note 4	38,487	-	750	93	52	-	Monday-Friday, 8am-6pm, Staffed Saturday, 8am-5pm, Staffed Sunday, 11am-6pm, Staffed
EXISTING TO REMAIN	Self Storage	4 floors	Circulation & Mechanical Rooms	2,025	1	750	3	6	-	Tuesday-Thursday, 7am-4:30pm
ADDITION	Self Storage, ADDITION	4 floors	Self Storage, NET (Note 4)	18,925	1	750	-	46	-	Monday-Friday, 8am-6pm, Sat, 8am-6pm
ADDITION	Self Storage, ADDITION	4 floors	Circulation & Mechanical Rooms	15,342	1	750	-	8	3	Monday-Friday, 8am-6pm, Sat, 8am-6pm
ADDITION	Self Storage, ADDITION	1	Woodworking Shop	5,879	1	750	-	8	3	Monday-Friday, 8am-6pm, Sat, 8am-6pm
ADDITION	Self Storage, ADDITION	2	MBC Offices for service business (Note 3) (150sf/person, NYSBC 2020, Table 1004.5)	2,157	4	350	-	7	4	Monday-Friday, 8am-6pm, Sat, 8am-6pm
ADDITION	Self Storage, ADDITION	3	Incubator Offices (150sf/person, NYSBC 2020, Table 1004.5)	2,008	8	250	-	8	6	Monday-Friday, 8am-6pm, Sat, 8am-6pm
TOTALS				84,806	17	-	124	124	12	NOTE: 26 PARKING SPACES PROVIDED

Floor Areas: Existing													
Level	Building (Gross)	Net Storage	Office	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	10x30	Net Storage
Ground Floor	10,093	5,700	350	60%	100	200	200	900	1,600	1,800	600	300	5,700
2nd Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600	7,800
3rd Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600	7,800
4th Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600	7,800
Totals	40,492	29,100	350	73%	475	800	800	3,825	7,600	9,900	3,600	2,100	29,100

Floor Areas: Proposed													
Level	Building (Gross)	Net Storage	Retail	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	20x20	Net Storage
Ground Floor	13,038	3,300	0	25%	0	0	0	0	900	0	2,400	0	3,300
2nd Floor	13,038	4,800	0	37%	0	0	0	0	3,000	1,800	0	0	4,800
3rd Floor	10,958	4,800	0	44%	0	0	0	0	3,000	1,800	0	0	4,800
4th Floor	7,280	4,800	0	66%	0	0	0	0	3,000	1,800	0	0	4,800
Totals	44,314	17,700	0	40%	0	0	0	0	9,900	5,400	2,400	0	17,700

Storage Unit Mix (Existing)									
Storage Unit Mix (Existing)	# of Units	% of Units	Net SF/Unit	Total Net SF	% of Net SF	Units/ Ground Floor	Units/ Floor(2-4)	Totals, Floor(2-4)	Totals, Floor(2-4)
5x5	19	7.06%	25	475	1.75%	4	15	15	15
5x10	16	5.95%	50	800	4.05%	4	4	12	12
10x5	16	5.95%	50	800	3.24%	4	4	12	12
7.5x10	51	18.96%	75	3,825	11.55%	12	13	39	39
10x10	76	28.25%	100	7,600	27.55%	16	20	60	60
10x15	66	24.54%	150	9,900	29.17%	12	18	54	54
10x20	18	6.69%	200	3,600	12.97%	3	5	15	15
10x30	7	2.60%	300	2,100	9.72%	1	2	6	6
Subtotal	269	100.00%	-	29,100	100.00%	56	71	213	213

Storage Unit Mix (Addition)										
Storage Unit Mix (Addition)	# of Units	% of Units	Net SF/Unit	Total Net SF	% of Net SF	Units/ Ground Floor	Units/ Second Floor	Units/ Third Floor	Units/ Fourth Floor	Totals
5x5	5	3.13%	25	125	1.75%	0	0	5	0	5
5x10	0	0.00%	50	0	0.00%	0	0	0	0	0
10x5	0	0.00%	50	0	0.00%	0	0	0	0	0
7.5x10	0	0.00%	75	0	0.00%	0	0	0	0	0
10x10	105	65.63%	100	10,500	27.55%	9	43	30	23	105
10x15	34	21.25%	150	5,100	29.17%	0	11	12	11	34
10x20	16	10.00%	200	3,200	12.97%	12	4	0	0	16
20x20	0	0.00%	400	0	0.00%	0	0	0	0	0
Subtotal	160	100.00%	-	18,925	100.00%	21	58	47	34	160
Totals	429	-	-	48,025	-	77	-	352	-	429

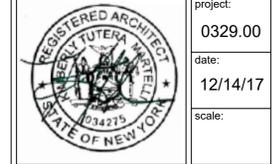
LIGHTING SCHEDULE							
Location #	Location	E-Star Partner	Brand Name	Series/Style	Model Number	Description	Additional Info
EXTERIOR	A At Canopies & Signage	-	Security Lighting Systems	Angle Reflector Wall Sconce	RLM175PMHDBS3R W12B	Gooseneck Wall Sconce	Incandescent, med. base, 200 watt max.
EXTERIOR	B Waverly Avenue Walkway	DLC	Gama Sonic	Imperial II Solar Lamp	Light: GS-97N, Lantern Post: DB1	Solar-Powered Post Mounted Lantern & Lantern Post	DLC Certified
EXTERIOR	C At Egress & South Façade	DLC	Security Lighting Systems	Trapezoidal Wall Sconce	TWLSL30LEDWDB1 20PCEM	Wall Mounted Sconce	DLC Certified
EXTERIOR	D At Canopy Soffit(s)	DLC	Security Lighting Systems	LED Recessed Canopy Light	ECLD36G700UNV5 YM5KWH	Recessed	DLC Certified

3 ZONING & SCHEDULES

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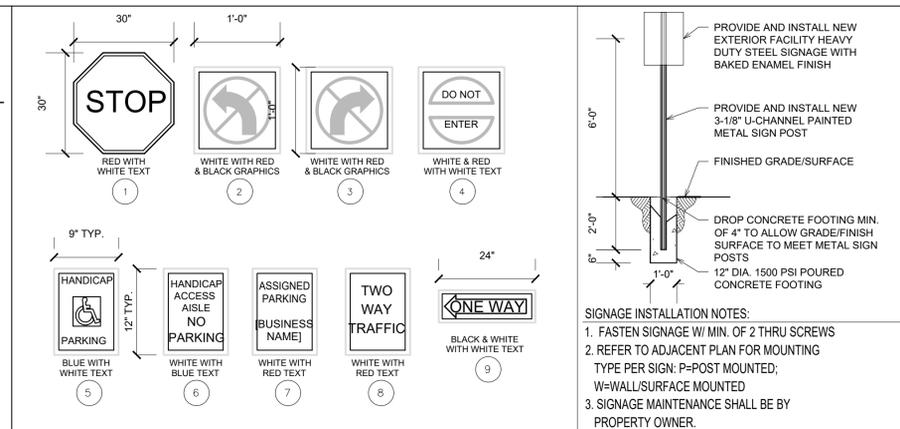
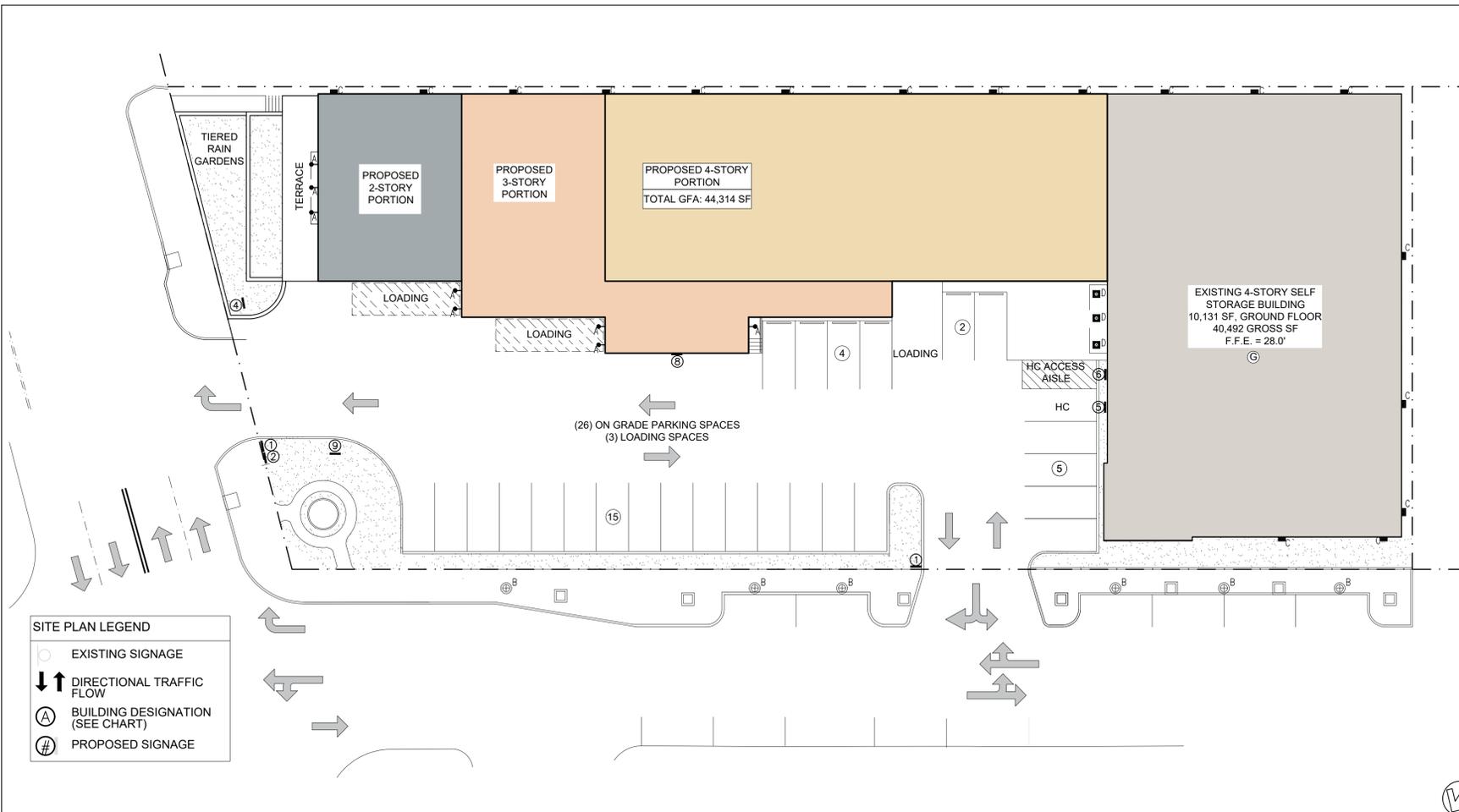
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SITE PLAN AND ZONING

project: 0329.00
date: 12/14/17
scale:
drawing title:
drawing number: SY-101

MAMARONECK SELF-STORAGE
416 WAVERLY AVENUE
MAMARONECK, NY 10543
for East Coast North Properties, LLC



GENERAL NOTES:

- TRAFFIC MANAGEMENT PLAN IS PROVIDED FOR REFERENCE PURPOSES ONLY. REFER TO DRAWINGS C-1 & A-101 FOR SITE PLAN LAYOUT.
- FOR SITE SIGNAGE DESIGNATION, SEE ADJACENT PLAN AND SIGNAGE GRAPHICS & DETAIL ABOVE, THIS SHEET.
- SEE PARKING NOTES BELOW FOR REQUIRED MARKINGS AS INDICATED IN SITE PLAN, THIS SHEET.

PARKING DESIGN & LAYOUT NOTES:

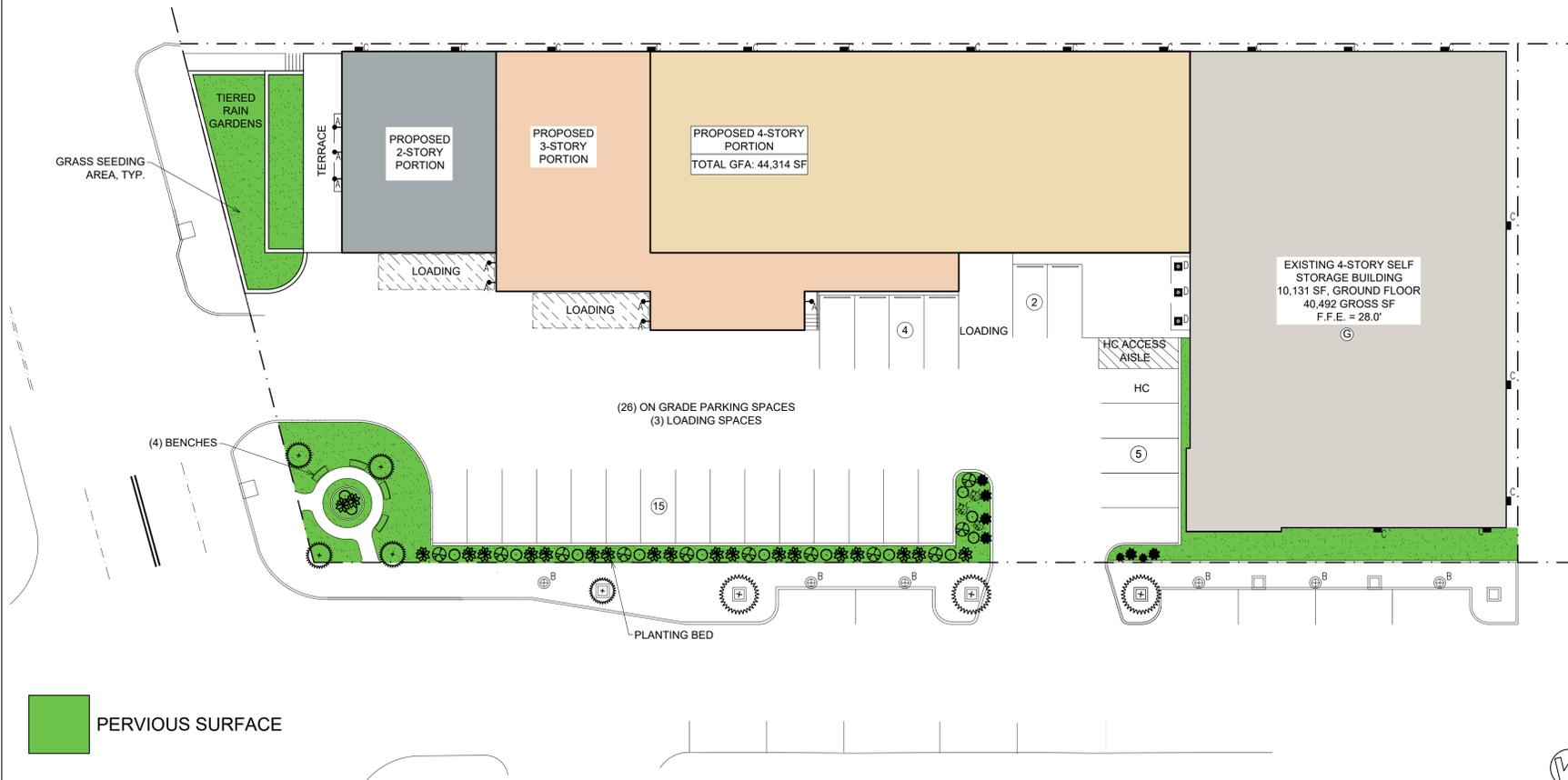
- PARKING LINES FOR HANDICAP ACCESSIBLE SPACES AND ACCESS AISLE SHALL BE PAINTED 4" WIDE, BLUE.
- PARKING LINES FOR ALL OTHER SPACES SHALL BE PAINTED 4" WIDE, WHITE.
- "STOP" LINE SHALL BE 24" WIDE X 10' LONG; STOP LINE & SIGNAGE SHALL BE 48" FROM SIDEWALK, MIN.
- FOR TWO-WAY TRAFFIC DOUBLE YELLOW TRAFFIC LINE SHALL BE PAINTED 10 FEET LONG FROM STOP SIGN LOCATION.
- PARKING SPACE DESIGNATION IS INDICATED IN THE PROVIDED PLAN FOR EXISTING & PROPOSED USAGES PER THE PROVIDED SPREADSHEET OF SITE OCCUPANCY DATA, THIS SHEET.
- PARKING SPACES INCLUDE (2) FULL SIZE HANDICAP ACCESSIBLE PARKING SPACES PER NYS BUILDING CODE SECTION 1106.
- NYS DOT & NYS BC COMPLIANT SIGNAGE SHALL BE PROVIDED FOR HANDICAP ACCESSIBLE SPACES AND ACCESS AISLE.

SITE INGRESS/EGRESS TRAFFIC NOTES:

- ONE (1) TWO-WAY, SITE ACCESS CURB CUTS TO BE MAINTAINED AT WAVERLY AVENUE.
- (1) EXISTING EGRESS & RIGHT TURN ONLY CURB CUT TO BE MAINTAINED AT FENIMORE ROAD.
- CIRCULATION WITHIN THE ON-SITE PARKING LOT IS TWO-WAY, EXCEPT AT PARKING AREA LEADING TO & EGRESS AT FENIMORE ROAD.

3 PROPOSED TRAFFIC MANAGEMENT PLAN
SCALE: 1"=20'-0"

4 SIGNAGE NOTES AND DETAILS
SCALE: NTS



PLANT SCHEDULE		BOTANICAL NAME				ADDITIONAL DATA	
TYPE	PLANT DESIGNATION	GENUS	SPECIES	CULTIVAR	COMMON NAME	SIZE (@ PLANTING)	SIZE (@ MATURITY)
TREE	PSK	PRUNUS	SERRULATA	KANZAN	FLOWERING CHERRY	8-10 FEET	15-25 FEET
TREE	NST	NYSSA	SYLVATICA	TELUPO	BLACK GUM	12 FEET	30-50 FEET
PERENNIALS	LMB	LIRIOPE	MUSCARI	BIG BLUE	LILY TURF	-	1-2 FEET
PERENNIALS	HMP	HEMEROCALLIS	MIDDENDORFFII	PRAIRIE BLUE EYES	DAYLILY	-	2-3 FEET
SHRUBS	ARB	AZALEA	RHODODENDRON	BLAAUW'S PINK	EVERGREEN AZALEA	2 FEET	2-4 FEET
SHRUBS	ARH	AZALEA	RHODODENDRON	HERBERT	EVERGREEN AZALEA	2 FEET	2-3 FEET
SHRUBS	PMM	PINES	MUGO	MOPS	DWARF MOUNTAIN PINE	2-3 FEET	3-4 FEET
SHRUBS	BGM	BUXUS	GREEN MOUNTAIN	BUXACEAE	BOXWOOD	2-3 FEET	3-5 FEET
SHRUBS	BGG	BUXUS	GREEN GEM	MICROPHYLLA var. KOREANA x SEMPERVIRENS (HYBRID)	BOXWOOD	2-3 FEET	3-5 FEET

1. SUBSTITUTIONS ARE ALLOWED DUE TO AVAILABILITY AND HEALTH OF PLANTS.
2. ALL SUBSTITUTIONS SHALL BE APPROVED BY PROPERTY OWNER.
3. ALL PLANTS TO BE NURSERY STOCK.
4. ALL SHRUBS & PERENNIALS TO BE INSTALLED IN PLANT BED WITH 4" PINE BARK MULCH. PROVIDE SHOVEL EDGE ON BED @ MINIMUM.
5. STREET TREES SHALL BE PLANTED IN & SURROUNDED BY A SILVA CELL MODULAR SUSPENDED PAVEMENT SYSTEM ALLOWING FOR ROOT GROWTH & STORMWATER MANAGEMENT INFRASTRUCTURE WHERE EXISTING UTILITIES PERMIT.
6. TREE GRATES SHALL BE INSTALLED AT ALL PROPOSED TREES ALONG WAVERLY AVENUE TO MATCH EXISTING GRATES AT FENIMORE ROAD.
7. DO NOT OVER MULCH TREE PLANTING; USE PINE BARK MULCH ONLY.
8. ALL MATERIAL, PLANTS, SOIL & GROWING MEDIUM MUST BE FREE OF INVASIVE SPECIES.

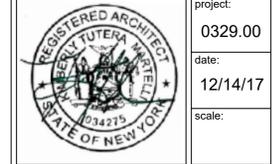
1 PROPOSED LANDSCAPING PLAN
SCALE: 1"=20'-0"

2 LANDSCAPE SCHEDULE AND LEGEND
SCALE: NTS

REVISION/SUBMISSION NOTES

NO.	DESCRIPTION	DATE
1	PERMIT FILING	12/14/17
10	ZBA FILING	09/13/21
11	ZBA FIELD VISIT	06/17/22
12	AKRF REVIEW RESPONSES	07/06/22
13	AKRF FINAL/FEIS REVIEW	12/22/22
14	ZBA REFERRAL	2/8/23
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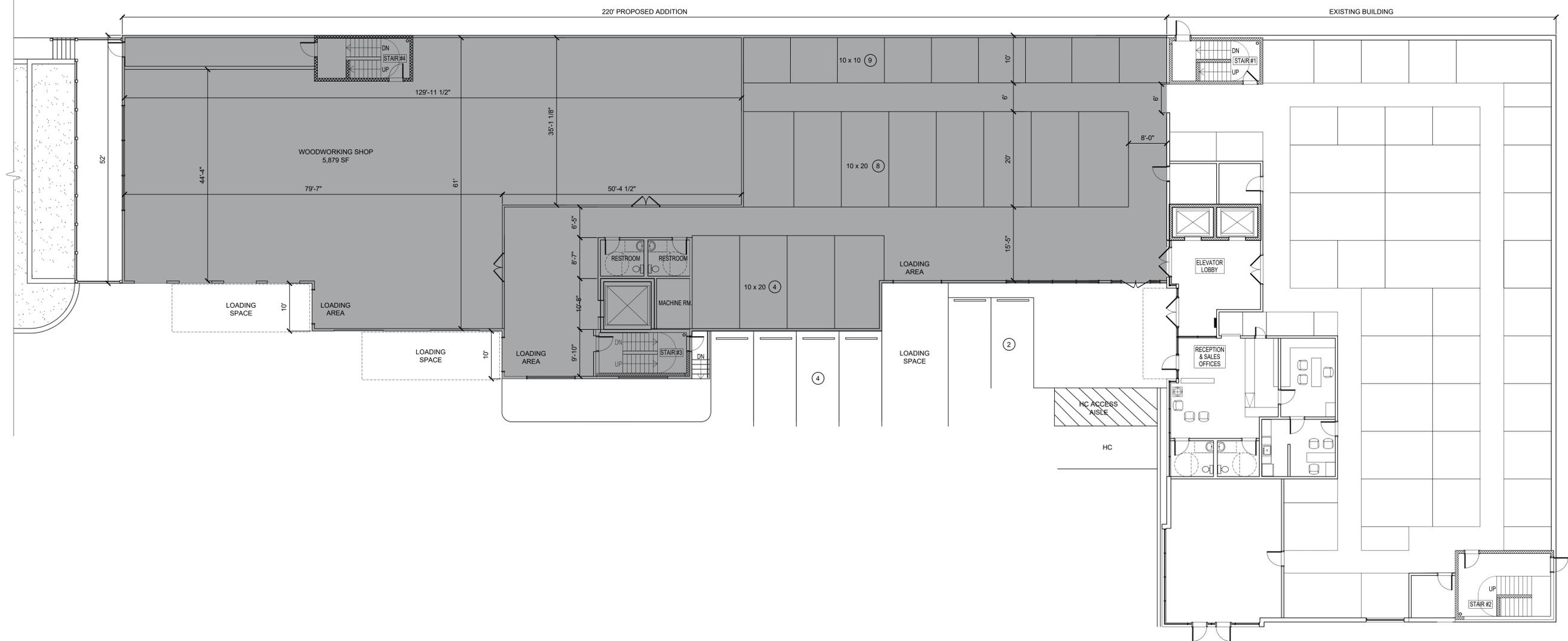
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drawing title:
TRAFFIC MANAGEMENT & LANDSCAPE PLANS

drawing number:
SY-102

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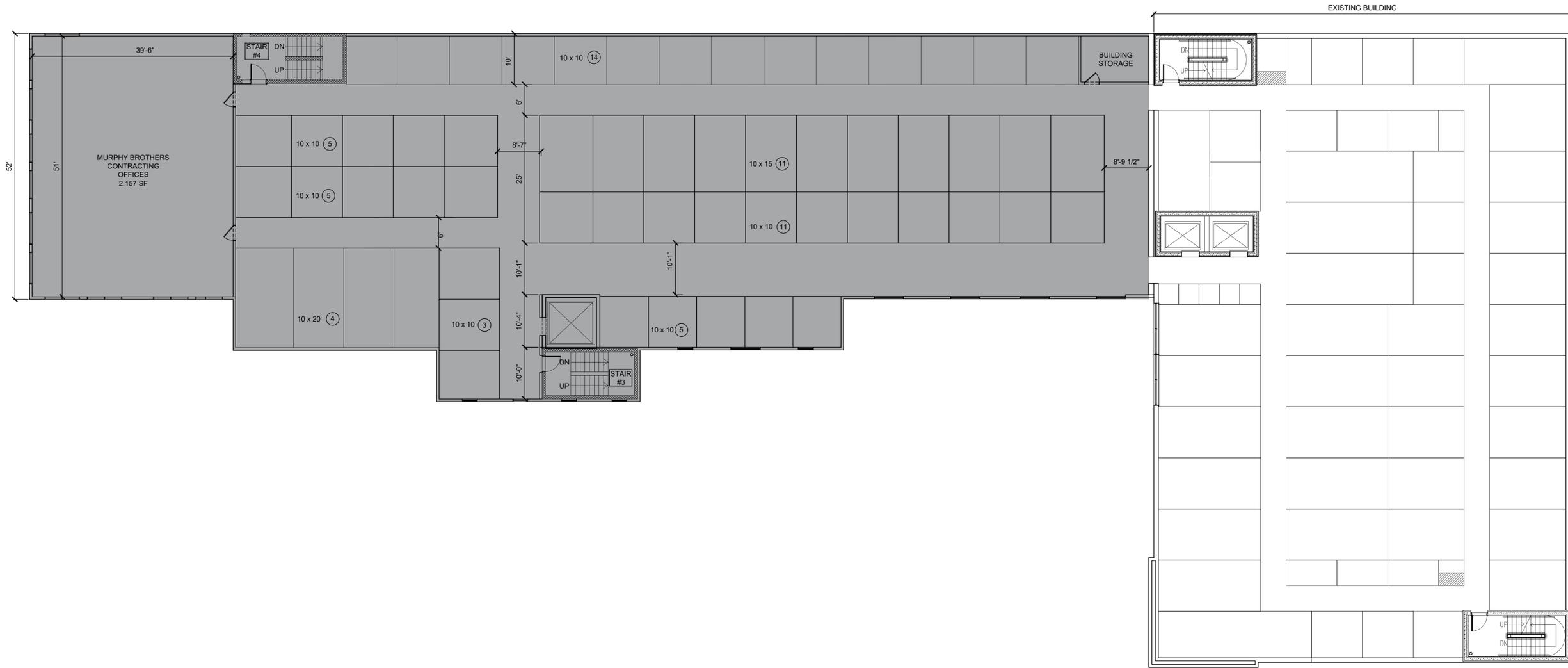
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FIRST FLOOR PLAN

drawing number:
A-101

PROPOSED ADDITION & ALTERATIONS

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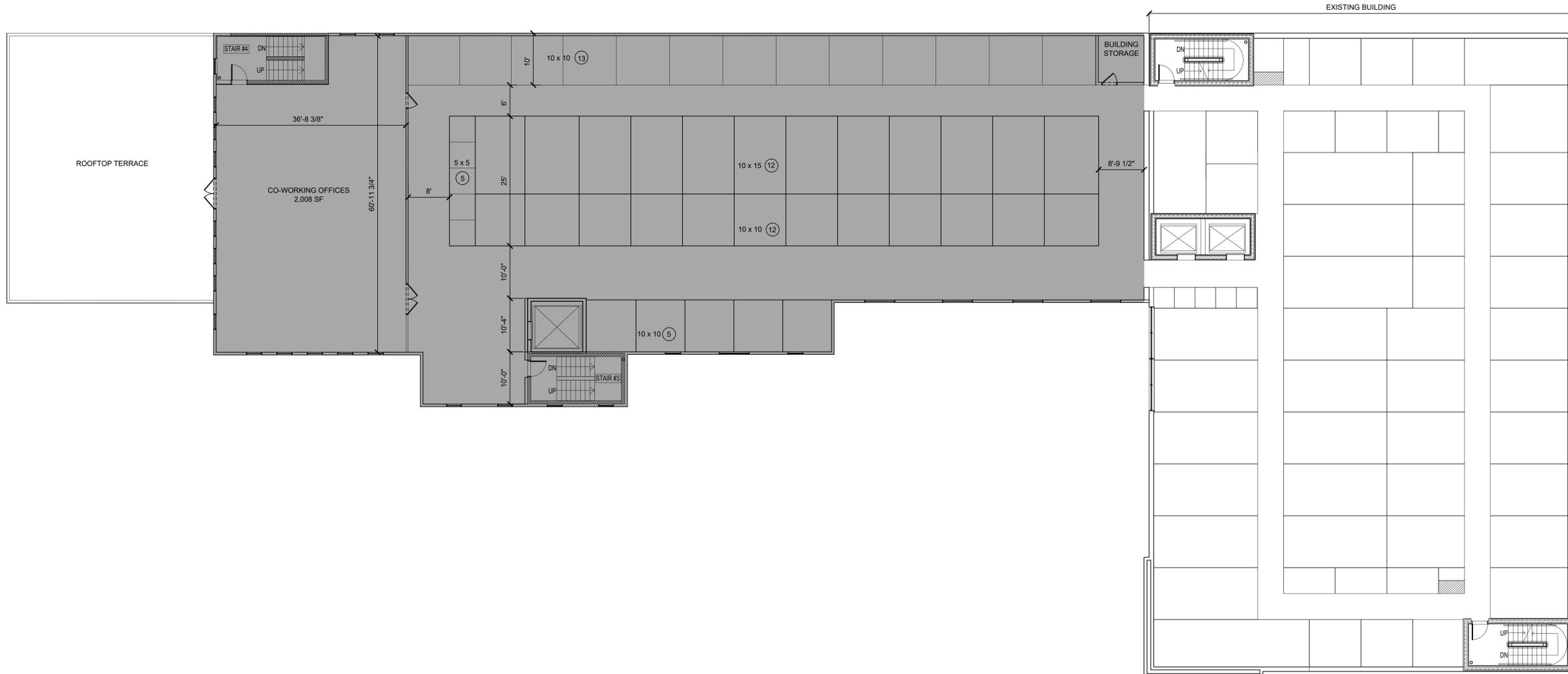
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	date:	12/14/17
	scale:	3/32"=1'-0"
	drawing title:	SECOND FLOOR PLAN

drawing number:

A-102

PROPOSED ADDITION & ALTERATIONS

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PROPOSED ADDITION & ALTERATIONS

REVISION/SUBMISSION NOTES

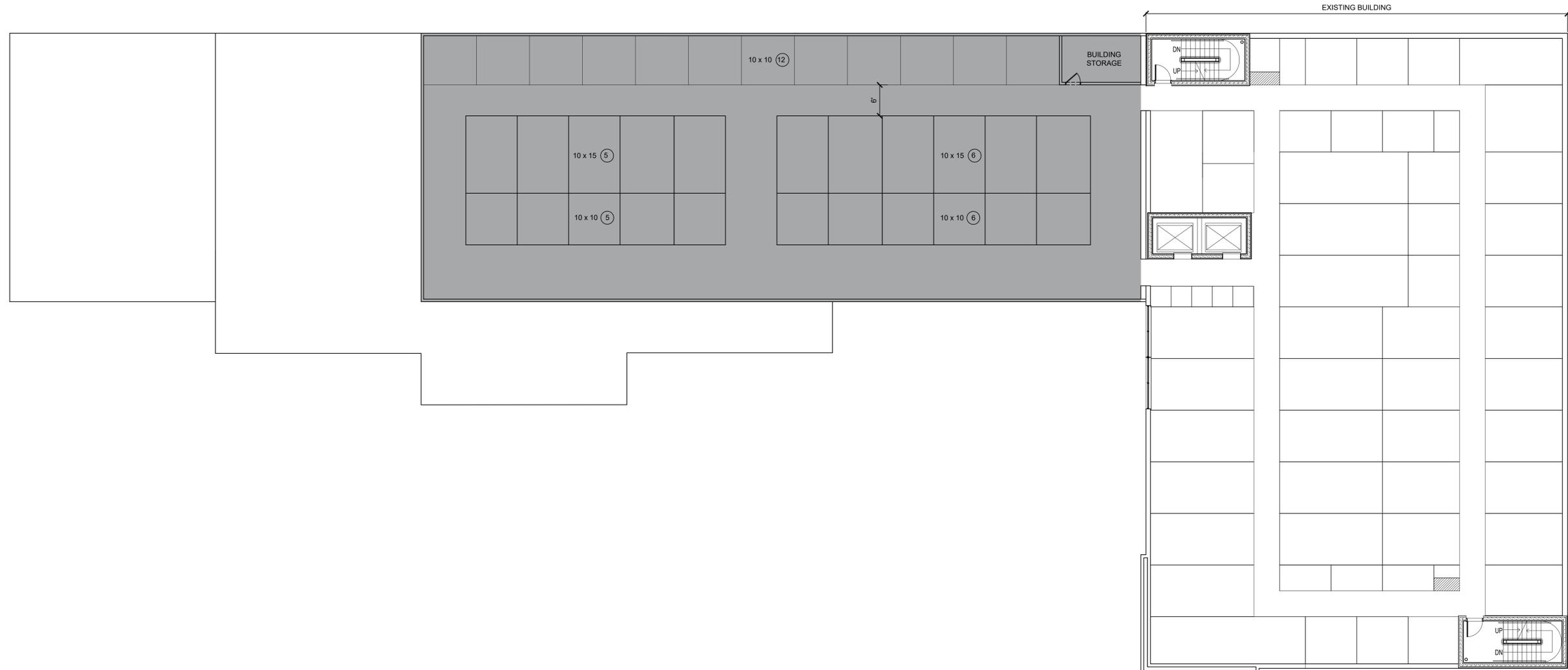
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	Project:	0329.00
	Date:	12/14/17
	Scale:	3/32"=1'-0"
	Drawing Title:	THIRD FLOOR PLAN

drawing number:
A-103

MAMARONECK SELF-STORAGE
 416 WAVERLY AVENUE
 MAMARONECK, NY 10543
 for East Coast North Properties, LLC



REVISION/SUBMISSION NOTES

1	PERMIT FILING	12/14/17
10	ZBA FILING	09/13/21
11	ZBA FIELD VISIT	06/17/22
12	AKRF REVIEW RESPONSES	07/06/22
13	AKRF FINAL/FEIS REVIEW	12/22/22
14	ZBA REFERRAL	2/8/23
15	ZBA FILING	3/23/23

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	project:	0329.00
	date:	12/14/17
	scale:	3/32"=1'-0"
	drawing title:	FOURTH FLOOR PLAN

drawing number:	A-104
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PROPOSED ADDITION & ALTERATIONS



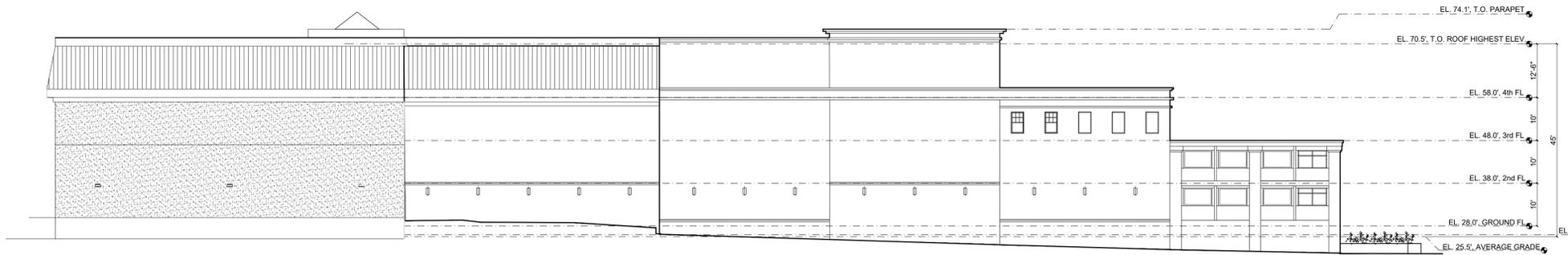
1 PROPOSED NORTH (FRONT) ELEVATION

SCALE: 1/16"=1'-0"



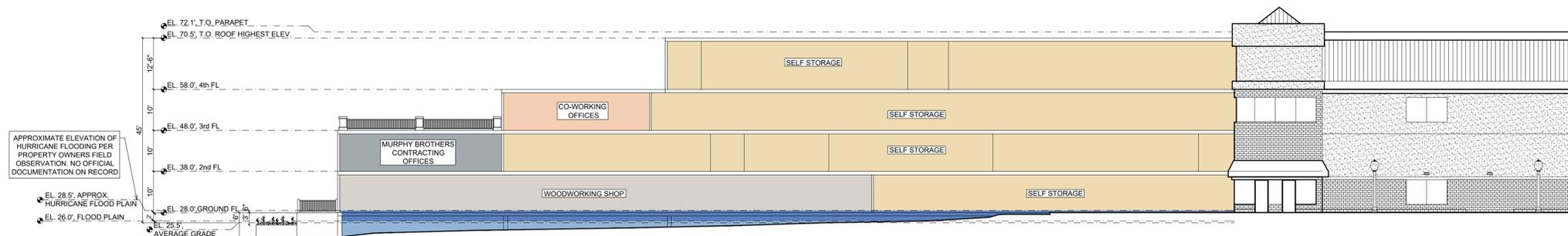
2 PROPOSED EAST (SIDE) ELEVATION

SCALE: 1/16"=1'-0"



3 PROPOSED SOUTH (REAR) ELEVATION

SCALE: 1/16"=1'-0"



4 PROPOSED SCHEMATIC SECTION

SCALE: 1/16"=1'-0"

REVISION/SUBMISSION NOTES	
SEE ARCHITECT FOR ADDITIONAL SUBMISSIONS	
1 PERMIT FILING	12/14/17
SEE ARCHITECT FOR ADDITIONAL SUBMISSIONS	
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	project:	0329.00
	date:	12/14/17
	scale:	AS NOTED
	drawing title:	PROPOSED EXTERIOR ELEVATIONS & SCHEMATIC SECTION

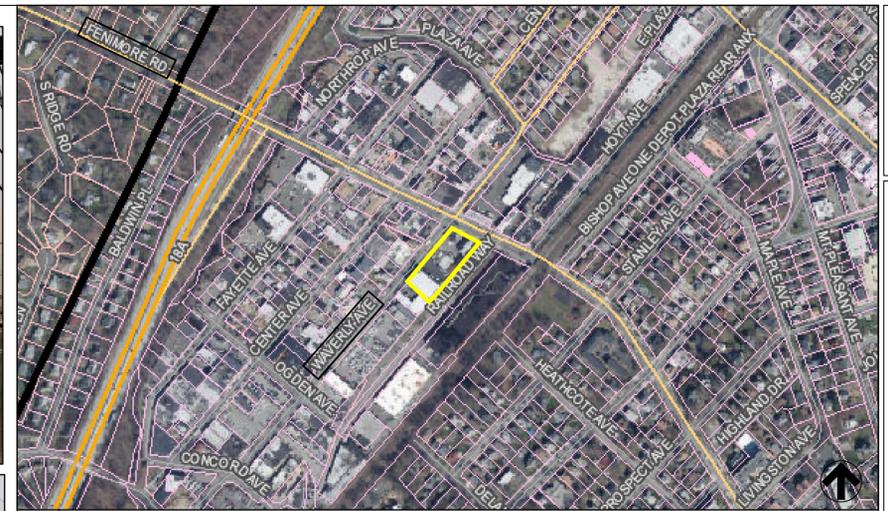
drawing number:
A-201



4 FENIMORE ROAD PHOTO DOCUMENTATION & SITE CONTEXT



5 WAVERLY AVENUE PHOTO DOCUMENTATION & SITE CONTEXT



1 AERIAL MAP



2 AERIAL PHOTO, FACING SOUTHWEST



3 AERIAL PHOTO, FACING NORTHEAST (TOWARD FENIMORE RD)

KTM
 Architect, NCARB
 Kimberly Tuter Martelli, PLLC
 700 Fenimore Road, 2nd Floor
 Mamaroneck, NY 10543
 www.ktmarchitect.com
 (914) 481-8877

MAMARONECK SELF-STORAGE
416 WAVERLY AVENUE
MAMARONECK, NY 10543
 for East Coast North Properties, LLC

REVISION/SUBMISSION NOTES

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15 ZBA FILING	3/23/23

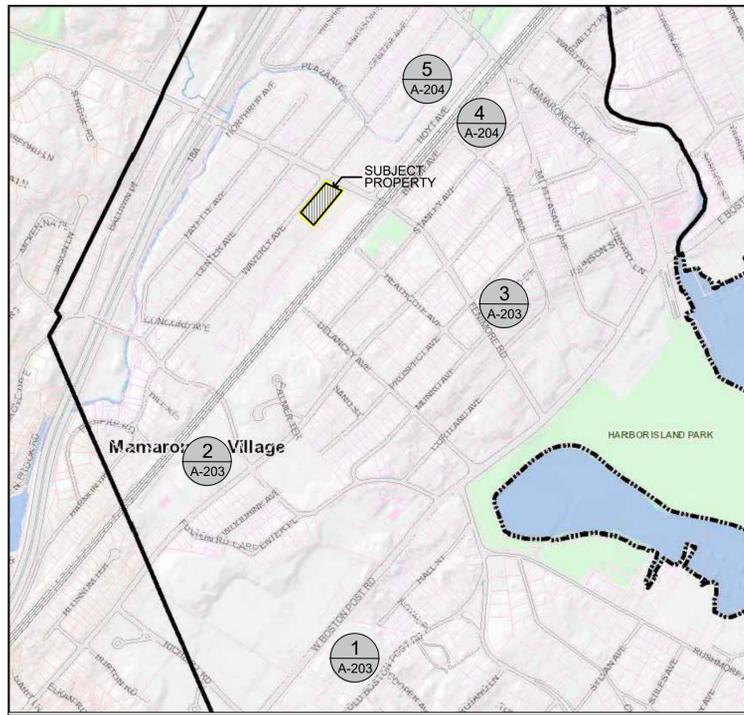
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REGISTERED ARCHITECT
 KIMBERLY TUTERA MARTELLI
 STATE OF NEW YORK
 034275

Project: 0329.00
 Date: 12/14/17
 Scale: AS NOTED

drawing title:
SITE AND NEIGHBORHOOD PHOTO DOCUMENTATION

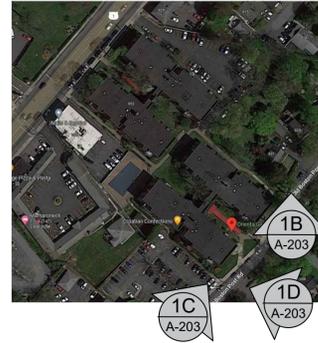
drawing number:
A-202



LOCATION KEY: THE VILLAGE OF MAMARONECK, NEW YORK

COMPARATIVE PROPERTY ZONING SUMMARY									
#	Common Name	Address	Building (Gross SF)	Lot (SF)	Proposed/Existing FAR	Permitted FAR	FAR in excess of permitted	Number of Stories	Zone
SUBJECT PROPERTY	Mamaroneck Self-Storage	416 Waverly Avenue	84,806	44,165	1.92	1.00	0.92	4	M-1
1	Oriente Gardens Owner's Inc.	953 W Boston Post Road	165,560	142,823	1.16	0.50	0.66	4	RM-1
2	Sarah Neuman Nursing Home	845 Palmer Avenue	166,204	240,887	0.69	0.50	0.19	3	R-6
3	Soundview Condominium	149 Fenimore Road	35,035	17,234	2.03	0.80	1.23	7	RM-2
4	Sweetwater/Stanley Avenue Condominium	225 Stanley Avenue	149,265	61,395	2.43	2.00	0.43	5	C-2
5	The Mason	270 Waverly Avenue	144,072	63,162	2.28	1.20	1.08	4	RM-3

COMPARATIVE PROPERTY ZONING SUMMARY



A AERIAL VIEW: ORIENTA GARDENS CONDOS



B STREET VIEW: OLD BOSTON POST ROAD



C STREET VIEW: OLD BOSTON POST ROAD



D STREET VIEW: OLD BOSTON POST ROAD

1 ORIENTA GARDENS CONDOS: 953 W. BOSTON POST ROAD



A AERIAL VIEW: SARAH NEUMAN NURSING HOME



B STREET VIEW: PALMER AVENUE



C STREET VIEW: PALMER AVENUE

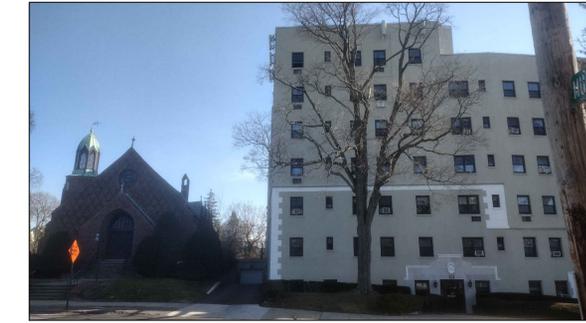


D STREET VIEW: PALMER AVENUE

2 SARAH NEUMAN NURSING HOME: 845 PALMER AVENUE



A AERIAL VIEW: SOUNDVIEW CONDOMINIUM



B STREET VIEW: FENIMORE ROAD



C STREET VIEW: LIVINGSTON AVENUE



D STREET VIEW: LIVINGSTON AVENUE

3 SOUNDVIEW CONDOMINIUM: 149 FENIMORE ROAD

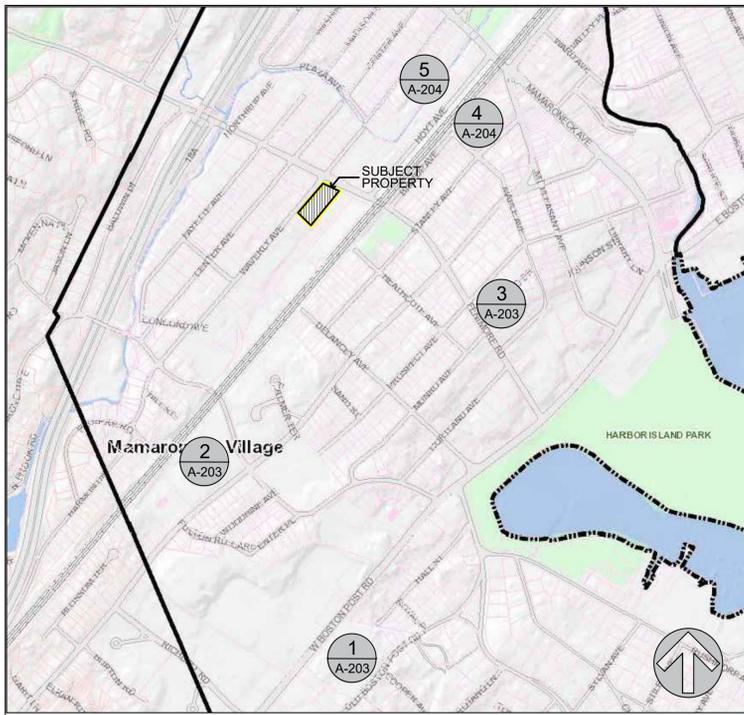
REVISION/SUBMISSION NOTES		
SEE ARCHITECT FOR ADDITIONAL SUBMISSIONS		
1 PERMIT FILING	12/14/17	
SEE ARCHITECT FOR ADDITIONAL SUBMISSIONS		
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	Project:	0329.00
	Date:	12/14/17
	Scale:	NTS
	Drawing title:	COMPARATIVE PROPERTIES ANALYSIS

COMPARATIVE PROPERTIES ANALYSIS

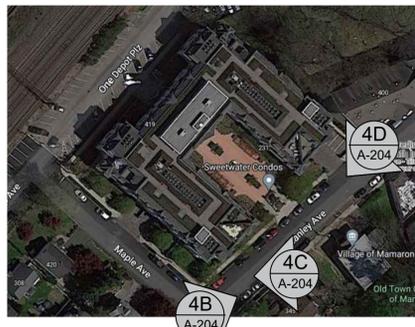
Drawing number:
A-203



LOCATION KEY: THE VILLAGE OF MAMARONECK, NEW YORK

COMPARATIVE PROPERTY ZONING SUMMARY									
#	Common Name	Address	Building (Gross SF)	Lot (SF)	Proposed/Existing FAR	Permitted FAR	FAR in excess of permitted	Number of Stories	Zone
SUBJECT PROPERTY	Mamaroneck Self-Storage	416 Waverly Avenue	84,806	44,165	1.92	1.00	0.92	4	M-1
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5	The Mason	270 Waverly Avenue	144,072	63,162	2.28	1.20	1.08	4	RM-3

COMPARATIVE PROPERTY ZONING SUMMARY



(A) AERIAL VIEW: SWEETWATER CONDOMINIUM



(B) STREET VIEW: STANLEY AVENUE



(C) STREET VIEW: STANLEY AVENUE



(D) STREET VIEW: STANLEY AVENUE

4 SWEETWATER / STANLEY AVENUE CONDOMINIUM: 225 STANLEY AVENUE



(A) AERIAL VIEW: THE MASON APARTMENTS



(B) STREET VIEW: WAVERLY AVENUE



(C) STREET VIEW: WAVERLY AVENUE



(D) STREET VIEW: WAVERLY AVENUE

5 THE MASON APARTMENTS: 270 WAVERLY AVENUE

MAMARONECK SELF-STORAGE
416 WAVERLY AVENUE
MAMARONECK, NY 10543
 for East Coast North Properties, LLC

REVISION/SUBMISSION NOTES		
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project: 0329.00
 date: 12/14/17
 scale: NTS

drawing title:
COMPARATIVE PROPERTIES ANALYSIS

drawing number:
A-204