



Village of Mamaroneck
169 Mount Pleasant Avenue – Third Floor
Mamaroneck, New York 10543
(914) 777-7731

Thomas Murphy and Board of Trustees
Mayor

Jerry Barberio
Village Manager

Property Address: 416 Waverly Avenue, Mamaroneck, NY 10543

Date: 03/06/2023 Revised

Section:8
Zoning: M-1

Block: 111

Lot: 29-42

☐ Flash drive Submitted

Applicant (name/address/email/phone): Murphy Brothers, 416 Waverly Avenue, Mamaroneck, NY 10543

Owner(name/address/email/phone): East Coast North Properties LLC, 416 Waverly Avenue, Mamaroneck, NY 10543

Description of work: The Applicant proposes to construct an addition to the existing self-storage facility located at 416 Waverly Avenue in the Village of Mamaroneck, New York (the “Project Site”). The project consists of a 44,314 square foot addition to the existing 40,492 self-storage building and the removal of 18,589 square feet of existing industrial space. The proposed addition would include 34,270 square feet of self-storage (160 storage units), 2,157 square feet of Murphy Brothers Contracting office, 5,879 square feet of woodworking shop, 2,008 square feet of incubator professional office space consisting of five 10-foot by 12-foot workstations and other office amenities, and associated parking, loading, and site improvements (the “Proposed Project”). The Proposed Project will be 84,806 square feet, which is 25,725 square feet more than what exists on the site today. The Proposed Project was the subject of an Environmental Impact Statement (EIS) for which the Zoning Board of Appeals (ZBA) served as Lead Agency under the State Environmental Quality Review Act (SEQRA). In response to comments from the ZBA, the Applicant revised the project during the EIS process to reduce the number of variances required. The ZBA adopted a SEQRA Findings Statement on 2/3/23, closing the SEQRA process. The Applicant now seeks an amended Building Determination Letter. The existing self-storage building received several area variances in 2013 that run with the land and were factored into variances required for the Proposed Project.

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

- ☒ Planning Board ☒ Board of Architectural Review ☒ Other:
☒ Zoning Board ☒ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
342	XI	75	C	Property \geq 0.5 acres	Planning Board – Site Plan
294		7-8		Area of disturbance greater than 1,000sf	SWPPP Permit - Admin
186		4		Development within Floodplain	Floodplain Development Permit

240	8	29		Consistency Review – LWRP	HCZMC
342	VIII	56	A	Off-street parking. Proposed parking is 26 spaces where 124 space are required (overall variance of 98 spaces needed). Variance previously granted for 52 spaces where 89 spaces were required (variance of 37 spaces granted). Variance needed for 61 spaces (98 required overall - 37 previously granted = 61 needed)	ZBA – Area Variance
342	Attachment 3			Height – stories. Proposed height of expanded building is 4 stories where 3 stories are permitted. (Variance previously granted for existing building for 4 stories.) Variance needed for new expanded building for 1 story.	ZBA – Area Variance
342	Attachment 3			FAR. Proposed FAR is 1.92 (84,806 sf) where variance previously granted for 1.34 (59,081 sf). Variance needed for 0.58 (25,725 sf)	ZBA – Area Variance
342	Attachment 3			Building coverage. Proposed coverage is 23,094 sf (52%) where 22,078 sf (50%) is permitted. Variance needed for 1,016 sf (2%)	ZBA – Area Variance
6		6		Estimate cost of exterior work more than \$10,000	BAR

*Please review Tree Law, Chapter 318 and submit accordingly, when applicable.

Escrow Determination(s):

New Site Plan: \$9,500, Major SWPPP Minor: \$1,500 New Variance (x4): \$6,000 LWRP Consistency \$2,500 Total = \$19,500

Respectfully,

Carolina Fonseca
Building Inspector

03/06/2023

OK to start with
\$1500 \$ pay more as
needed.

**Application determination is written in accordance with the attached memorandum. As per AKRF determination interpretation of the Village of Mamaroneck Local Code of Ordinances.