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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, 2023

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, East Coast submitted an application for area variances to the Village of Mamaroneck Zoning Board of Appeals ("ZBA"); and

WHEREAS, the ZBA declared itself "lead agency" and conducted a coordinated environmental 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

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 proposed DEIS to the ZBA and its consultants for initial review and comment on completeness of the DEIS; and

WHEREAS, on February 4, 2021, following a series of subsequent public meetings at which the ZBA discussed the Project and reviewed the proposed DEIS, the ZBA deemed the DEIS complete and ready for circulation and public review conditioned upon its revision to the satisfaction of the Village's planning consultants AKRF, Inc. (hereinafter the "ZBA Consultant") to address the non-substantive comments detailed in the ZBA Consultant's January 28, 2021 ZBA Memorandum; and

WHEREAS, on March 15, 2021, East Coast submitted a final DEIS addressing the comments in the ZBA Consultant's January 28, 2021 Memorandum and on March 17, 2021, the ZBA Consultant and Village Planning Department Staff filed and published a notice of completion of the DEIS and filed and circulated copies of the DEIS in accordance with the requirements of SEQRA and its implementing regulations; and

WHEREAS, on March 17, 2021, a complete copy of the DEIS and a notice of completion of DEIS was posted on the Village of Mamaroneck website and that hard copies be 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 hearing was adjourned to May 6, 2021; and

WHEREAS, the ZBA Consultant provided a Memorandum dated April 30, 2021 regarding the details of the Project and comments that must be responded to in the FEIS; and

WHEREAS, on May 6, 2021, the ZBA re-opened the public hearing on the DEIS, received public comments, closed the public hearing, and 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 for initial review and comment a preliminary draft FEIS that also detailed a substantive redesign of the Project in response to comments raised by the ZBA during the DEIS process, including demolition of 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 to 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 Consultant provided a Memorandum dated October 6, 2021 to the ZBA with comments on the redesigned Project detailed in the draft FEIS; and

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

WHEREAS, the ZBA Consultant provided a Memorandum dated October 26, 2021 with comments on the completeness of 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 the ZBA Consultant for continued review and comment on completeness; and

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

WHEREAS, the ZBA 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 the ZBA Consultant for review and comment; and

WHEREAS, the ZBA 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 so that the ZBA Consultant could prepare the final version of the FEIS for the ZBA's review; and

WHEREAS, on December 23, 2022, the ZBA 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 at which the ZBA Consultant indicated that all previously requested materials for the FEIS Appendix have been received, and the ZBA directed the ZBA Consultant to make minor revisions to the FEIS and prepare a final draft for review along with a Notice of Completion of the FEIS for the January 5, 2022 ZBA meeting.

NOW, THEREFORE, BE IT RESOLVED, that, upon receipt and review of the FEIS at the January 5, 2023 meeting, the ZBA hereby determines that the FEIS for the Project is complete and adequate for public review; and

BE IT FURTHER RESOLVED, that the ZBA Consultant and Village Planning Department Staff shall 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 that a complete copy of the FEIS and a Notice of Completion of the FEIS be posted as soon as possible on the Village of Mamaroneck website and that hard copies be made available for review at the Village of Mamaroneck Planning Department and the Mamaroneck Public Library; and

BE IT FURTHER RESOLVED, that the ZBA Consultant and Village Planning Department Staff shall prepare a Finding Statement identifying the factors weighted in considering the Project, for ZBA review at its February 2, 2023 meeting.

On the motion of ZBA member Heaney seconded by ZBA member Neufeld, the foregoing resolution was adopted with all ZBA members voting as follows:

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

DATED: Mamaroneck, New York
January __, 2023

A handwritten signature in black ink, appearing to read 'Robin Kramer', written over a horizontal line.

ROBIN KRAMER, CHAIR, ZONING BOARD OF APPEALS