

**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 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 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 in connection with the Project; and

WHEREAS, during the subsequent proceedings in connection with SEQRA, the Applicant redesigned the project based on comments received during the public review process with the revised project consisting of a 44,314 square foot addition to the existing 40,492 self-storage building at the Project Site and the removal of 18,589 square feet of existing industrial space (the “Proposed Action”); and

WHEREAS, the proposed addition will 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, and 2,008 square feet of incubator professional office space consisting of five 10-foot by 12-foot workstations and other office amenities resulting in a total 84,806 square feet, which is 25,725 square feet more than what exists on the Site at present; and

WHEREAS, on January 5, 2023, the ZBA determined the FEIS 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 proceed 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 which in pertinent part certifies that:

- i. The ZBA has considered the relevant environmental impacts, facts and conclusions disclosed in the DEIS and FEIS; and
- ii. The ZBA has weighed and balanced the relevant environmental impacts with social, economic and other considerations; and
- iii. The requirements of 6 NYCRR Part 617 have been met; and
- iv. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the Proposed Action avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- v. Adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions of any site plan approval the relevant mitigation measures identified in the Findings Statement.

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 _____ seconded by ZBA member _____, the foregoing resolution was brought before the full board for consideration with the ZBA members voting as follows:

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

The motion was carried [defeated] on a vote of _____

DATED: Mamaroneck, New York
February ____, 2023

ROBIN KRAMER, CHAIR, ZONING BOARD OF APPEALS