

Brittanie O'Neill

From: Alexandra Faraday <alexandra@nuwayservice.com>
Sent: Monday, March 27, 2023 10:40 AM
To: Brittanie O'Neill
Cc: sean@murphybrothers.com; chris@murphybrothers.com;
michael@murphybrothers.com
Subject: RE: 416 Waverly Avenue

March 21, 2023

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 620 Fayette Avenue (Nu-Way Industries) and I am aware of the project being proposed by the Murphy Brothers at 416 Waverly. I am writing to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because it will enhance the area and benefit the business owners as well as the residents.

Thank you for granting the applicant the greenlight to build their project.

Sincerely,

John Shiboski

From: Alexandra Faraday
Sent: Tuesday, March 21, 2023 9:46 AM
To: John Shiboski <jshiboski@nuwayservice.com>
Subject: Re: 416 Waverly Avenue

Please send email to: Brittanie O'Neill boneill@vomny.org

And cc the following on the email:

- Sean Murphy sean@murphybrothers.com
- Chris Murphy chris@murphybrothers.com
- Michael Murphy michael@murphybrothers.com

March 21, 2023

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 620 Fayette Avenue (Nu-Way Industries) and I am aware of the project being proposed by the Murphy brothers at 416 Waverly. I am writing to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because (your reason why you support the project).

Thank you for granting the applicant the greenlight to build their project.

Sincerely,

John Shiboski

Brittanie O'Neill

From: Mamaroneck Chamber of Commerce <info@mamaroneckchamberofcommerce.org>
Sent: Monday, March 20, 2023 2:59 PM
To: Brittanie O'Neill
Cc: Chris Murphy; Murphy Bros.Contracting,Sean Murphy; Michael Murphy
Subject: Support Letter-Murphy Bros Project

Dear Members of the Zoning Board of Appeals,

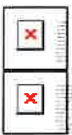
My name is Dorothy Palomares and I am the President of the VOM Chamber of Commerce, offices located at 430 Center Ave in Mamaroneck. I am aware of the project being proposed by the Murphy Brothers located at 416 Waverly Ave. I am writing to add our support for the project. We see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because this project will add beautification, commerce and jobs to a much needed area of the Village.

Thank you for granting the applicant the right to build their project.

Sincerely,
Dorothy Palomares

Dorothy Palomares, President
Mamaroneck Chamber of Commerce
"Shop Local"
430 Center Ave
Mamaroneck, NY 10543
www.mamaroneckchamberofcommerce.org

"Opportunities? They are all around us. There is power lying latent everywhere waiting for the observant eye to discover it." - Orison Swett Marden



Brittanie O'Neill

From: Valerio Morano Sagliocco <val@moranogroup.com>
Sent: Monday, March 20, 2023 4:38 PM
To: Brittanie O'Neill
Cc: Sean Murphy; Chris Murphy; Michael Murphy
Subject: support email for Mamaroneck Self Storage project

Dear Members of the Zoning Board of Appeals,

I own property in the Village at:

406 Center Avenue (Café la Fondita)

I am aware of the project being proposed by the Murphy brothers at 416 Waverly. I am writing to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because it will add jobs, use to an otherwise under used space, and overall curb appeal to the neighborhood.

Thank you for granting the applicant the greenlight to build their project.
Sincerely,

VAL MORANO S.

Valerio Morano Sagliocco**President**

Morano Group LLC.

Westchester – NYC – West Palm Beach

Main Office: 543 Halstead Ave. Mamaroneck, NY 10543

moranogroup.com

office: 914.698.4065



MORANO GROUP
LANDSCAPES + HARDSCAPES

Brittanie O'Neill

From: Arthur Green <agreen@ypadvisors.com>
Sent: Tuesday, March 21, 2023 11:34 AM
To: Brittanie O'Neill
Cc: chris@murphybrothers.com; Michael Murphy; sean@murphybrothers.com
Subject: proposed self storage expansion - 416 Waverly Road - Mamaroneck, NY

Members of the Zoning Board of Appeals

Re: 416 Waverly Road – Self Storage project

Date: March 21, 2023

Dear Members of the Zoning Board of Appeals,

My name is Arthur Green. I am the President of Yellowstone Properties, Inc., the Managing Agent on behalf of One Depot Plaza, LLC, the property owner of One Depot Plaza Mamaroneck, NY. This property, as you know, sits at the cross section of Bishop Street, Mt. Pleasant Avenue and Mamaroneck Avenue. We have owned the property since 2006. I am writing this letter of support of the project proposed by the Murphy Brothers at 416 Waverly in Mamaroneck.

Mamaroneck provides its constituency, whether residential, commercial or those just passing by, a unique blend of housing, commercial space, restaurants, outdoor activities, health professionals and other business or personal needs. The Mamaroneck Self Storage project is an extension of that for both the Industrial Area and the Village residency as it will provide an additional option for meeting the growing storage needs of the community. As presented in their plans, the final project will further enhance the physical surroundings within the Industrial area. This will clearly be an asset to the Community at large in providing a service and meeting a continuing need in a clean, safe and professional facility.

Thank you for granting the applicant the greenlight to build their project.

Sincerely,

Arthur Green

Arthur C. Green
Yellowstone Properties, Inc.
One Depot Plaza/PO Box 549
Mamaroneck, NY 10543
914-412-4955 Office

Brittanie O'Neill

From: Jennifer S <jmstingone@gmail.com>
Sent: Tuesday, March 21, 2023 9:57 AM
To: Brittanie O'Neill
Cc: Michael Murphy; Chris@murphybrothers.com; Sean@murphybrothers.com
Subject: Mamaroneck Self Storage Project

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 616 Fenimore Rd., Fenimore Deli. I am aware of the project being proposed by the Murphy brothers at 416 Waverly. I am writing to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because it will beautify the area.

Thank you for granting the applicant the greenlight to build their project.

Sincerely,

Gary Stingone
Fenimore Deli

**JASTAR REALTY, LLC.
428 WAVERLY AVE.
MAMARONECK, NY 10543**

March 21, 2023

Dear Members of the Zoning Board of Appeals

I am an owner and Managing Member of Jastar Realty, LLC located at 428 Waverly Avenue which is adjacent to the existing Murphy Brothers self storage facility. Over ten years ago I was a vocal opponent of the location of this, now existing, storage facility, as it was to be located adjacent to our mutual property line. The multi story bare exterior wall faces the office windows of our building blocking any views that we had previously. I was in favor of what I believe was the better plan using the original presentation of having the building located lengthwise along the south side of the property by the railway siding tracks. That plan was originally rejected for, if I recall correctly, "visual" reasons.

Over ten years later I have minimal or no issues with the existing structure. It is a well maintained building and the large nicely painted wall facing our property is not offensive at all. I even had the need to use the storage facility for a period of time as I was in the process of moving my personal residence. There it was, right next door! Apparently, many others use this facility and it is an important storage option for residents, perhaps businesses and others in and around the Village and others from out of town.

The color drawing of the current proposed storage facility project by the Murphy Brothers show a well designed, functional and attractive self storage building. The design shows a good location for the building and parking areas. The open feel of Waverly Avenue will remain.

The past years have certainly shown that the existing self storage building is an asset to the Village. Self Storage is still a very popular choice for many, including myself. I have never observed any parking issues. I am sure the new facility will be a benefit to our Industrial area, the Village and others.

I support granting the applicant permission to build this project.

Sincerely,
Alan Stern , Jastar Realty, LLC

Brittanie O'Neill

From: John Pritts <pritts224@gmail.com>
Sent: Tuesday, March 21, 2023 9:52 PM
To: Brittanie O'Neill
Cc: sean@murphybrothers.com; 1 CHRIS MURPHY; Michael Murphy
Subject: 416 Waverly Ave project endorsement

Dear Members of the Zoning Board of Appeals,

My name is John Pritts a long time resident of Mamaroneck. I am the Historian for the Village of Mamaroneck, former co-president of the Mamaroneck Historical Society, and current member of the board for the Historical Society. My historian's archives are at 123 Mamaroneck Avenue. I have worked closely with Murphy Brothers on efforts to save the James Fenimore Cooper murals that are now stored at their facility on Waverly Avenue. I know them to be dedicated to preserving and renovating historical homes and buildings in our area, including homes in our community. They have continually proven to be environmentally and economically conscious in their work.

I am aware of the project being proposed by the Murphy Brothers at 416 Waverly Avenue. I would like to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area as well as the entire Village. It follows the standards suggested in past Industrial Area ideas that I have seen in terms of smart use of the area involved. With the use of permeable pavement of some kind it will allow parking areas to absorb rainwater into the subsoil, will help to lessen flooding issues in the area. You have to start somewhere so please consider starting here. The Murphy Brothers are huge supporters of this endeavor.

Thank you for your consideration in granting the applicant the green light to build their project.

Sincerely,

John Pritts
Historian
Village of Mamaroneck
203-948-4937



566 Westchester Avenue
Rye Brook, NY 10573

(914) 935-3950 office
(914) 935-1180 fax

March 21, 2023

Village of Mamaroneck Zoning Board of Appeals
Village Hall
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

Dear Members of the Zoning Board of Appeals,

My company and its subsidiary own the following properties in the M1 district of the Village of Mamaroneck:

- 306/309/311 Fayette Avenue
- 441 Waverly Avenue
- 442/524/532 Waverly Avenue
- 525-29 Waverly Avenue
- 612 Waverly Avenue

I am writing to you to pledge my support for the proposed expansion of the Mamaroneck Self Storage project at 416 Waverly Avenue. This project will be beneficial to the M1 district because it provides a service to the community, which is why the current facility is usually 100% occupied. I myself am looking to downsize our office footprint and will inquire soon about storage at the facility. Hopefully they have room for me!

It is my understanding that the Murphy Brothers have spent hundreds of thousands of dollars over 3+ years in order to gain the necessary approvals from the ZBA. They have shared with me a rendering of the proposed project and I think the buildings and landscaping look fantastic. It should be approved ASAP.

Sincerely,

Thomas Milo, Jr.
President



Jim@lanzaelectrical.com

March 23, 2023

Email: boneill@vomny.org

Village of Mamaroneck Zoning Board
Attn: Brittanie O'Neill

RE: Murphy Brothers

Dear Members of the Zoning Board of Appeals,

I own the property at 328-332 Northrup Avenue in the Village of Mamaroneck, business name Lanza's Electrical Contracting and Brothers Lanza Enterprises. I support the Mamaroneck self-storage project which is being proposed by the Murphy Brothers at 416 Waverly Avenue. I feel that it will benefit the Industrial Area by enhancing one of the largest intersections in the Village of Mamaroneck. I have known Sean, Chris and Mike Murphy for over 50 years. They are stand up guys with strong ties to our community.

Thanking you in advance for your consideration to move forward on their project.

Regards,

James P. Lanza, Pres
Lanza's Electrical Contracting

cc: Sean Murphy sean@murphybrothers.com
Chris Murphy chris@murphybrothers.com
Michael Murphy michael@murphybrothers.com

Brittanie O'Neill

From: John Pritts <pritts224@gmail.com>
Sent: Tuesday, March 21, 2023 9:52 PM
To: Brittanie O'Neill
Cc: sean@murphybrothers.com; 1 CHRIS MURPHY; Michael Murphy
Subject: 416 Waverly Ave project endorsement

Dear Members of the Zoning Board of Appeals,

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I am aware of the project being proposed by the Murphy Brothers at 416 Waverly Avenue. I would like to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area as well as the entire Village. It follows the standards suggested in past Industrial Area ideas that I have seen in terms of smart use of the area involved. With the use of permeable pavement of some kind it will allow parking areas to absorb rainwater into the subsoil, will help to lessen flooding issues in the area. You have to start somewhere so please consider starting here. The Murphy Brothers are huge supporters of this endeavor.

Thank you for your consideration in granting the applicant the green light to build their project.

Sincerely,

John Pritts
Historian
Village of Mamaroneck
203-948-4937

Brittanie O'Neill

From: Lawrence J Spano <ljs911ny@aol.com>
Sent: Friday, March 24, 2023 3:50 PM
To: Brittanie O'Neill
Cc: sean@murphybrothers.com; chris@murphybrothers.com;
michael@murphybrothers.com
Subject: Murphy Brothers Project

Shoreline Realty Company, LLC
One Depot Plaza Suite 206
Mamaroneck, NY 10543

March 24, 2023

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 173 Center Ave and at 64 Grand Street. I am aware of the project being proposed by the Murphy Brothers at 416 Waverly Avenue. I am writing to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because added storage would be good for the community overall but more importantly, it gives the encouraging message that the Village will move forward with rectifying the flooding issue. If Murphy Brothers did not have this confidence, I am sure they would not invest in such a costly project.

Thank you for granting the applicant the green light to go forward with this endeavor.

Sincerely,

Lawrence Spano
(914) 698-1129

Brittanie O'Neill

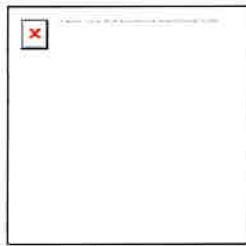
From: Jason Daniels - Half Time <jason@halftimebeverage.com>
Sent: Monday, March 27, 2023 1:56 PM
To: Brittanie O'Neill
Cc: Sean Murphy; Chris Murphy; Michael Murphy
Subject: Jason Daniels Letter of Support Mamaroneck Self Storage

Dear Members of the Zoning Board of Appeals,

I own Half Time in the Village at 139 Hoyt Avenue. I am aware of the project being proposed by the Murphy brothers at 416 Waverly. I am writing to add my support for the project. I see the Mamaroneck Self Storage project as a benefit to the Industrial Area and the Village in general because the area needs self-storage facilities. I am not only an advocate of Mamaroneck Self Storage, but I am also a supporter of the Murphy Brothers Projects. Their attention to detail and desire to further enhance Mamaroneck is unwavering.

Thank you for granting the applicant the greenlight to build their project.

Warm regards,



Jason Daniels

Chief Operating Officer

Half Time

p. +914 341 1666

w. halftimebeverage.com

