



Village of Mamaroneck
169 Mt. Pleasant Ave
Mamaroneck, New York 10543
914-777-7731

3/29/2019

NOTICE OF DISAPPROVAL

APPLICATION NO.: 15A 2018

DISTRICT: M-1

TO: E COAST N PROPERTIES LLC

416 WAVERLY AV

MAMARONECK, NY 10543

PLEASE TAKE NOTICE THAT YOUR BUILDING PERMIT APPLICATION DATED 6/20/2018

FOR PERMIT TO:

Expand the existing 40,620 sq. ft. Self-Storage Facility and add an additional 56,328 sq. ft.

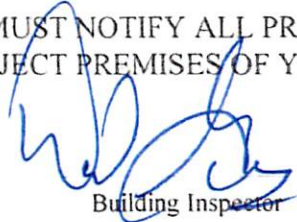
ON PREMISES LOCATED AT: 560 FENIMORE RD

SBL: 8-111-29-42

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

The proposed expansion is in violation of: Article VI, §342-38 of the Village code where the allowed building coverage is 22,078 sq. ft. and the Applicant proposes 25,834 sq. ft.; Article VI, §342-38 where the percent of lot coverage allowed is 50% and the Applicant proposes 59%; Article VI, §342-38 where the maximum FAR allowed is 1.0 and the Applicant proposes 2.43; Article VI, §342-38 where the maximum gross floor area allowed is 44,156 sq. ft. and the Applicant proposes 107,087 sq. ft.; Article VI, §342-38 where the maximum number of stories allowed is 3 and the Applicant proposes 4; Article VI, §342-38 where the Front/Fenimore Rd. setback required is 10 ft. and the Applicant proposes 7.8 ft.; Article VIII, §342-56 where the number of required off-street parking spaces is 137 and the Applicant proposes 25; and Article VIII, §342-57 where the number of required off street loading spaces is 8 and the Applicant proposes 4. (M-1 District)

PLEASE TAKE FURTHER NOTICE THAT YOU, THE APPLICANT, MUST NOTIFY ALL PROPERTY OWNERS LOCATED WITHIN A RADIUS OF 400 FEET OF THE SUBJECT PREMISES OF YOUR APPLICATION AND OF THE PROPOSED HEARING.


Building Inspector

HEARING WILL BE HELD ON MAY 2, 2019 AT 7:30PM IN THE MUNICIPAL BUILDING FIRST FLOOR BOARD ROOM AT 169 MT. PLEASANT AVENUE, MAMARONECK, NEW YORK. A RECIEPIENT OF A COPY OF THIS NOTIFICATION IS A PROPERTY OWNER OF RECORD WITHIN A RADIUS OF 400 FT. INTERESTED PARTIES MAY REVIEW PLANS ON ANY APPLICATION IN THE BUILDING INSPECTORS OFFICE AT VILLAGE HALL.