

# MAMARONECK SELF-STORAGE

## 416 WAVERLY AVENUE MAMARONECK, NY 10543

for East Coast North Properties, LLC

**PROPERTY INFO**

416 WAVERLY AVENUE  
MAMARONECK, NY 10543  
SBL: 8-111-[29-42]  
ZONE: M-1

**TEAM INFO**

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**APPROVALS & FILING HISTORY**

REVISION/SUBMISSION NOTES		
1	PERMIT FILING	12/14/17
2	MUNICIPAL APPROVAL	1/19/18
3	SPA SUBMISSION	2/8/18
4	ZBA FILING	6/19/18
5	ZBA FILING	1/14/19
6	AMENDED SD	4/30/20
7	AMENDED SD	5/7/20
8	AMENDED SD	7/6/20
9	PRESENTATION	6/28/21
10	ZBA FILING	9/13/21
11	ZBA FIELD VISIT	6/17/22
12	AKRF REVIEW RESPONSES	7/6/22
13	AKRF FINAL/FEIS REVIEW	12/22/22
14	ZBA REFERRAL	2/8/23
15	ZBA FILING	3/23/23

**DRAWING LIST**

**ARCHITECTURAL DRAWINGS PREPARED BY KTM ARCHITECT**

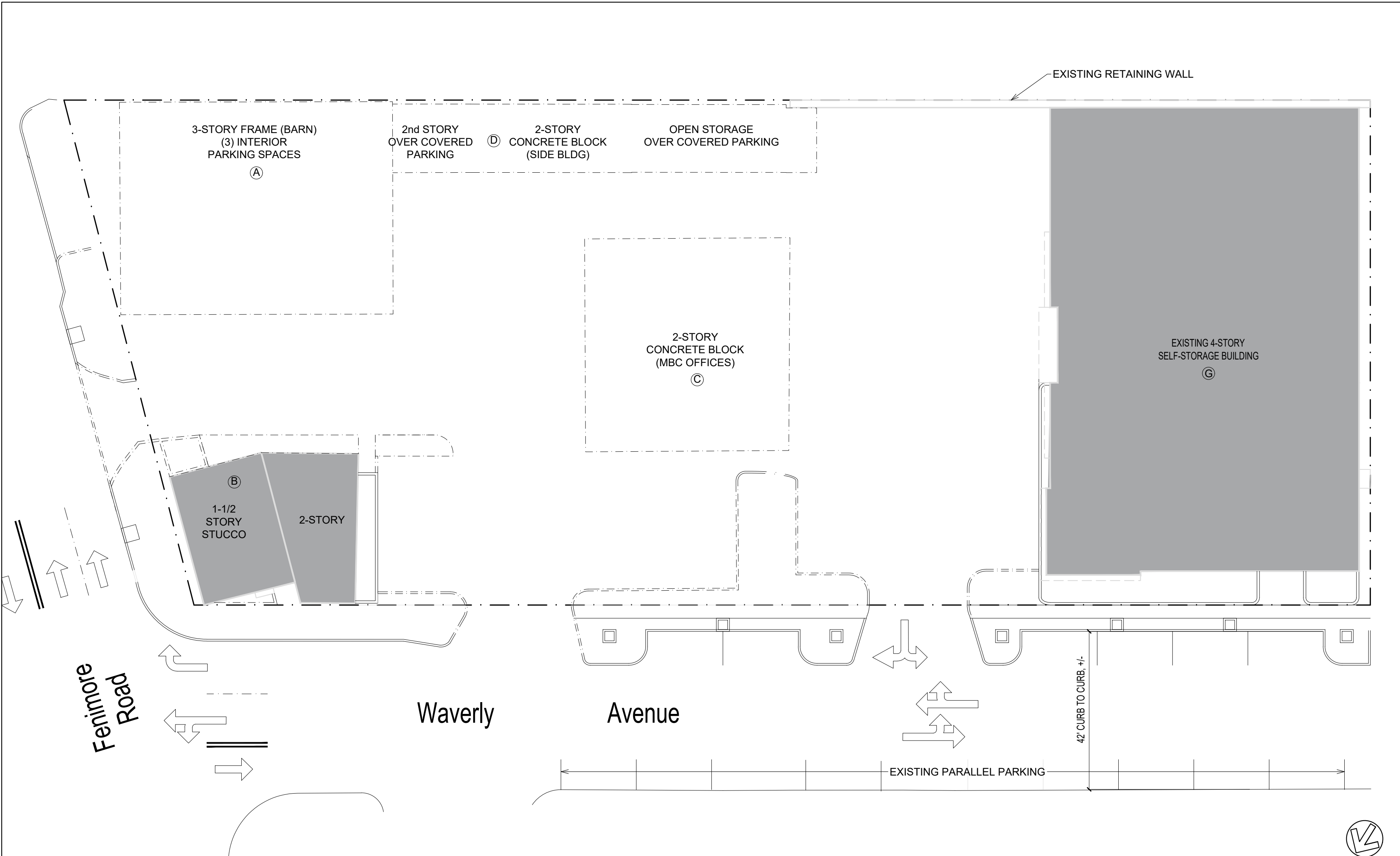
	COVERSHEET
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SY-102	TRAFFIC MANAGEMENT AND LANDSCAPE PLANS
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**CIVIL ENGINEERING DRAWINGS PREPARED BY HUDSON ENGINEERING & CONSULTING , P.C.**

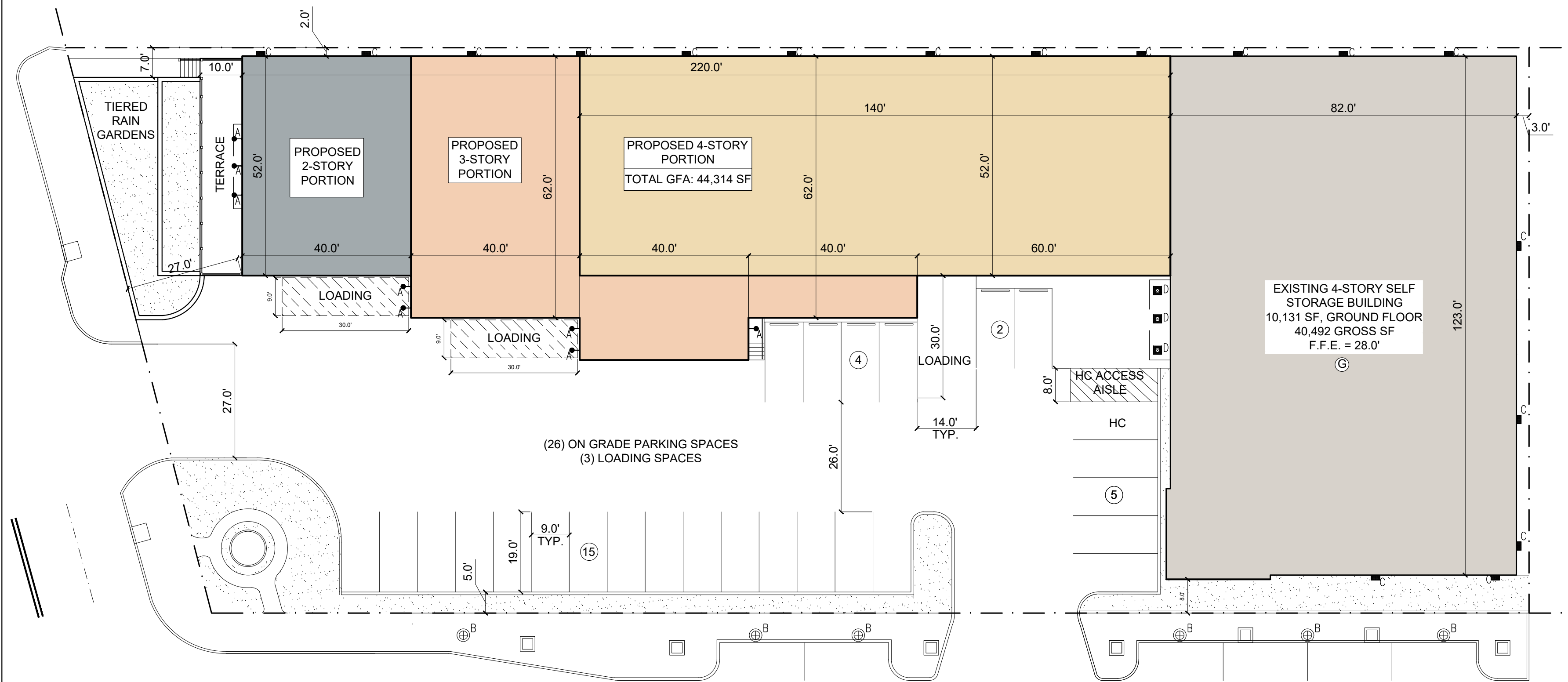
C-1	EXISTING CONDITIONS MAP
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1 EXISTING/DEMOLITION SITE PLAN  
SCALE: 1"=20'-0"



SITE PLAN LEGEND  
(A) BUILDING DESIGNATION (SEE CHART)  
2 PROPOSED SITE & LIGHTING PLAN  
SCALE: 1"=20'-0"

ZONING COMPLIANCE SCHEDULE						
Zoning District: M-1						
Category	Required/Permitted	Existing	Proposed	Overall Variance Required	Variance Previously Granted	New Variance Required
Minimum Lot Area (SF)	10,000	44,156	44,156	-	-	-
Minimum Lot Width & Frontage (Feet)	50	134	134	-	-	-
Building Coverage						
Area (sf)	22,078	20,081	23,094	1,016	-	1,016
Percentage	50%	45%	52%	2%	-	2%
Maximum Floor Area Ratio	1.0	1.34	1.92	0.58	0.58	0.58
Maximum Gross Floor Area (Note 5)	44,156	59,081	84,806	40,650	14,625	25,725
Impervious Surface Coverage						
Area (sf)	N/A	41,380	39,235	-	-	-
Percentage	N/A	93.7%	88.9%	-	-	-
Maximum Building Height (Note 1)						
Stories	3	4	4	1-Story	1-Story	1-Story for portion of expanded building
Feet	45	45	45	-	-	-
Minimum Yard Requirements, Feet						
Front (Waverly Avenue)	Note 2	0	8	-	-	-
Front (Fenimore Road), (Note 3)	10	0.4	27	-	-	-
Rear (Southeast)	None	2	2	-	-	-
Rear (Southwest)	None	3	3	-	-	-
Off-Street Parking (Note 4)	124	52	26	98	37	61
Off-Street Loading						
Establishment + 1'lea, 12,000 sf GFA	8	0	3	5	5	-

Note 1: HEIGHT, BUILDING: The vertical distance to the highest level of the highest point of the roof if the roof is flat or mansard or to the mean level between the eaves and the highest point of the roof if the roof is of any other type, measured from the average level of the existing grade prior to construction adjacent to the exterior walls of the building.

Note 2: In the case of corner lots, the Planning Board shall establish reasonable setbacks from the street under the provisions of § 342-79.

Note 3: Front yard setback from Fenimore Road is an existing, non-conforming condition; Addition @ Fenimore Road is proposed beyond 10-foot minimum yard setback.

Note 4: Existing off-street parking associated with site buildings to remain shall not be reduced in accordance with Zoning Section 342-55, Existing Uses, and shall not be required to comply with current off-street parking requirements.

Note 5: Requested FAR/GFA variance is 0.58 greater than previously granted, 43.54% greater than existing. Calculations are based on additional GFA/Existing GFA.

PROPERTY USAGE ANALYSIS											
	Bldg #	Building Description	Floor	Occupant & Usage	GFA	Employees	SF/Parking Space (Notes 2 & 3)	Existing Calculated Required Parking	Proposed Calculated Required Parking	Associated Parking	Hours of Operation
PROPOSED DEMOLITION	A	Barn @ Waverly	1	Murphy Brothers, storage (excludes interior parking areas floor area)	1,555	0	750	7	-	-	N/A
		Barn @ Waverly	2	Murphy Brothers, storage	3,515	0	750	-	-	-	-
		Barn @ Waverly	1	Electricians, office for service business (Note 3)	1,000	5	350	4	-	-	-
		Barn @ Waverly	2	Electricians, storage	500	0	750	-	-	-	-
		Barn @ Waverly	3	Holiday Storage Facility (See Note 1)	1,752	1	750	0	-	-	-
PROPOSED DEMOLITION	B	Front Building	1	Murphy Brothers, Storefront (Note 1)	500	0	750	N/A (Unoccupiable)	-	-	N/A
		Front Building	1	MBC General Contractor, Warehousing (Note 2)	1,185	2	750	2	-	-	N/A
		Front Building	2	MBC General Contractor, Offices for service business (Note 3)	1,300	4	350	4	-	-	N/A
	C	Center (MBC) Building	1	Murphy Brothers, Warehouse	2,524	0	750	-	-	-	N/A
		Center (MBC) Building	2	Murphy Brothers, Offices for service business (Note 3)	3,024	9	350	13	-	-	N/A
PROPOSED DEMOLITION	D	Side Building	1	Auto Glass, Storage/Service	812	0	750	-	-	-	N/A
		Side Building	2	Auto Glass, Offices for service business (Note 3)	1,122	3	350	4	-	-	N/A
	E	Rear Building	-	PREVIOUSLY DEMOLISHED	-	-	-	-	-	-	-
	F	Rear Building, Corner	-	PREVIOUSLY DEMOLISHED	-	-	-	-	-	-	-
	G	Self Storage	4 floors	Self Storage (Note 4)	39,487	1	750	52	52	-	Monday-Friday, 9am-6pm, Staffed Saturday, 9am-6pm, Staffed Sunday, 11am-4pm, Staffed 7am-7pm, Customer Key Access
EXISTING TO REMAIN	H	Self Storage, ADDITION	4 floors	Circulation & Mechanical Rooms	2,025	1	750	3	3	6	Monday-Saturday, 7am-4:30pm
		Self Storage, ADDITION	4 floors	Self-Storage, NET (Note 4)	16,925	1	750	-	46	6	Monday-Saturday, 7am-4:30pm
		Self Storage, ADDITION	4 floors	Circulation & Mechanical Rooms	7,343	1	750	-	8	3	Monday-Saturday, 7am-4:30pm
		Self Storage, ADDITION	2	MBC Offices for service business (Note 3) (150sf/person, NYSBC 2020, Table 1004.5)	2,157	4	350	-	7	4	Monday-Friday, 8am-6pm; Sat, 8am-6pm
		Self Storage, ADDITION	2	Incubator Offices (150sf/person, NYSBC 2020, Table 1004.5)	2,008	8	250	-	8	6	Monday-Friday, 8am-6pm; Sat, 8am-6pm
TOTALS					84,806	17	-	89	124	12	NOTE: 26 PARKING SPACES PROVIDED

Note 1: Murphy Bros. Storefront is composed of (2) built-in display areas for occupancy of seasonal marketing installations.

Note 2: Parking provided @ 1 space/750sf shall be permitted to include wholesaling, storage & warehousing, printing & publishing, manufacturing, assembling, converting, altering, finishing, cleaning or other processing.

Note 3: Parking provided @ 1 space/350sf shall be permitted to include retail or service business.

Note 3A: Required Retail Parking is 1 space for each 350 square feet of gross floor area of a building with not more than 3,500 square feet Retail occupancy.

Note 4: Self-Storage parking based on Institute of Transportation Engineers (ITE) based on number of self-storage units.

Note 5: Existing off-street parking associated with site buildings to remain shall not be reduced in accordance with Zoning Section 342-55 and shall not be required to comply with current off-street parking requirements as follows: § 342-55 Existing uses; [Amended 3-25-1974, effective 4-3-1974] Structures and land uses in existence on or for which building permits shall have been approved prior to July 1, 1968, shall not be subject to the requirements for off-street parking spaces set forth herein, provided that any parking facilities now existing to serve such structures or uses shall not in the future be reduced or converted to any other purpose, except to the extent that they may exceed such requirements. Any building permit for the enlargement or extension of any such structure or use shall be conditioned upon the provision of all parking spaces required for such enlargement or extension.

Note 6: Parking Spaces are 9'x19', typical; Loading Spaces are 14' wide.

Floor Areas: Existing												
Level	Building (Gross)	Net Storage	Office	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	10x30
Ground Floor	10,093	5,700	350	60%	100	200	200	900	1,600	1,800	600	300
2nd Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600
3rd Floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600
4th floor	10,133	7,800	0	77%	125	200	200	975	2,000	2,700	1,000	600
Totals	40,492	29,100	350	73%	475	800	800	3,825	7,600	9,900	3,600	2,100

Floor Areas: Proposed												
Level	Building (Gross)	Net Storage	Retail	Efficiency	5x5	5x10	10x5	7.5x10	10x10	10x15	10x20	20x20
Ground Floor	13,038	3,300	0	25%	0	0	0	0	900	0	2,400	0
2nd Floor	13,038	4,800	0	37%	0	0	0	0	3,000	1,800	0	0
3rd Floor	10,958	4,800	0	44%	0	0	0	0	3,000	1,800	0	0
4th floor	7,280	4,800	0	66%	0	0	0	0	3,000	1,800	0	0
Totals	44,314	17,700	0	40%	0	0	0	0	9,900	5,400	2,400	0

Storage Unit Mix (Existing)									
	# of Units	% of Units	Net SF/Unit	Total Net SF	% of Net SF	Units/ Ground Floor	Units/ Floor(2-4)	Totals, Floors (2-4)	
5x5	19	7.06%	25	475	1.75%	4	5	15	
5x10	16	5.95%	50	800	4.05%	4	4	12	
10x5	16	5.95%	50	800	3.24%	4	4	12	
7.5x10	51	18.95%	75	3,825	11.55%	12	13	39	
10x10	76	28.25%	100	7,600	27.55%	16	20	60	
10x15	66	24.54%	150	9,900	29.17%	12	18	54	
10x20	18	6.69%	200	3,600	12.97%	3	5	15	
10x30	7	2.60%	300	2,100	9.72%	1	2	6	
Subtotal	269	100.00%	-	29,100	100.00%	56	71	213	

Storage Unit Mix (Addition)									
	# of Units	% of Units	Net SF/Unit	Total Net SF	% of Net SF	Units/ Ground Floor	Units/ Second Floor	Units/Third Floor	Units/Fourth Floor
5x5	5	3.13%	25	125	1.75%	0	0	5	0
5x10	0	0.00%	50	0	4.05%	0	0	0	0
10x5	0	0.00%	50	0	3.24%	0	0	0	0
7.5x10	0	0.00%	75	0	11.55%	0	0	0	0
10x10	105	65.63%	100	10,500	27.55%	9	43	30	23
10x15	34	21.25%	150	5,100	29.17%	0	11	12	11
10x20	16	10.00%	200	3,200	12.97%	12	4	0	0
20x20	0	0.00%	400	0	9.72%	0	0	0	0
Subtotal	160	100.00%	-	18,925	100.00%	21	58	47	34
Totals	429	-	-	48,025	-	77		352	429

LIGHTING SCHEDULE							
Location #	Location	E-Star Partner	Brand Name	Series/Style	Model Number	Description	Additional Info
EXTERIOR	A	-	Security Lighting Systems	Angle Reflector Wall Sconce	RLM175PMHDBS3R W12B	Gooseneck Wall Sconce	Incandescent, med. base, 200 watt max.
	B	DLC	Gama Sonic	Imperial II Solar Lamp	Light: GS-97N, Lantern Post: DB1	Solar-Powered Post Mounted Lantern & Lantern Post	DLC Certified
	C	DLC	Security Lighting Systems	Trapezoidal Wall Sconce	TWSL30LEDWDB1 20PCEM	Wall Mounted Sconce	DLC Certified
	D	DLC	Security Lighting Systems	LED Recessed Canopy Light	ECLED36G700UNVS YM5KWH	Recessed	DLC Certified

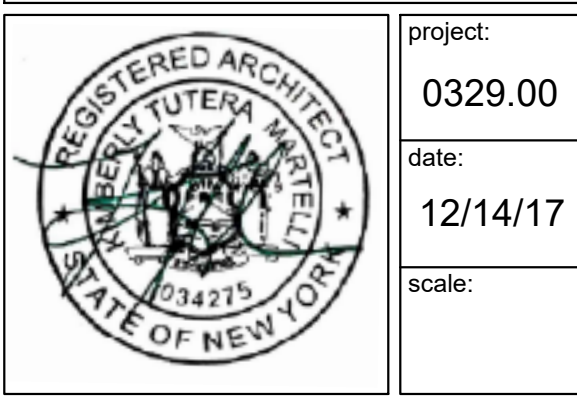
3 ZONING & SCHEDULES

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416 WAVERLY AVENUE  
MAMARONECK, NY 10543  
for East Coast North Properties, LLC

REVISION/SUBMISSION NOTES		
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1	PERMIT FILING	12/14/17
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10	ZBA FILING	09/13/21
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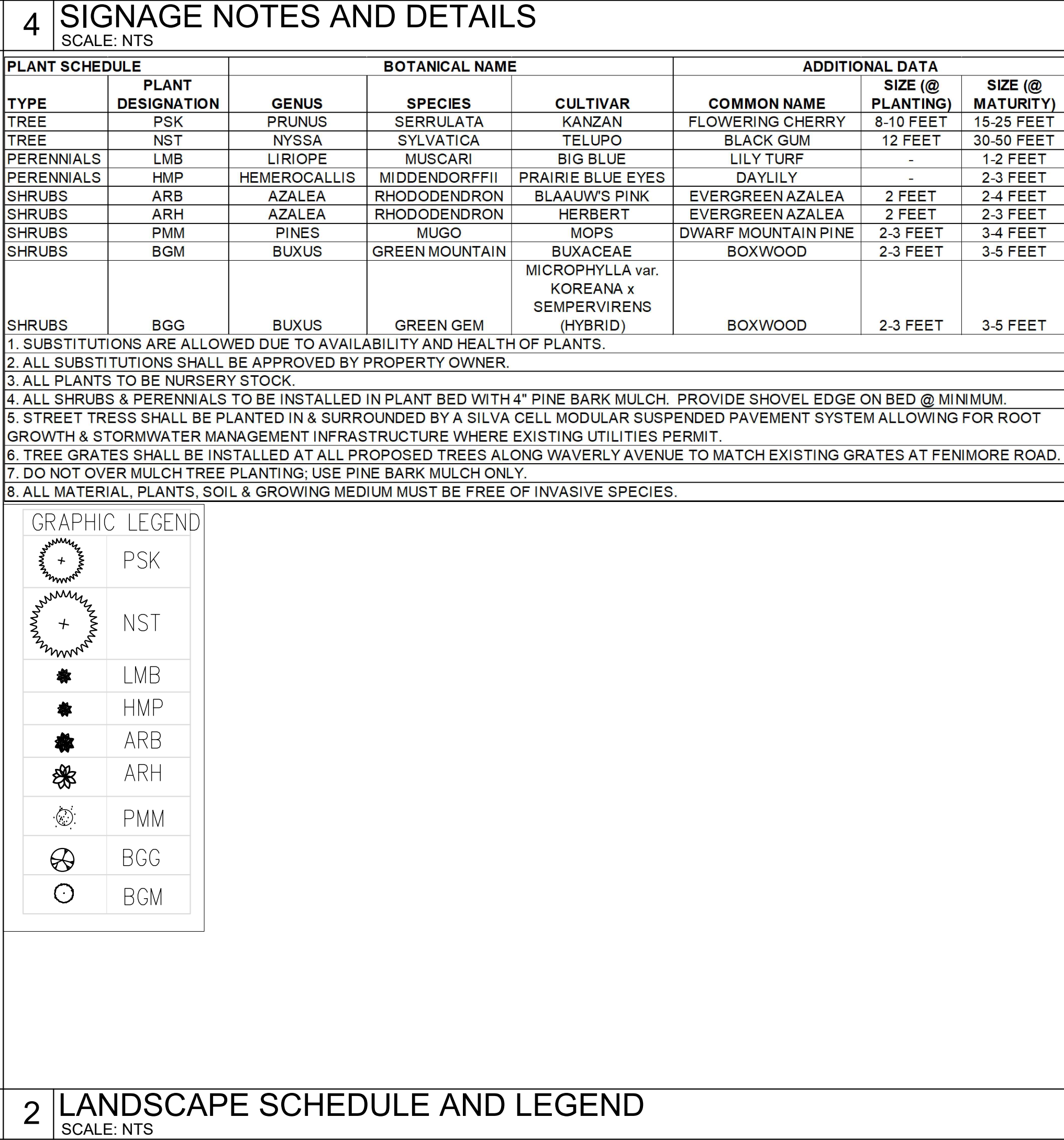
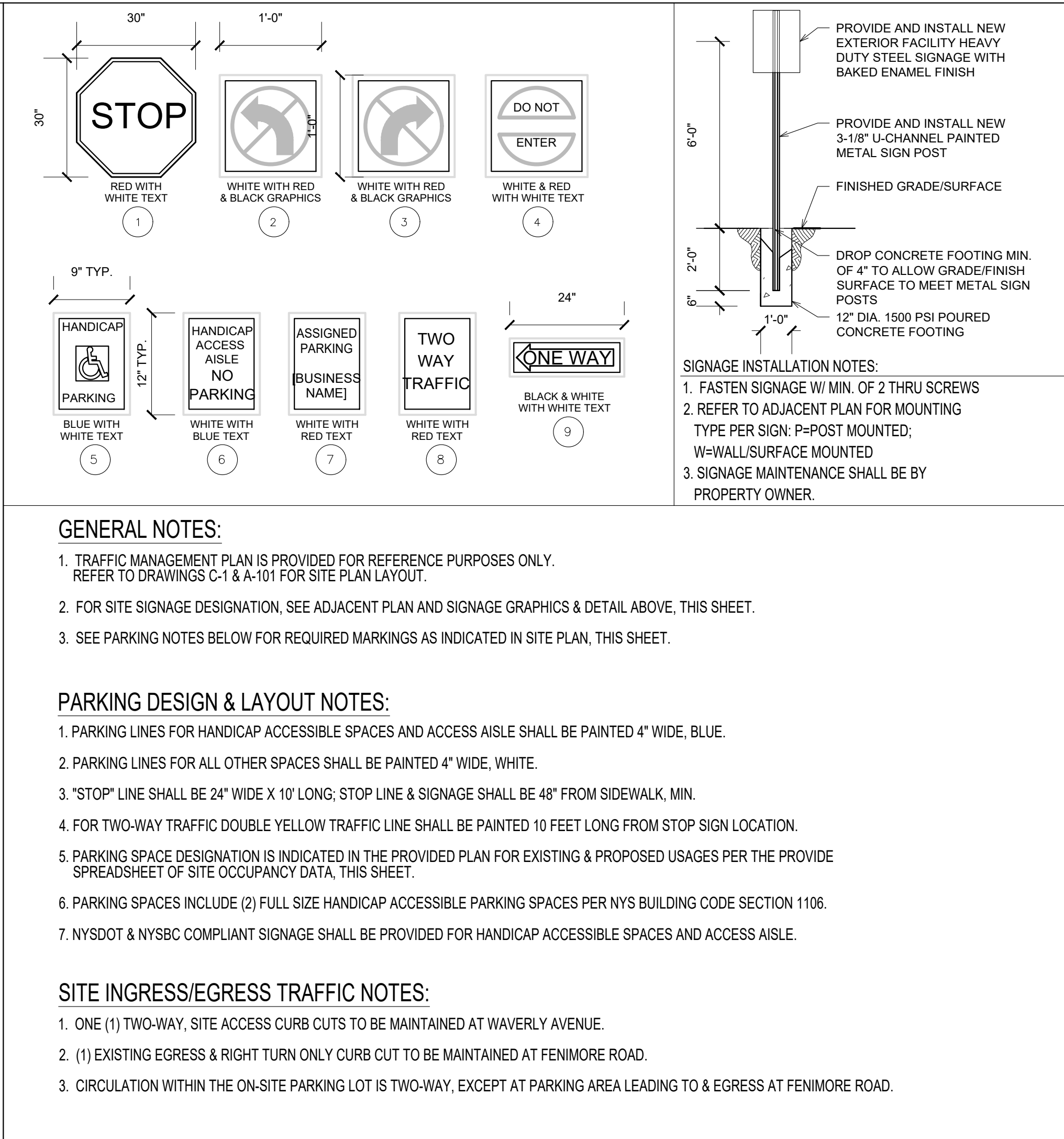
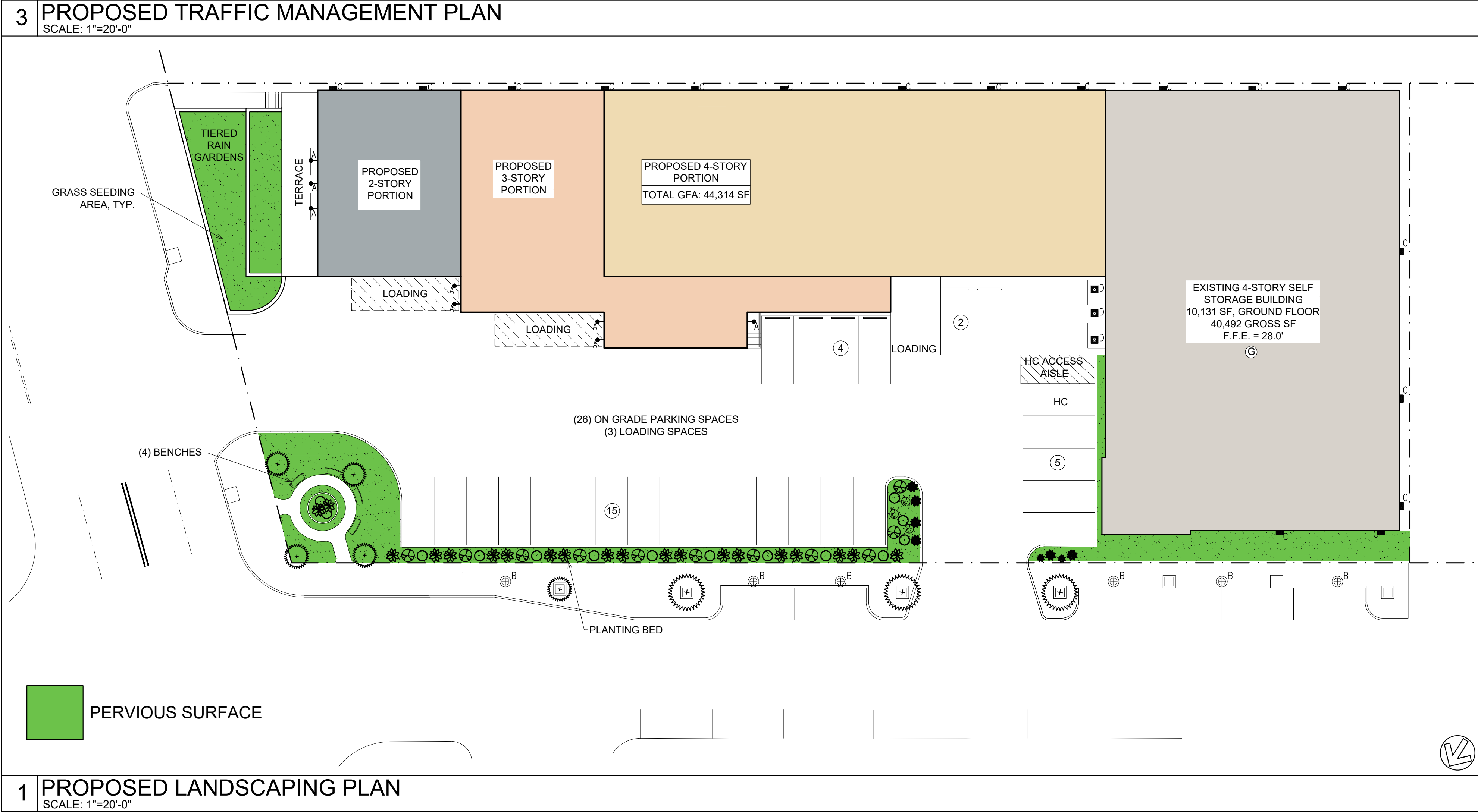
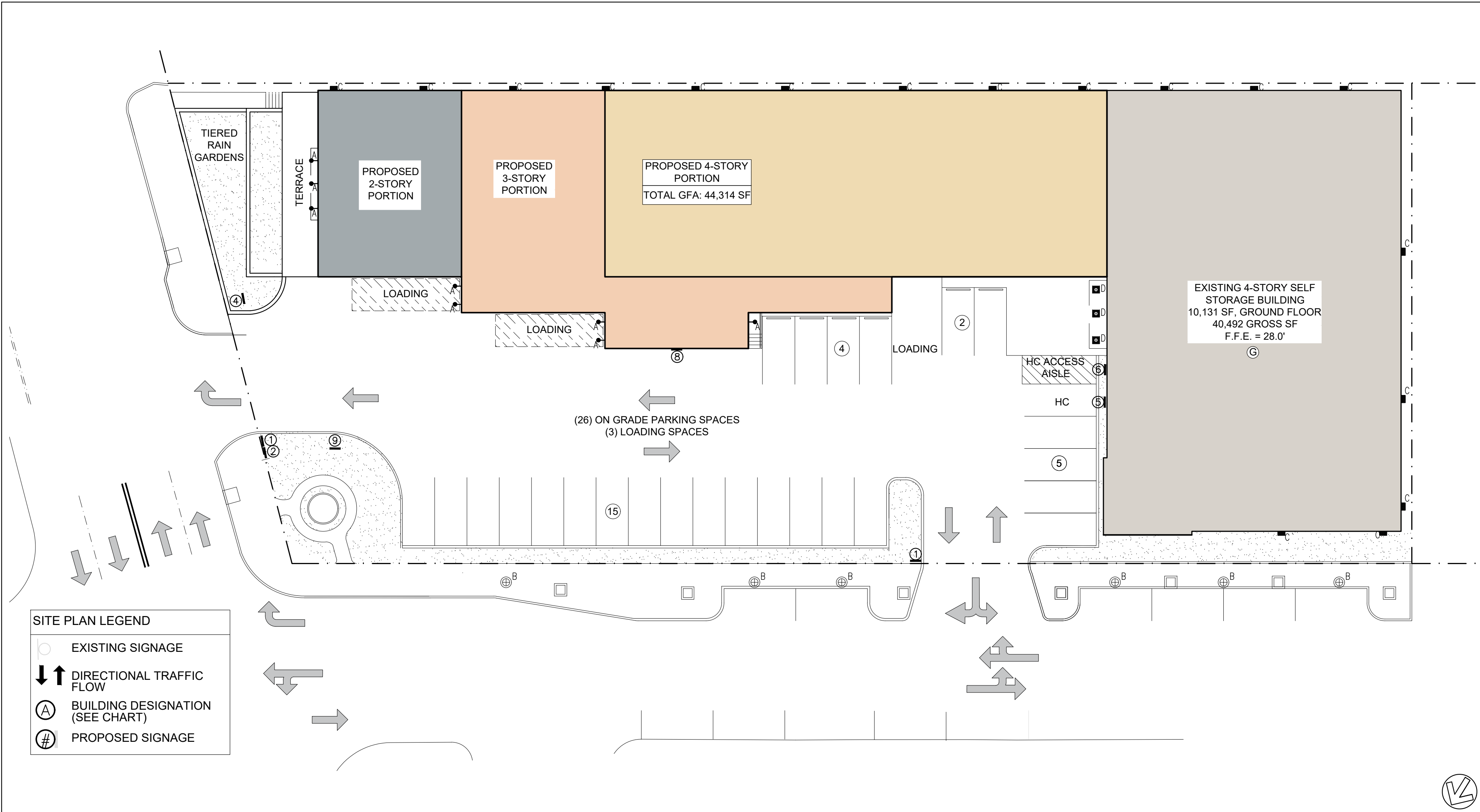
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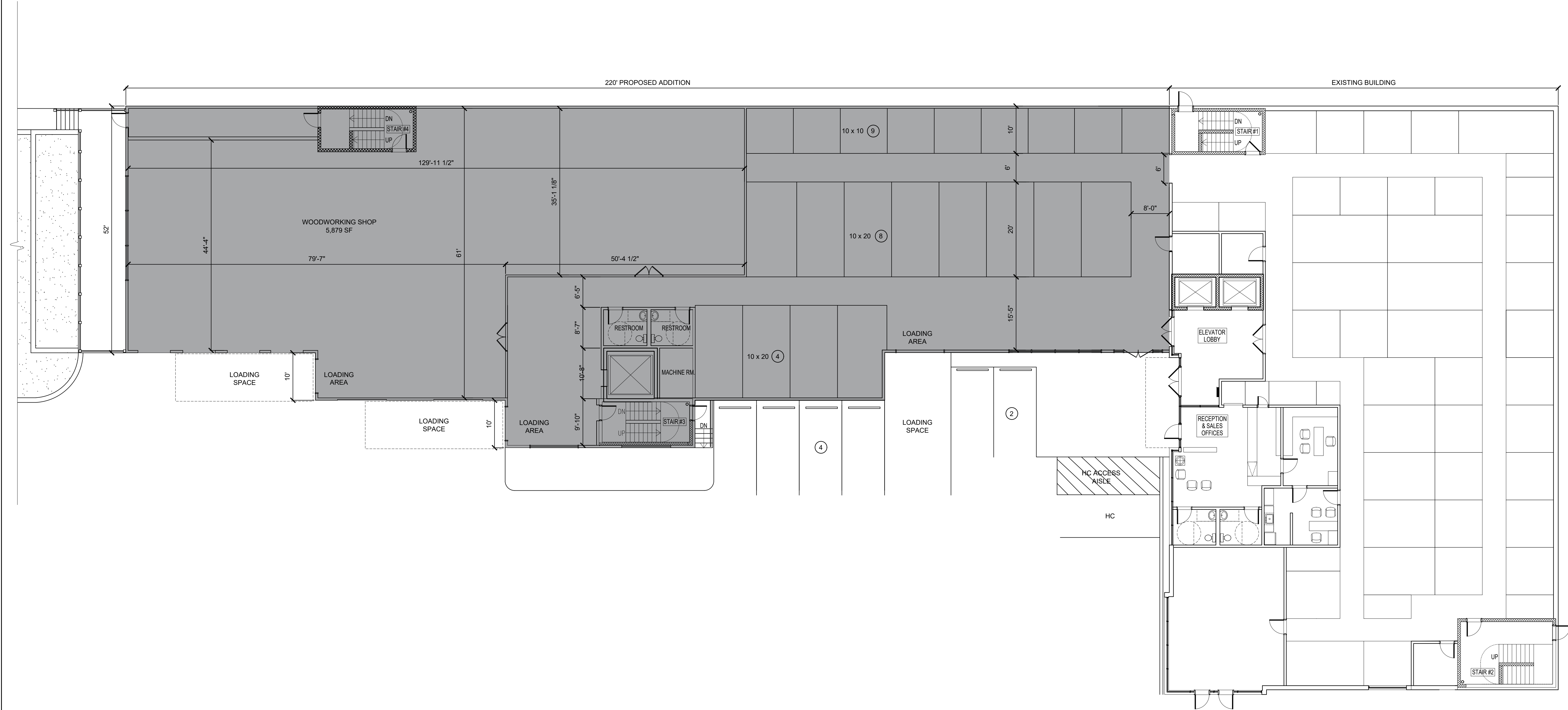
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**SITE PLAN AND ZONING**

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**SY-101**










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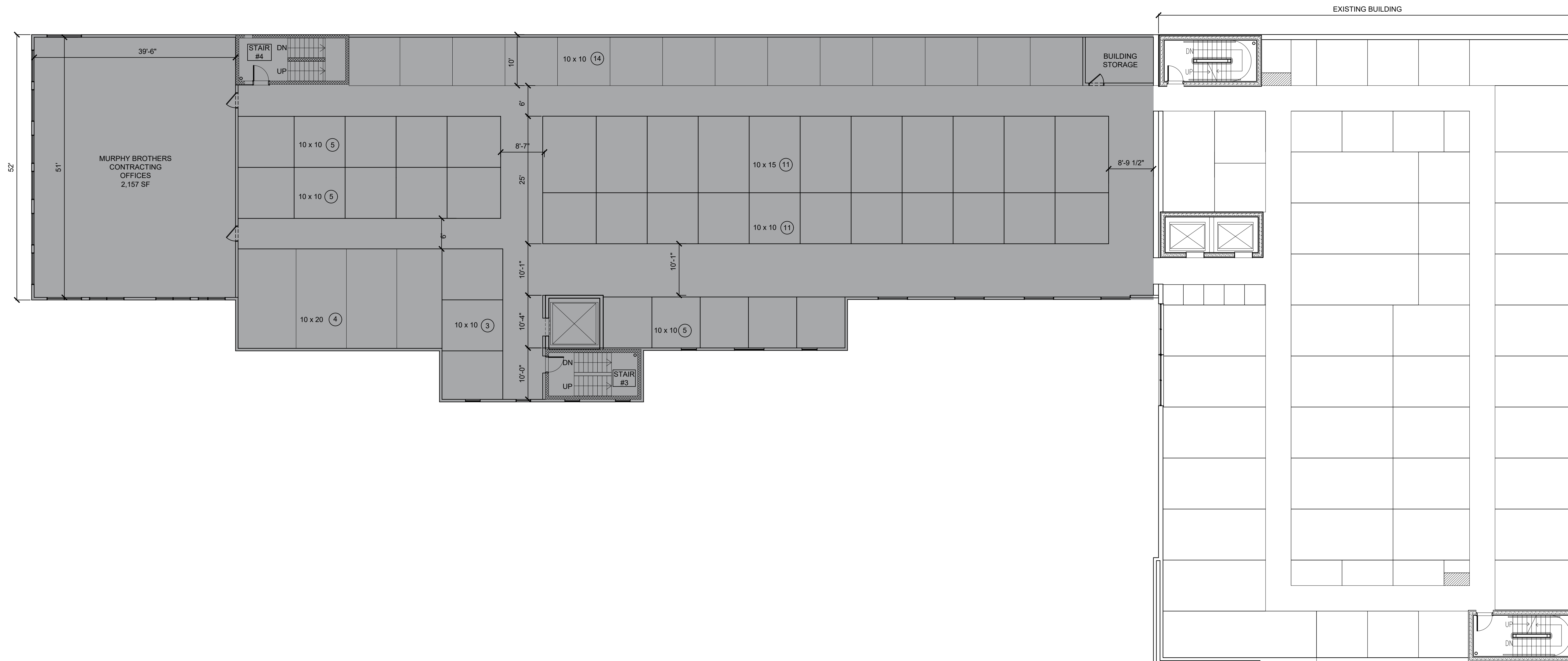
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**FIRST FLOOR PLAN**

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**A-101**

 PROPOSED ADDITION & ALTERATIONS





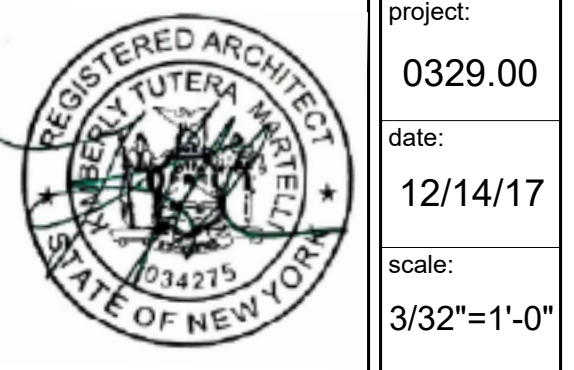
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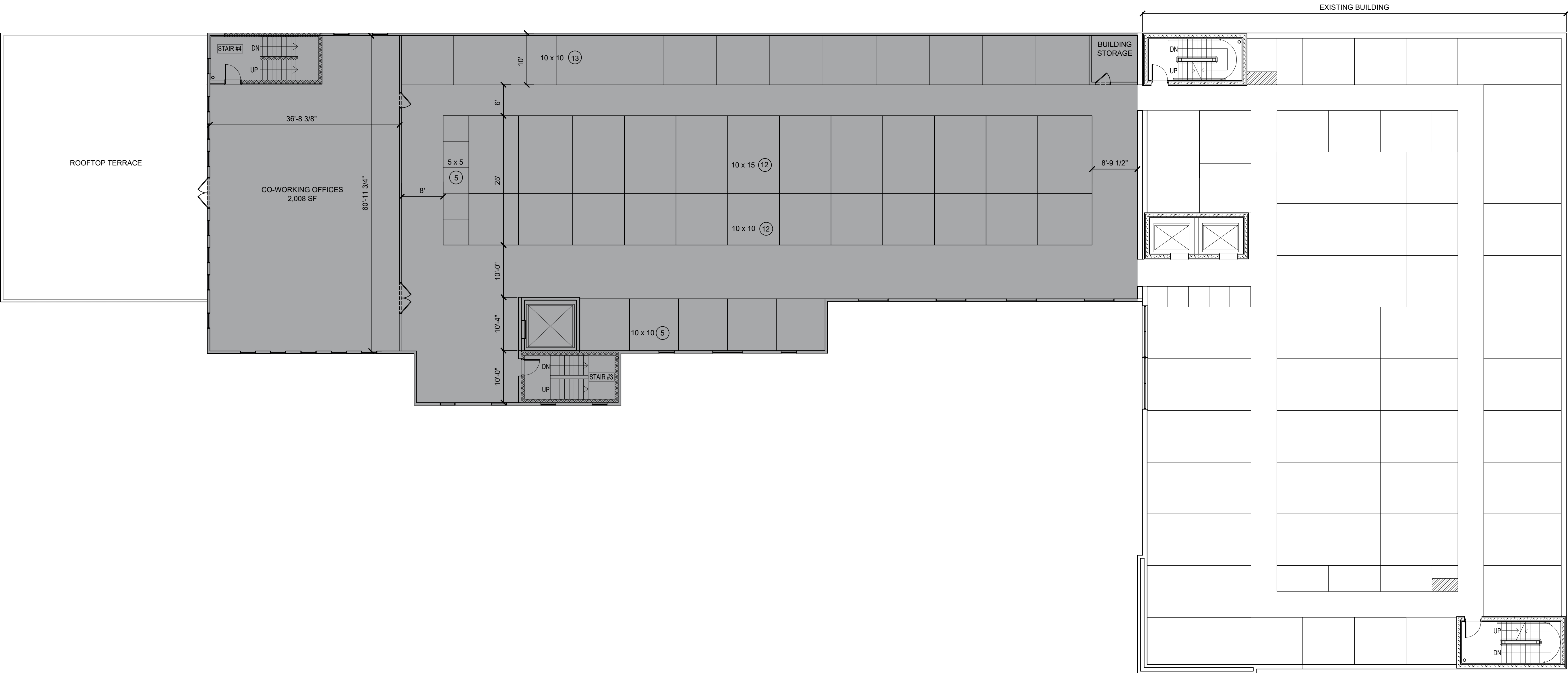
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SECOND  
FLOOR  
PLAN

drawing number:

A-102






PROPOSED ADDITION & ALTERATIONS

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**THIRD FLOOR PLAN**

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**A-103**



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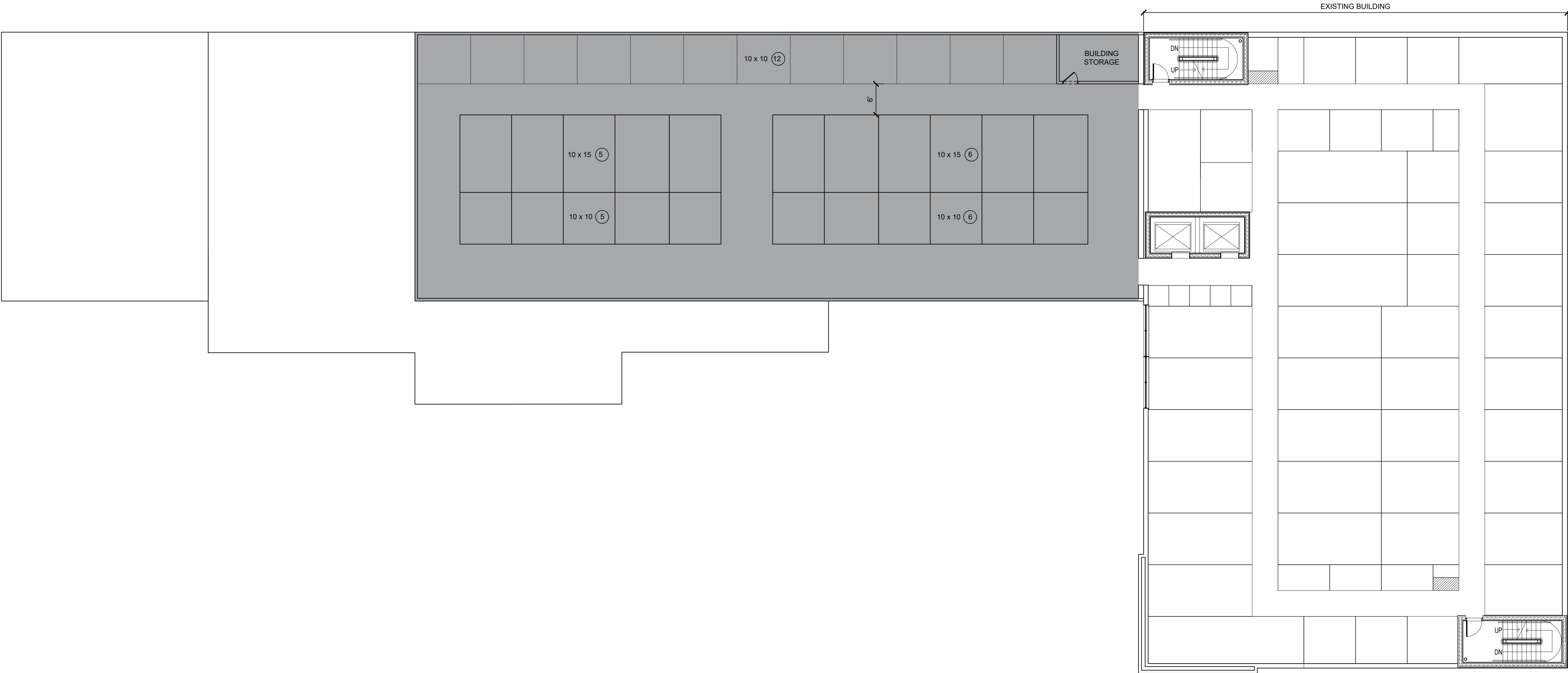
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FOURTH FLOOR PLAN

drawing number:

A-104




PROPOSED ADDITION & ALTERATIONS



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AS NOTED

drawing title:  
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EXTERIOR  
ELEVATIONS &  
SCHEMATIC  
SECTION

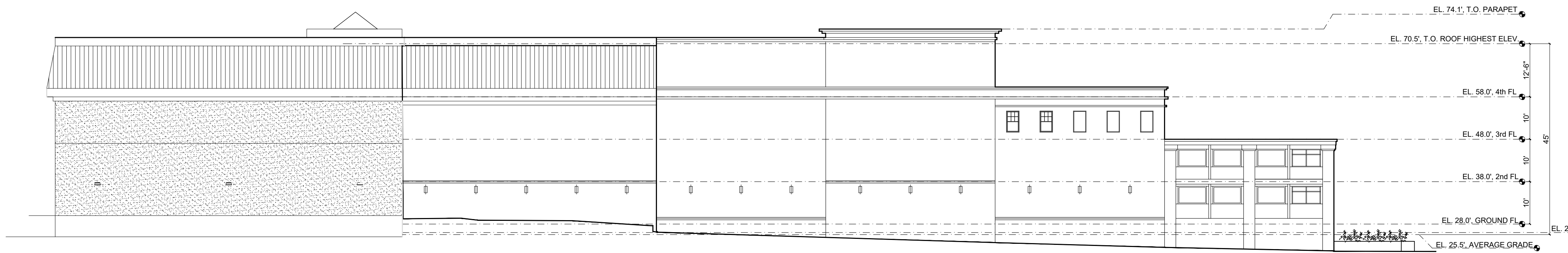
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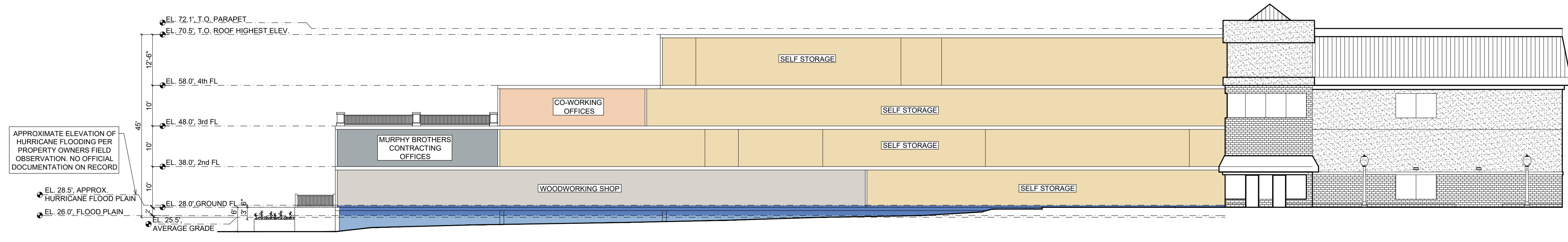
1 PROPOSED NORTH (FRONT) ELEVATION  
SCALE: 1/16"=1'-0"



2 PROPOSED EAST (SIDE) ELEVATION  
SCALE: 1/16"=1'-0"

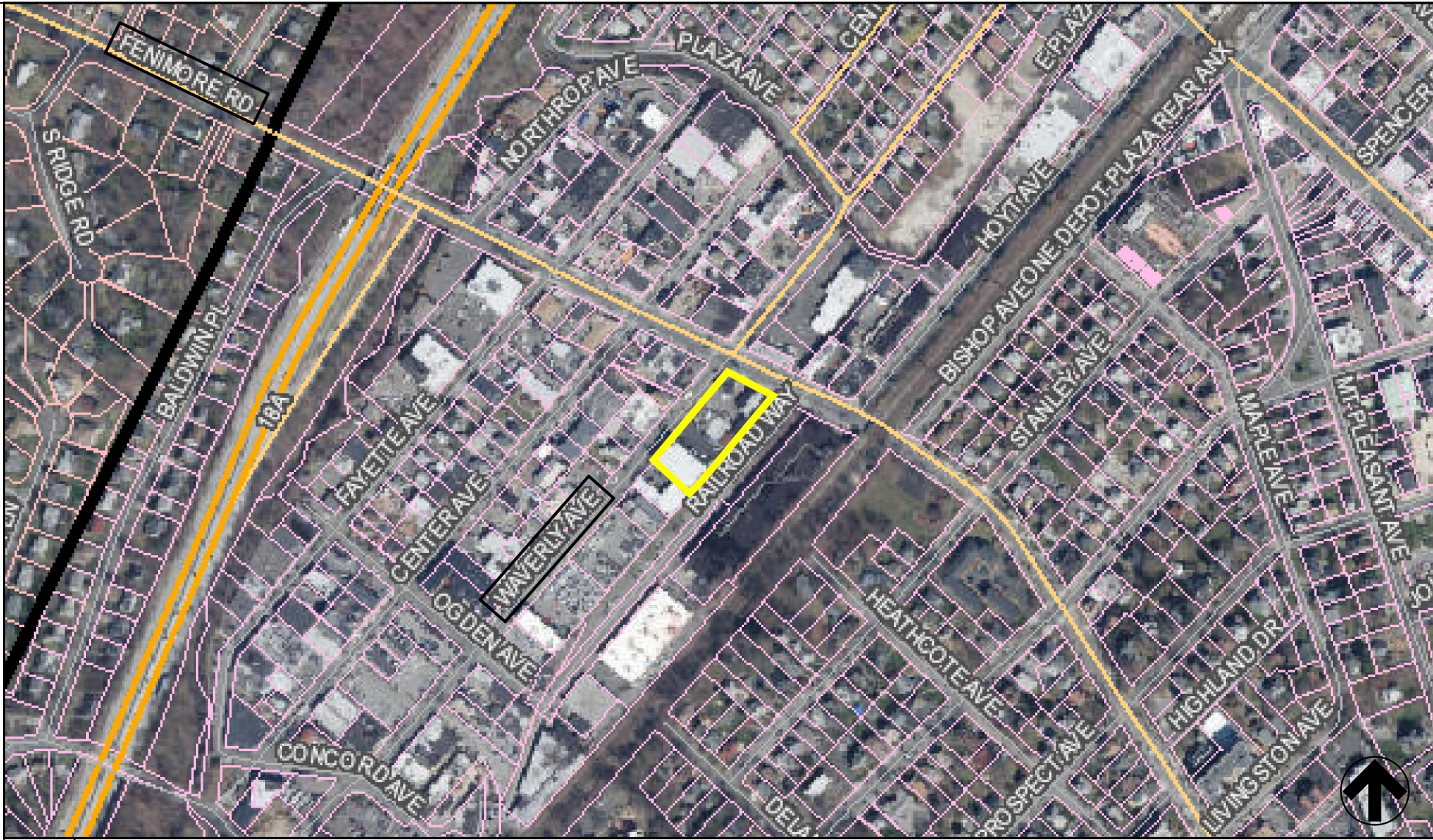


3 PROPOSED SOUTH (REAR) ELEVATION  
SCALE: 1/16"=1'-0"



4 PROPOSED SCHEMATIC SECTION  
SCALE: 1/16"=1'-0"





1 AERIAL MAP



4 FENIMORE ROAD PHOTO DOCUMENTATION & SITE CONTEXT



5 WAVERLY AVENUE PHOTO DOCUMENTATION & SITE CONTEXT



2 AERIAL PHOTO, FACING SOUTHWEST




3 AERIAL PHOTO, FACING NORTHEAST (TOWARD FENIMORE RD)

**MAMARONECK SELF-STORAGE**  
**416 WAVERLY AVENUE**  
**MAMARONECK, NY 10543**  
for East Coast North Properties, LLC

REVISION/SUBMISSION NOTES		
SEE ARCHITECT FOR ADDITIONAL SUBMISSIONS		
1	PERMIT FILING	12/14/17
SEE ARCHITECT FOR ADDITIONAL SUBMISSIONS		
10	ZBA FILING	09/13/21
11	ZBA FIELD VISIT	06/17/22
12	AKRF REVIEW RESPONSES	07/06/22
13	AKRF FINAL/FEIS REVIEW	12/22/22
14	ZBA REFERRAL	2/8/23
15	ZBA FILING	3/23/23

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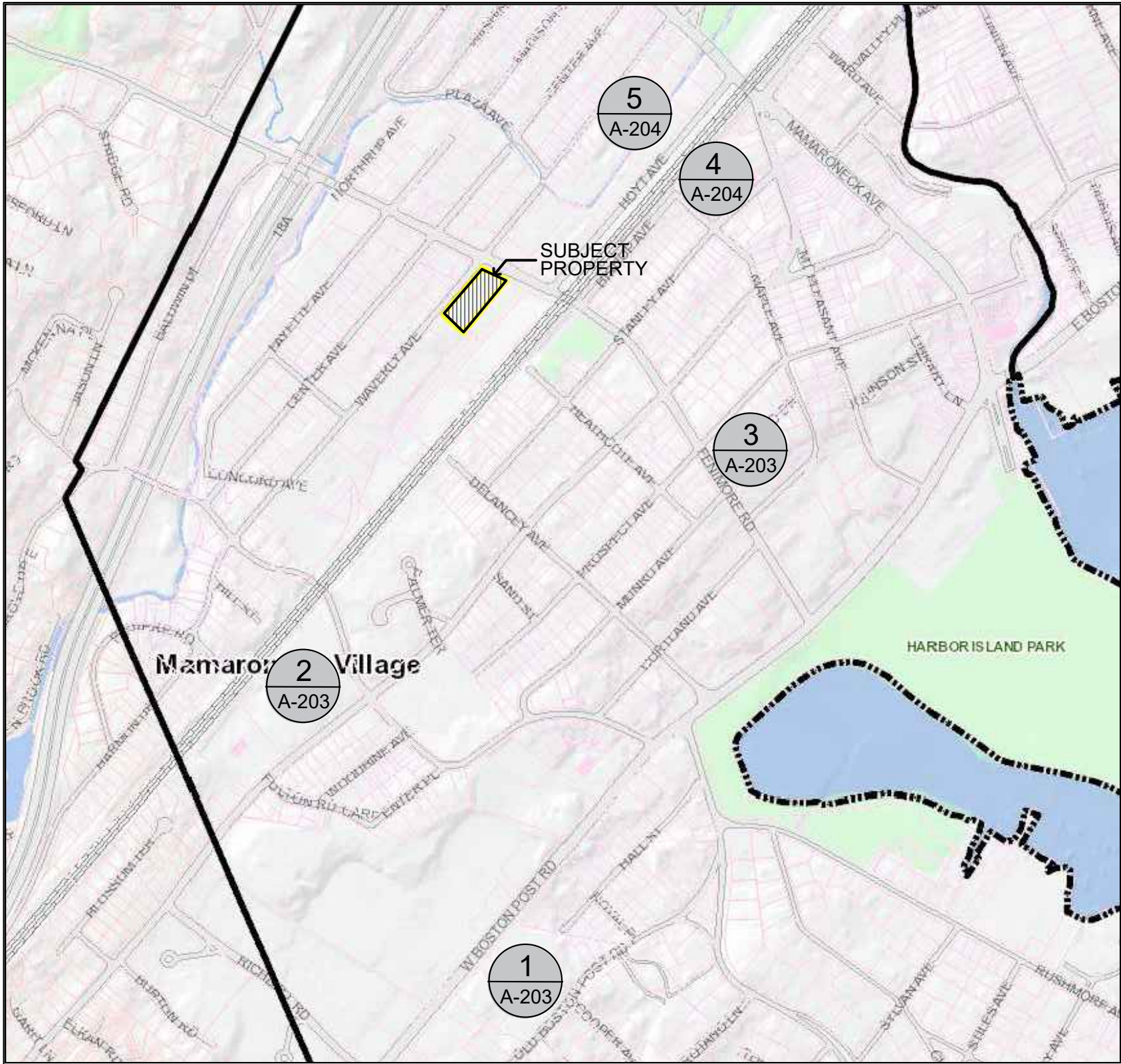


project:	0329.00
date:	12/14/17
scale:	AS NOTED

drawing title:  
**SITE AND  
NEIGHBORHOOD  
PHOTO  
DOCUMENTATION**

drawing number:  
**A-202**

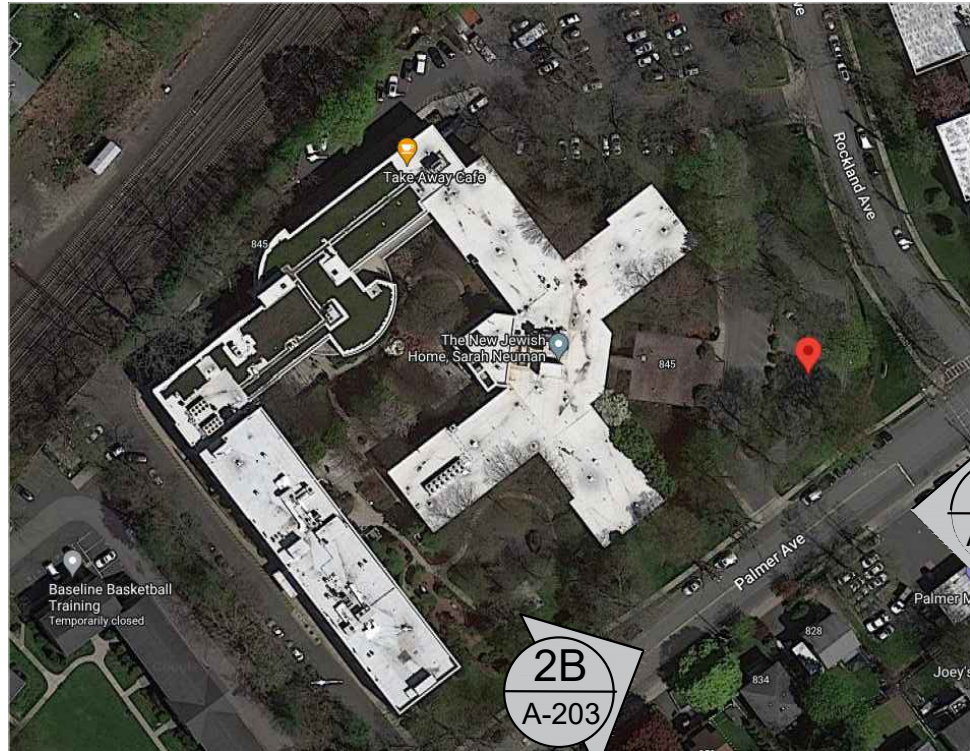




LOCATION KEY: THE VILLAGE OF MAMARONECK, NEW YORK

COMPARATIVE PROPERTY ZONING SUMMARY									
#	Common Name	Address	Building (Gross SF)	Lot (SF)	Proposed/Existing FAR	Permitted FAR	FAR in excess of permitted	Number of Stories	Zone
SUBJECT PROPERTY	Mamaroneck Self-Storage	416 Waverly Avenue	84,806	44,165	1.92	1.00	0.92	4	M-1
1	Orienta Gardens Owner's Inc.	953 W Boston Post Road	165,560	142,823	1.16	0.50	0.66	4	RM-1
2	Sarah Neuman Nursing Home	845 Palmer Avenue	166,204	240,887	0.69	0.50	0.19	3	R-6
3	Soundview Condominium	149 Fenimore Road	35,035	17,234	2.03	0.80	1.23	7	RM-2
4	Sweetwater/Stanley Avenue Condominium	225 Stanley Avenue	149,265	61,395	2.43	2.00	0.43	5	C-2
5	The Mason	270 Waverly Avenue	144,072	63,162	2.28	1.20	1.08	4	RM-3

COMPARATIVE PROPERTY ZONING SUMMARY



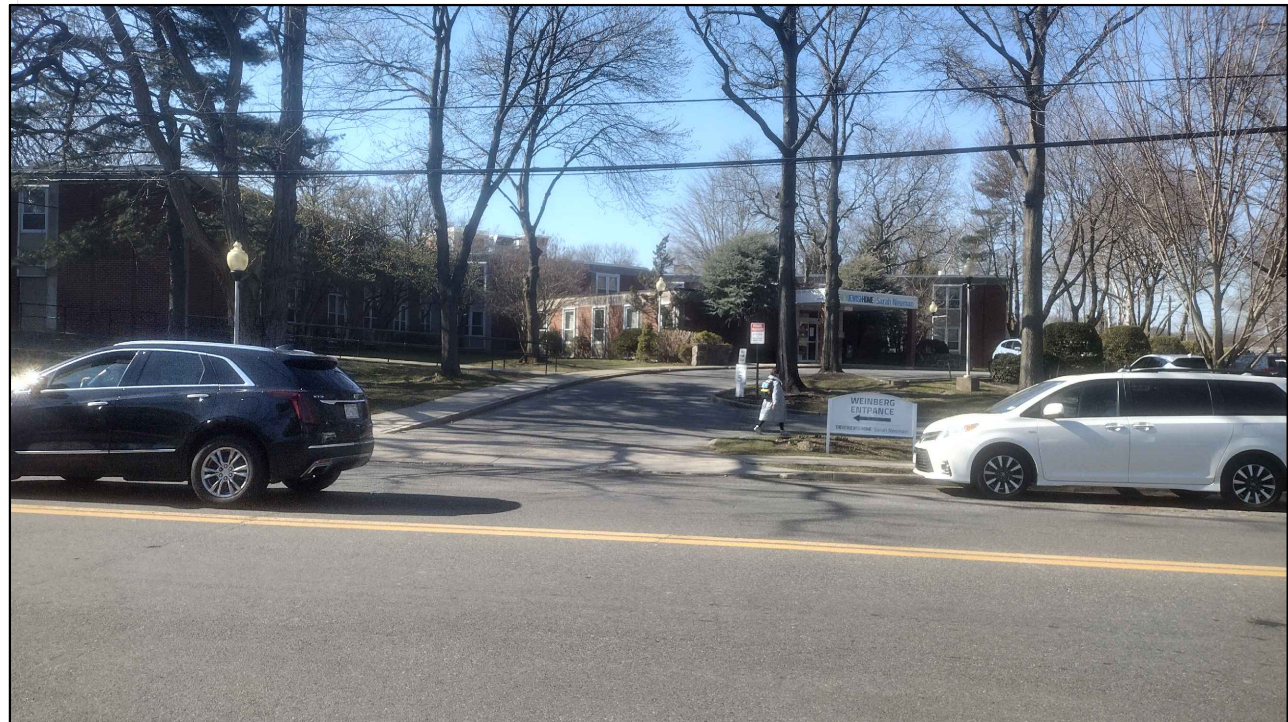
AERIAL VIEW: SARAH NEUMAN NURSING HOME



STREET VIEW: PALMER AVENUE

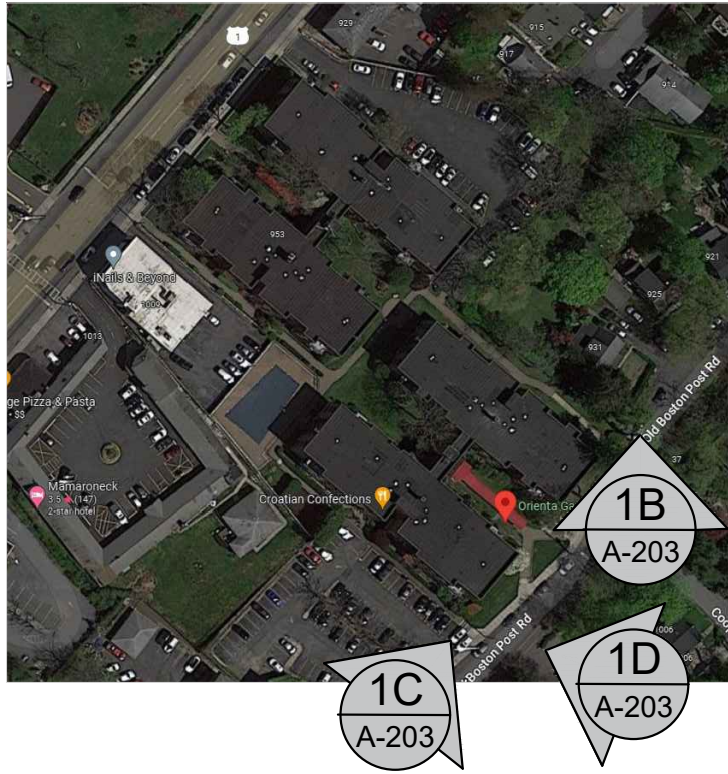


STREET VIEW: PALMER AVENUE



STREET VIEW: PALMER AVENUE

2 SARAH NEUMAN NURSING HOME: 845 PALMER AVENUE

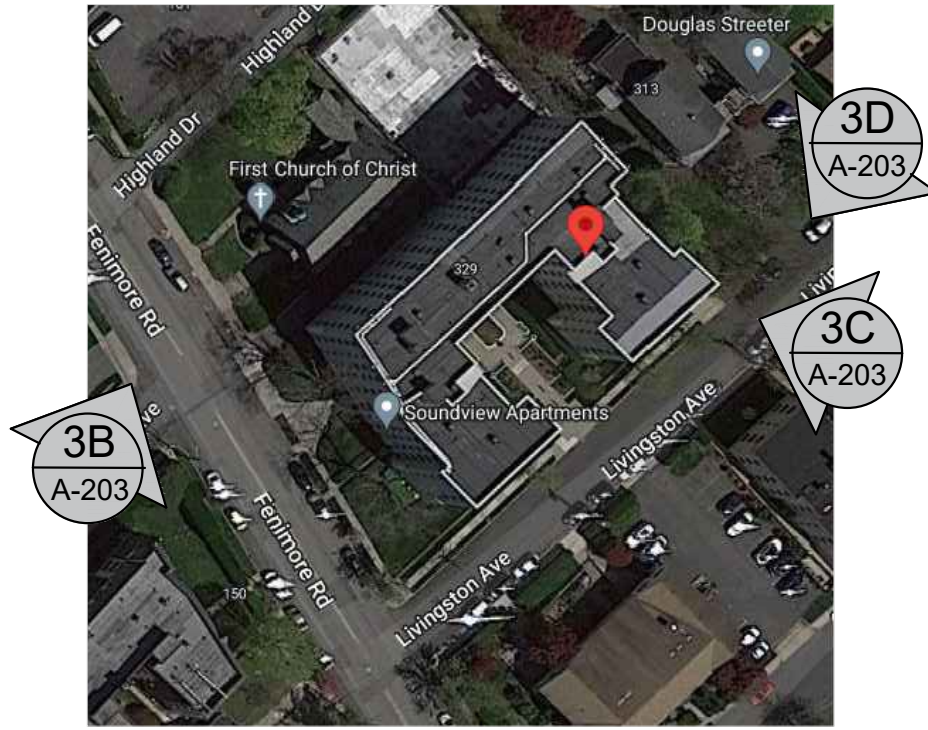


AERIAL VIEW: ORIENTA GARDENS CONDOS

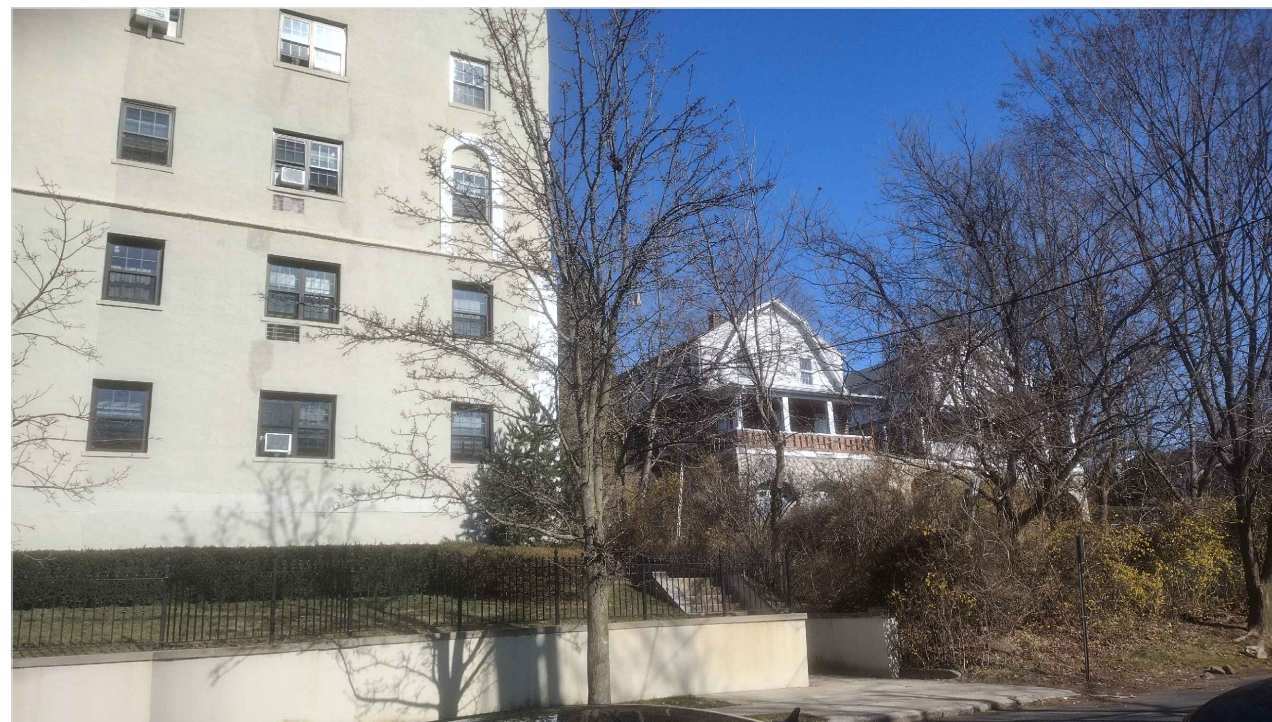


STREET VIEW: OLD BOSTON POST ROAD

1 ORIENTA GARDENS CONDOS: 953 W. BOSTON POST ROAD



AERIAL VIEW: SOUNDVIEW CONDOMINIUM



STREET VIEW: LIVINGSTON AVENUE

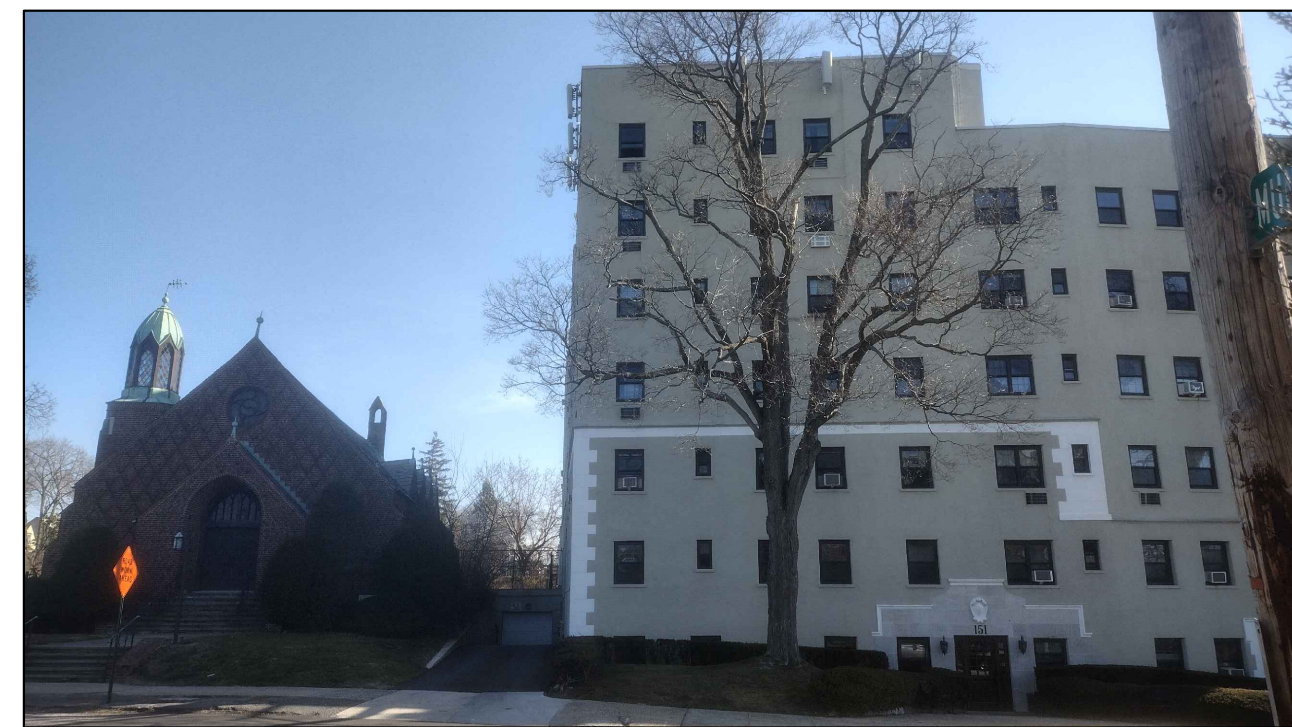
3 SOUNDVIEW CONDOMINIUM: 149 FENIMORE ROAD



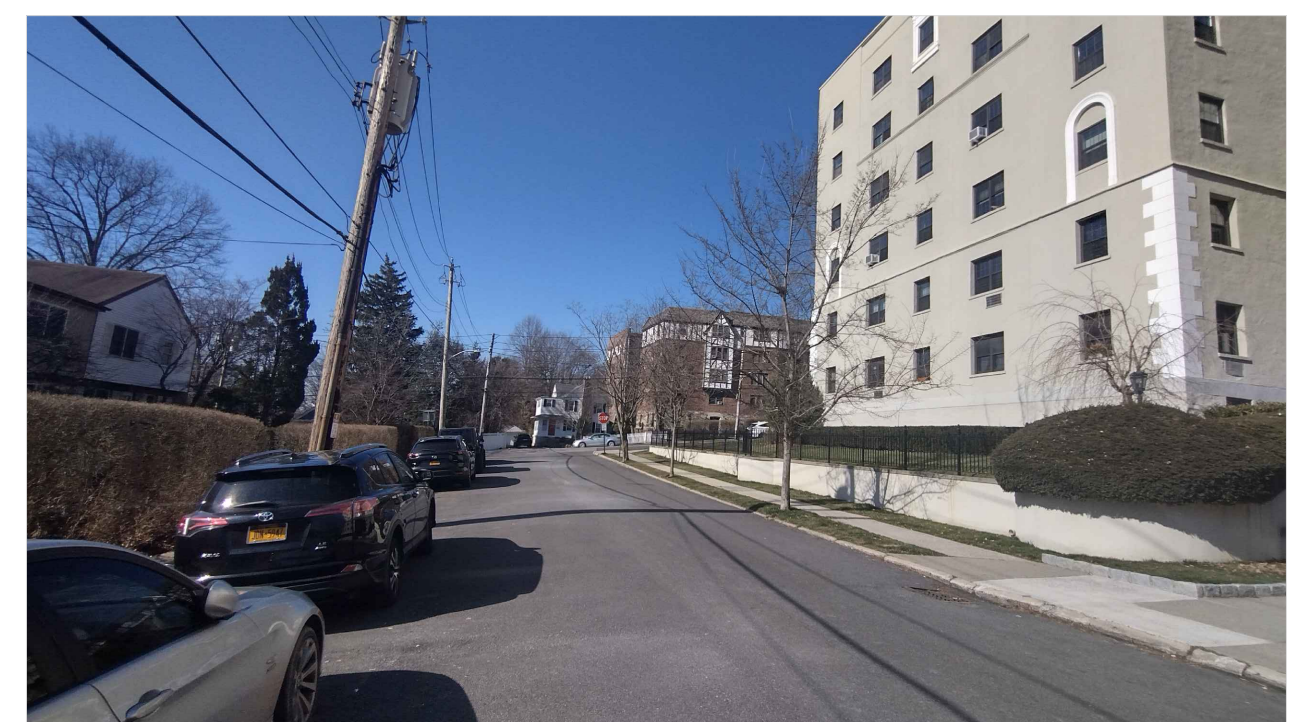
STREET VIEW: OLD BOSTON POST ROAD



STREET VIEW: OLD BOSTON POST ROAD



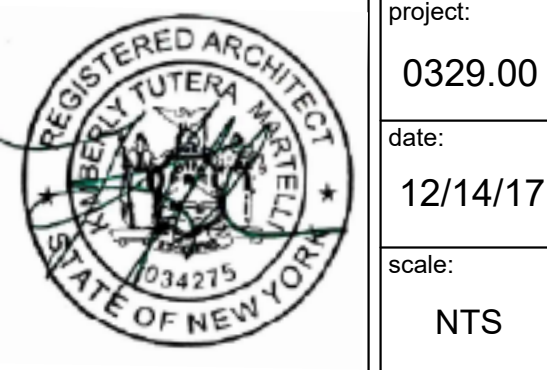
STREET VIEW: FENIMORE ROAD



STREET VIEW: LIVINGSTON AVENUE

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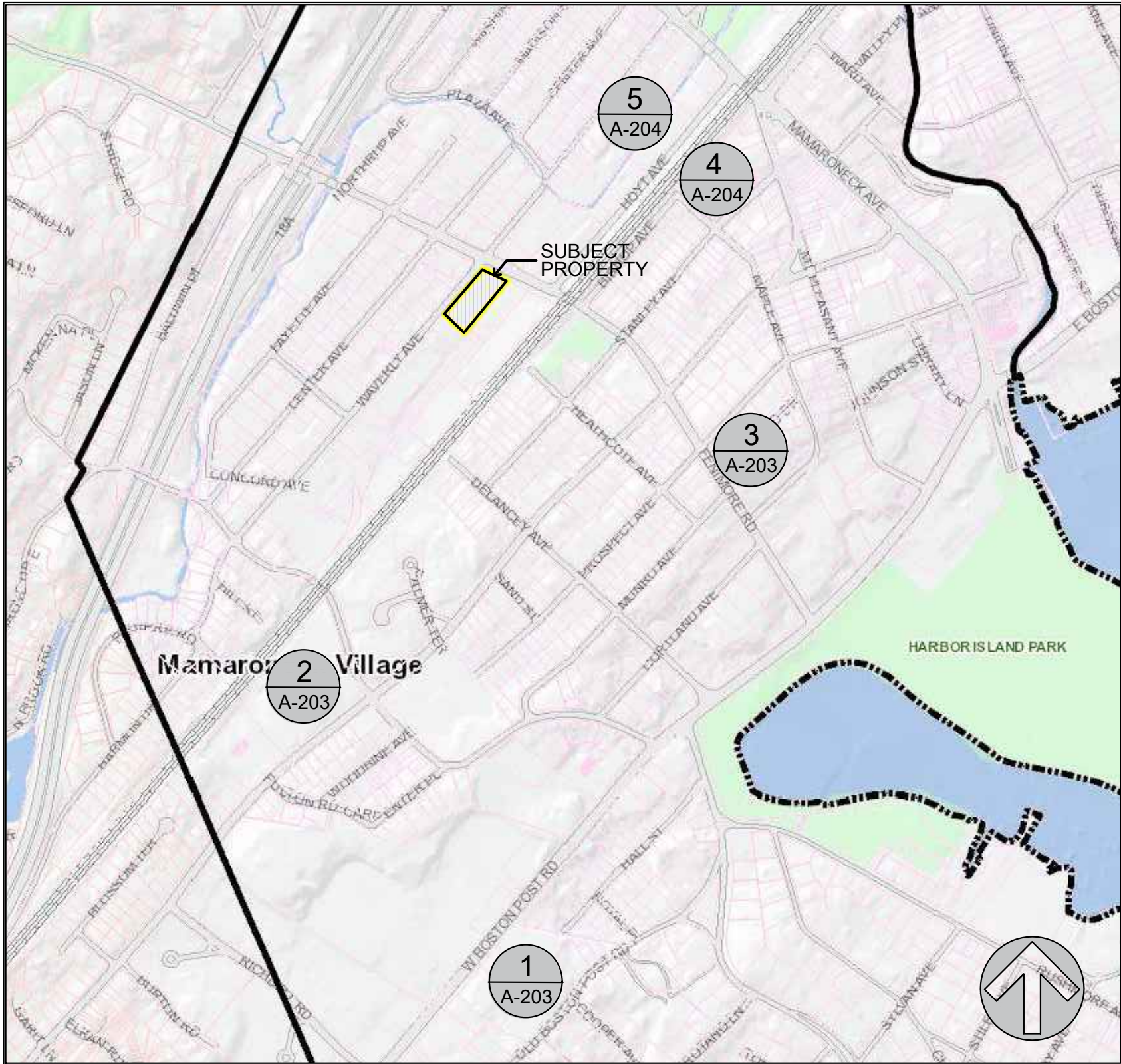
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drawing title:  
**COMPARATIVE PROPERTIES ANALYSIS**

drawing number:  
**A-203**

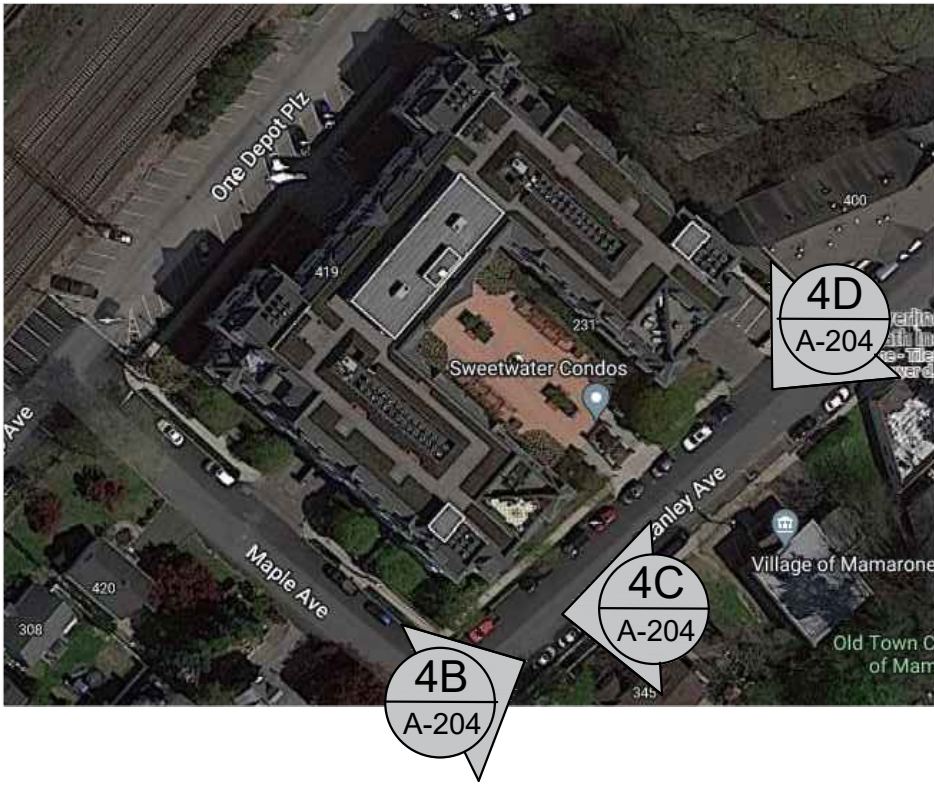




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COMPARATIVE PROPERTY ZONING SUMMARY



A AERIAL VIEW: SWEETWATER CONDOMINIUM



B STREET VIEW: STANLEY AVENUE

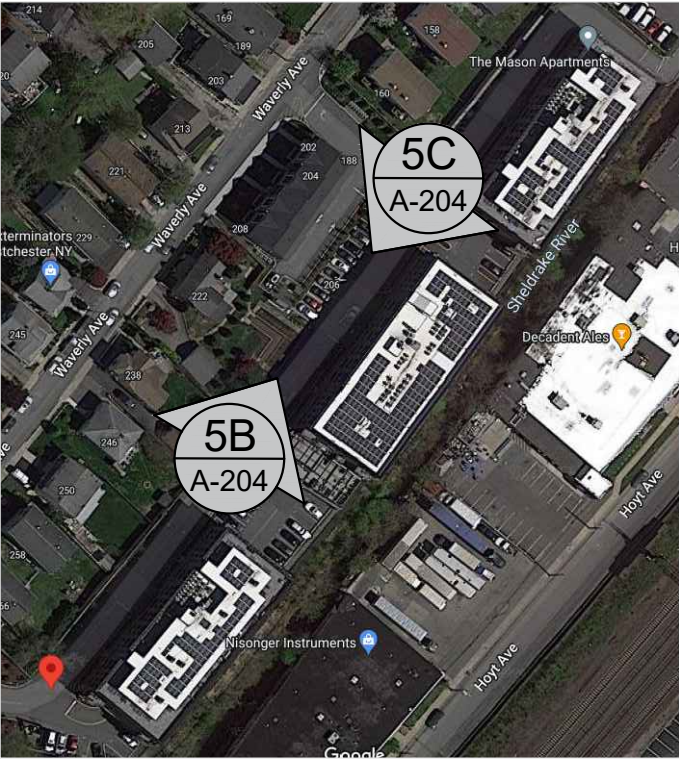


C STREET VIEW: STANLEY AVENUE



D STREET VIEW: STANLEY AVENUE

4 SWEETWATER / STANLEY AVENUE CONDOMINIUM: 225 STANLEY AVENUE



A AERIAL VIEW: THE MASON APARTMENTS



B STREET VIEW: WAVERLY AVENUE



C STREET VIEW: WAVERLY AVENUE

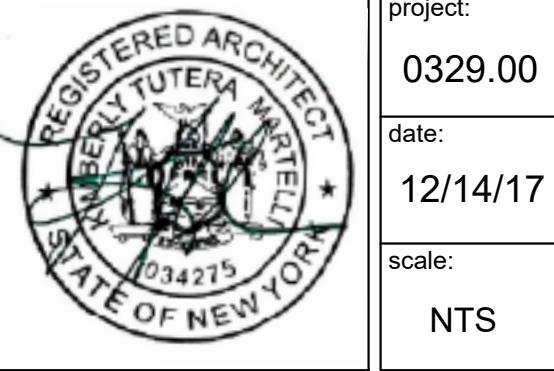


D STREET VIEW: WAVERLY AVENUE

5 THE MASON APARTMENTS: 270 WAVERLY AVENUE

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**COMPARATIVE PROPERTIES ANALYSIS**

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