

From: John Amorosano Jr. <jjr@breakusa.com>
Sent: Tuesday, April 11, 2023 8:35 AM
To: Michael Murphy <michael@murphybrothers.com>; Sean Murphy <sean@murphybrothers.com>; Chris Murphy <chris@murphybrothers.com>
Subject: Support for Mamaroneck Self-storage project

Dear Members of the Zoning Board of Appeals,
I own property in the Village at 325 Waverly 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 rendering was very nice, and with the public support and new investments upgrade our infrastructure and revitalize our village with various new public works projects, private investment and sustainable development of the properties in the Industrial area should also be encouraged.

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

Sincerely,

--

John Amorosano Jr.
Breaking Solutions, Inc.

www.breakusa.com

o 718.991.3366

c 914.560.6285

jjr@breakusa.com

325 Waverly Avenue
Mamaroneck, NY 10543



800 Westchester Avenue
Suite S-310
Rye Brook, NY 10573
p: 914.948.2110
f: 914.948.0122

April 3, 2023

Ms. Robin Kramer
Chair
Village of Mamaroneck Zoning Board of Appeals
124 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: East Coast North Properties, LLC- 416 Waverly Avenue- Application for Variances

Dear Ms. Kramer:

I am the Executive Vice President/COO of The Business Council of Westchester (BCW) the county's largest business membership organization that focuses on economic development and advocacy. The BCW is again writing to support the application for variances that have been filed with your board to expand the Mamaroneck Self-Storage Facility located at 146 Waverly Avenue.

In June of 2018, the BCW sent our first letter of support to the Zoning Board of Appeals regarding this project. The owners of the above-mentioned facility, Murphy Brothers Contracting, have been long time members of the BCW. I have seen firsthand the important role that this family-owned company has played in maintaining a business that has created long-term permanent jobs, and has also been a consistent positive presence in helping their community. In 2013, Murphy Brothers Contracting were inducted in to the BCW's Westchester Business Hall of Fame., by receiving the "Small Business Success Award."

The already existing Mamaroneck Self-Storage Facility has been a tremendous success. As they were building the facility, Murphy Brothers Contracting continued to address the quality of life issues that the community brought to their attention. Their commitment to making sure that that they were respectful neighbors has always been one of their top priorities.

As they have been working to develop this new project, it is important to note that once again, Murphy Brothers Contracting has continued to make the necessary changes to their original plans to adhere to the concerns and wishes of the community. These changes included redesigning a smaller footprint, the proposed corner building is completely gone to improve traffic sightlines and the proposed buildings have a more decorative appearance.

**Office & Mailing Address:**

PO Box 702
Larchmont, NY 10538
Voicemail: 914.834.1294

Warehouse Address:

Loop Road, Building #3
Westchester County Airport
White Plains, NY 10604

www.furnituresharehouse.org

April 3, 2023

Chair Robin Kramer and
The Village of Mamaroneck
Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

Dear Chair Kramer and Board Members:

We are writing with reference to Murphy Brothers Contracting and Mamaroneck Self Storage's application to expand their self-storage operations in the Village of Mamaroneck.

Furniture Sharehouse, Westchester's Furniture Bank, collects gently-used furniture from the public and redistributes it free of charge to families in need. Since 2007, we have distributed over 93,000 items of free furniture to more than 16,700 people in need. furnituresharehouse.org

We have been fortunate to partner with Murphy Brothers Contracting and Mamaroneck Self Storage for many years. Murphy Brothers has donated contracting services at our warehouse located at the County Airport on several occasions, making much-needed storage racks for a variety of items. In 2016, Mamaroneck Self Storage donated the use of two large storage units to us for several months to assist us in preparations for our fundraiser that fall. In addition, they have hosted numerous events at which Furniture Sharehouse and other non-profits have been featured and promoted to industry groups and the general public.

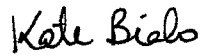
Mamaroneck Self Storage is also leading the way in the self-storage sector to raise awareness of "furniture poverty" right here in Westchester County. In addition to encouraging and facilitating donations of unwanted furniture to Furniture Sharehouse by its own clients as they are clearing out their storage units, they are also spearheading an initiative through the NY Self Storage Association to encourage other self-storage businesses to do the same. Chris Murphy is a member of the Board of that Association and is very committed to the goal of directing usable furniture to those who need it rather than into the waste stream.

In addition, Chris Murphy and Murphy Brothers Contracting are the core of the Sound Shore St. Patrick's Day Parade Committee, playing an integral role in organizing and executing this wonderful annual community event since 2012. In addition to providing a quality family event that celebrates Irish and other American Immigrant Heritage in the Sound Shore area, they also award annual scholarships to Sound Shore college-bound high school seniors. Over \$50,000 in scholarships have been awarded since 2012.

In short, Murphy Brothers Contacting and Mamaroneck Self Storage are committed to myriad charitable, environmental, educational and community enrichment causes and activities. Their generosity and community involvement is unparalleled, and the Village of Mamaroneck and the community beyond have and will continue to benefit from their contributions.

Thank you for taking the time to read this letter of support.

Very truly yours,

A handwritten signature in black ink that reads "Kate Bialo". The signature is written in a cursive, flowing style.

Kate Bialo
Executive Director

From: James Bilotta, Jr. <JimB@bilotta.com>
Sent: Thursday, March 23, 2023 3:15 PM
To: Michael Murphy <michael@murphybrothers.com>; Sean Murphy <sean@murphybrothers.com>; Chris Murphy <chris@murphybrothers.com>
Subject: Mamaroneck Self Storage project

Dear Members of the Zoning Board of Appeals,

I am James Bilotta a 65 year resident of the Village of Mamaroneck. My family goes back another 50 years in the Village. As a contractor I spent many years on this property when it was East Coast Wholesalers our local lumber yard. I am fully in favor of the approval for this storage facility at 416 Waverly Ave . It will decisively improve this property and possibly start the rejuvenation of the Industrial Business District. Based on the existing self storage it is clear Murphy Brothers will build another quality and attractive structure. Further delays in this approval add to the image that Mamaroneck is anti development. Given the outstanding flood issues we need to replace older structures with new buildings set above the 100 yr flood elevation. I see no reason to not approve this project.

Thank you for your time! James Bilotta

James Bilotta, Jr.
Principal

Mamaroneck, NY | A&D Building, NYC | Mount Kisco, NY
T 212.486.6338 | C 914.469.3996
www.bilotta.com

More About Us:

[Pinterest](#) | [Facebook](#) | [Instagram](#) | [Houzz](#)

From: Nutech <nutechms@hotmail.com>
Sent: Friday, March 24, 2023 1:26 PM
To: Michael Murphy <michael@murphybrothers.com>
Cc: Sean Murphy <sean@murphybrothers.com>; Chris Murphy <chris@murphybrothers.com>
Subject: Letter of Support

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 606 Fenimore Road and Nutech Machine Shop business. 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 for various reasons:

Ascetics: as the new project will enhance the area.

Traffic: It will provide a business fitting well to our area without a negative impact to the already busy intersection.

A properly designed project will also provide a business setup for success without the daunting fear of another flood destroying a business.

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

John Brancato, PE
Nutech Machine Shop, Inc.
606 Fenimore Road
Mamaroneck, NY 10543
office (914) 698-2577
cell (914) 374-9845

B & E IRON WORKS, LLC

Providing the quality of work you can depend on!

521 Waverly Avenue,
Mamaroneck, NY 10543
Phone 914-698-0832
Fax 914-777-2035



Dear Members of the Zoning Board of Appeals,

I own property in the Village at 521 Waverly Avenue, Mamaroneck, B&E Iron Works LLC. 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 is a beautiful Project to the Neighborhood and the Development of the Town.

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

Sincerely,

**Flavio Marcelo Cajamarca
Managing Member
B&E Iron Works LLC.**

EXCAVATING JOSEPH CARDUCCI Inc EQUIPMENT
505 CONCORD AVE.
MAMARONECK, NY 10543
TEL: 914-698-2460

Date: 3-25-26

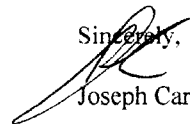
Re: Project at the Corner of Fenimore Road and Waverly Ave, Mamaroneck NY

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 505 Concord Ave and 717 Waverly Ave. 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. The project would be on a corner lot that has a busy intersection. I think a self storage building would be perfect for that location due to the small amount of traffic it would generate. I have seen an artist rendering of the proposed building and it looks beautiful. I do not see any downside to this proposed project.

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

Sincerely,


Joseph Carducci

Euro-Tech Auto Body Inc.

705 Fenimore Road

Mamaroneck, NY 10543

(914) 381-6400

eurotechautobody@hotmail.com

Chairperson Robin Kramer and the Village of Mamaroneck Board of Appeals

Village of Mamaroneck

123 Mamaroneck Ave, Mamaroneck NY 10543

Re: East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances

4/10/2023

To whom it may concern,

Hello, my name is Rob Ciraco owner of Euro-Tech Auto Body located at 705 Fenimore Road Mamaroneck NY. I am writing on behalf of the Murphy Brothers request for a variance on property 416 Waverly Ave. Mamaroneck NY. We have known the Murphy brothers for over 30 years and they have ran a top-notch business in our area. We are supporting them as business neighbors on improving their property for the better. Their self-storage building is a positive facet in this community. We do not see adding a second self-storage facility impacting the area in a negative manner with traffic and or parking. So all that said please consider their request and grant them their variance.

Sincerely,

Rob Ciraco


Owner Operator

Euro-Tech Auto Body Inc

From: Peter Ferraro <peterferraroceo@nyselfstorage.org>
Sent: Monday, March 27, 2023 2:55 PM
To: Michael Murphy <michael@murphybrothers.com>
Subject:

Dear Members of the Zoning Board of Appeals,

I am the CEO of the New York Self Storage Association. 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 Village Industrial Area as well as the entire Village in general because *"Self Storage Helps People Manage Their Lives"*.

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

Sincerely,

Peter A. Ferraro, Sr.



Peter A. Ferraro Sr.
Vice Chairman CEO
New York Self Storage Association
Offices: Westchester - Manhattan - Albany
Phone: (914) 629.6472
email: peterferraroceo@nyselfstorage.org

From: Joel Halpern <jahalpern@hrentures.com>
Sent: Monday, April 10, 2023 3:56 PM
To: Michael Murphy <michael@murphybrothers.com>
Cc: Sean Murphy <sean@murphybrothers.com>; Chris Murphy
<chris@murphybrothers.com>
Subject: Mamaroneck Self Storage Project

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 270 Waverly Avenue, The Mason Apartments. 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 due to the limited storage capacity currently available. We further look forward to seeing improvements to the intersection of Waverly Avenue and Fenimore Road, which is an important gateway to the Industrial Area and future MAKER Zone.

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

Sincerely,
Joel Halpern

Joel Halpern
Halpern Real Estate Ventures
4 World Trade Center
150 Greenwich Street, 29th Floor
New York, NY 10007
T: (212)-524-9720
M: (914)-552-6007

From: William Luceno <wluceno@majestickitchens.com>
Sent: Tuesday, April 11, 2023 11:37 AM
To: Michael Murphy <michael@murphybrothers.com>
Subject: East Coast North Properties, LLC - 416 Waverly Avenue - Application for Variances.

Chairman Robin Kramer and the Village of Mamaroneck Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Ave.
Mamaroneck, NY 10543

Re: East Coast North Properties, LLC – 416 Waverly Avenue - Application for Variances.
I am William Luceno, owner of Majestic Kitchens and Bath at 700 Fenimore, Mamaroneck, NY. I am writing this letter in support of the application for variances for the Murphy Brothers' project of the expansion of the Mamaroneck Self-Storage facility located at 416 Waverly Avenue, Mamaroneck, NY.

My business is located 2 blocks from the Mamaroneck Self Storage facility, and the operations of the current self-storage facility have not had any adverse effects on the local community. To the contrary, the addition of the self-storage facility has benefitted the community.

In my opinion, the proposed expansion of the storage facility will not have any negative impacts on the community. The proposed project will be a great asset to the neighborhood by removing many of the more impactful uses on the Murphy Brothers' property also cleaning up and improving the property in general.

I have known and worked with Murphy Brothers for over 25 years and feel that they are an important member of the business community who deserves the Village's support. I am asking the Zoning Board of Appeals to grant the application for variances to allow the project.

Thank you,

WILLIAM LUCENO

Majestic Kitchens & Bath
914-579-8287 Direct
www.majestickitchens.com

March 27, 2023

ZONING BOARD OF APPEALS
VILLAGE OF MAMARONECK, NY

Dear Members of the Zoning Board of Appeals,

I, in my capacity as Sole Member of First Pacific Realty Company, LLC, own certain commercial property located in the Village of Mamaroneck identified by the following street addresses:

300 Waverly Avenue
525 Fenimore Road and
545 Fenimore Road

Said properties are located across the street from the Mamaroneck Self-Storage Project being proposed by the Murphy brothers at 416 Waverly Avenue.

I write in support of the proposed project as it will benefit the whole of the Village of Mamaroneck. Development of the Industrial Area as a gateway from Scarsdale and surrounding communities presents unique opportunities to address many issues affecting the Industrial Area and the Village as a whole, including but not limited to:

- (a) Partial mitigation of current flooding as a result of outdated drainage, storm water management and runoff from older structures and buildings in accordance with new standards of construction, drainage and runoff;
- (b) Stimulating economic vitality of the Industrial Area by the creation of business and employment opportunities for the community at large;
- (c) Reinforcing a reliable tax base to further support the community as a result of the development of underutilized properties (the Industrial Area serves as a major source of tax revenue to the community and left in its current state, is at risk of continued successful tax assessments challenges costing the village Millions in reimbursements as a result of over assessed properties whose income do no support their current valuations);
- (d) Beautification and general aesthetic improvement as the Industrial Area along Fenimore and Waverly are gateway from other communities into the Village of Mamaroneck.

Thank you in advance for your consideration and for granting the applicant a variance and related permissions to build their project.

Sincerely,

M E Levine

First Pacific Realty Company, LLC
Maria Elena Levine, Sole Member

From: Paul Noto <pnoto@dorflaw.com>
Sent: Monday, March 27, 2023 5:11 PM
To: Michael Murphy <michael@murphybrothers.com>
Subject: Murphy Bros. Self Storage

Dear Members of the ZBA: I was privileged to represent Murphy Bros when they obtained approvals for their Self Storage Facility. It has been a huge success. It is an improvement for the area, has reduced traffic and provides a much needed service for the community. Overall it has been a benefit to the community. Their new project which is essentially the same as the first will also bring added benefits to the neighborhood and Village. There is a tremendous need for self storage facilities and there are none close by. This is an excellent opportunity for the community to get a new building, state of the art stormwater improvements and much needed additional self storage capacity. I urge your support for this application. Paul J. Noto

Paul J. Noto
Partner
Dorf & Nelson LLP
The International Corporate Center
555 Theodore Fremd Avenue, Rye, NY 10580

Tel: 914 381-7600 ext 160| Fax: 914 381 7608
pnoto@dorflaw.com | www.dorflaw.com
"Sharing Your Vision For Success"

From: Benjamin J. Palancia <ben@palanciainsurance.com>
Sent: Monday, April 10, 2023 1:27 PM
To: Michael Murphy <michael@murphybrothers.com>
Subject: Mamaroneck Self Storage Project

This is a letter of support for the Mamaroneck Self Storage addition project...

Dear Members of the Zoning Board of Appeals,
I own a business in the Village, Albert Palancia Agency, Inc, located at 116 Mamaroneck 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. The Murphy's are model members of our business community. We need to do more to support small businesses in our village, rather than deterring them.

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

Ben Palancia

Please keep in mind the Albert Palancia Agency specializes in the following types of insurance: Construction Insurance, Workers Compensation, General Liability, Professional Liability, Builders Risk, Restaurant Insurance, Real Estate Insurance, Commercial Auto Insurance, Homeowners Insurance, Automobile Insurance, Motorcycle Insurance, Boat Insurance and Umbrella Insurance.

Benjamin J. Palancia, Agency Principal
Albert Palancia Agency, Inc.

Commercial Insurance Specialists
116 Mamaroneck Avenue
Mamaroneck, NY 10543
Phone: (914) 698-1373 x-217
Fax: (914) 698-0125
Cell: (914) 494-1017
Email: ben@palanciainsurance.com
Website: www.PalanciaInsurance.com

CONFIDENTIALITY NOTICE:

Albert Palancia Agency, Inc. will not honor any requests to bind or alter coverage on any policy via e-mail or voicemail. Requests must be submitted by fax or U.S. Mail and cannot be backdated. This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Anthony Paniccia <vincentgarageinc@gmail.com>
Sent: Tuesday, March 28, 2023 1:08 PM
To: Michael Murphy <michael@murphybrothers.com>
Subject: Murphy Bros project

Chairman Robin Kramer and the Village of Mamaroneck Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: East Coast North Properties, 416 Waverly Avenue, Application for Variances

I am Anthony Paniccia, owner of Vincent Garage at 636 Fenimore Road and 711 Waverly Avenue. We've been in Business for the past 50 years. I'm writing on behalf of the Murphy Brothers, requesting that the Village Zoning Board of Appeals approve their application for variances on the improvement of their property at 416 Waverly Avenue, including the construction of their self-storage facility. They built a beautiful building on their property already that brings the area upwards... It has given the area a big lift. The new construction project can only have a positive impact on the industrial area, and encourage other businesses to invest and improve the neighborhood.

Any questions, please let me know.

Thank you

Anthony Paniccia, Pres.
cell 914.906.4140

Vincent Garage, Inc.
636 Fenimore Road
Mamaroneck, NY 10543
www.vincentgarage.com

Vincent Pit Stop, Inc.
974 Mamaroneck Avenue
Mamaroneck, NY 10543

From: tpicone4445@aol.com <tpicone4445@aol.com>
Sent: Monday, April 10, 2023 4:43 PM
To: Michael Murphy <michael@murphybrothers.com>
Cc: Sean Murphy <sean@murphybrothers.com>; Chris Murphy <chris@murphybrothers.com>
Subject: Mamaroneck Self Storage

Dear Members of the Zoning Board of Appeals,

As a member of the VOM business community, and member of the IABC, I am writing in support of Murphy Brothers Self Storage Project.

In viewing plans upon completion I feel this will not only benefit the VOM and the IABC, but stir the interest of other businesses to the area.

Respectively Submitted,

Toni Picone
Picone Meat Specialties
180 Jefferson Avenue
Mamaroneck, NY 10543

From: stanley quittman <squittman@gmail.com>
Sent: Monday, April 10, 2023 8:26 AM
To: Michael Murphy <michael@murphybrothers.com>
Cc: Sean Murphy <sean@murphybrothers.com>
Subject: Mamaroneck Self Storage proposal on Waverly Avenue

Dear Members of the Zoning Board of Appeals:

I own property in the Village of Mamaroneck at 460 Ogden Avenue, and recently sold property that I owned at 432-434 Waverly Avenue to a user primarily because of deteriorating conditions in the area. It is imperative that conditions be improved in this area. Such improvements will radiate throughout the section, causing property values to improve, and consequently tax revenues for the Village to increase. I am writing to add my support for the project.

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

Respectfully,
Stan Quittman

Norman S. Rosenblum

125 CARROLL AVENUE, MAMARONECK, NEW YORK 10543

Chairman, Robin Kramer Chair: the Village of Mamaroneck Zoning Board of Appeals
Village of Mamaroneck
123 Mamaroneck Ave.
Mamaroneck, NY 10543

Attn: ***Village of Mamaroneck:***
Zoning Board of Appeal (Please forward to each Board member)

Re: Mamaroneck Self Storage proposed building – 416 Waverly Avenue -

Dear Members,

I had submitted a previous support for this project in 2018. I am submitting this communication once again in strong support for ***Murphy Brothers proposed application*** for expansion of the existing Mamaroneck ***Self-Storage facility***.

I note that the proposed and established new policies of the current Village Board of Trustees further underscores those goals and reasoning previously stated and offer once again for your review and consideration.

It is my opinion this is a win/win proposal for both the Village of Mamaroneck, Murphy Brothers and the residential and business community as a whole based upon the following factors:

1.) The location is in the proposed 'Maker Zone' zoning that encourages this type of development.

a.) No impact on services and schools as is applicable to the recent Board of Trustees

proposed rezoning for Village wide affordable residential development, increasing the

resulting required storage availability for both new and existing residential and business.

b.) Increased real estate tax on the site.

d.) The Village of Mamaroneck Flood Mitigation ACE project is nearing completion of the second

engineering stage supporting the viability of the proposed addition to the established and successful storage facility.....

2.) Yours Board also has the advantage of Murphy Bros. previous application for the existing storage facility and positive completion and successful adherence to that process illustrating the veracity of previous and current environmental concerns.

3.) This proposal is a prime example for positive economic and esthetic improvement for the Village of Mamaroneck. Any municipality that does not seek to continue positive development and economic increase in its' tax base is doomed to suffer in both the near and future success and viability. The reality is how does the municipality development without a negative impact on the character of the municipality. I believe the Murphy Bros. proposal is such a vehicle that offers the "Friendly Village" such positive development. Murphy Bros have been lifelong local residents and successful developers who have clearly demonstrated dedication to the Village's development of social and economic goals and I believe this project champions such future success.

I have had the advantage of both family and public service opportunities regarding the history of the Village. My grandfather Nathan Sirlin, who arrived in the Village more than 120 years ago, developed numerous houses as well as the first apartment houses. The family public service by both my uncle (Ruben Sirlin) and cousin (Roger Sirlin) served as Justices for over 25 years. I was fortunate to serve as both Trustee and Mayor for ten years. I mention this to enhance my belief this long proposed project is yet one more positive component contributing to the future of our Village with specific advantage of growth maintaining the very character of the community as a "Friendly Village".

Thank you for your consideration;

Respectfully,
Norman S. Rosenblum

2009 – 2017 Mayor, Village of Mamaroneck
2000 – 2002 Trustee Village of Mamaroneck
March 28, 2023

STETSON



April 2, 2023

The Murphy Brothers have worked with our organization in the past to provide our clients with the utmost professionalism and quality care and service. Because of this very positive experience, our organization is pleased to support Murphy Brothers Contracting's request to the Village of Mamaroneck.

Mamaroneck has a thriving village, and there is considerable demand for residential development and self-storage here. I feel Sean and Chris Murphy hold the important quality of always being informed on pertinent information on Village mandates and requirements. They are resourceful and highly reliable and efficient when completing projects.

When recommending their services, I always feel completely confident that my clients will be in good hands,

Mary Stetson

DocuSigned by:

99D8595797D54E9...

Founder, RE Broker
& Mamaroneck resident

Dear Members of the Zoning Board of Appeals,

I own property in the Village at 519 Waverly Ave "Cas Auto Body". 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 bring a new refreshing look to the Flat area and a new client base of people. The updated corner of Waverly and Fenimore is much needed as we have invested a great deal into the look of our property and welcome all. The Murphy Brothers run a very clean facility and I am sure they will blow our expectations away.

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

Sincerely,

Matthew Visconti

Cas Auto Body

From: Tom Zimmerman <TZimmerman@marvalindustries.com>

Date: April 6, 2023 at 4:23:35 PM EDT

To: Sean Murphy <sean@murphybrothers.com>, Chris Murphy
<chris@murphybrothers.com>

Cc: Michael Murphy <michael@murphybrothers.com>

Subject: Recommendation Letter

Dear Members of the Zoning Board of Appeals,

I own property in the Village of Mamaroneck at 225, 307, 315 and 333 Hoyt Avenue, Tomar Hoyt Realty LLC..

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 and not impact traffic due to its nature of business.

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

Sincerely,

Thomas A Zimmerman

President and member Tomar Hoyt Realty, LLC

315 Hoyt Avenue

Mamaroneck, New York 10543

914-381-2400 ext 214

Website: www.marvalindustries.com