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JUN 19 2019

BUILDING DEPT.

445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

Anthony B. Gioffre III

[agioffre@cuddyfeder.com](mailto:agioffre@cuddyfeder.com)

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June 19, 2019

**BY EMAIL AND HAND DELIVERY**

Chair Robin Kramer  
and Members of the Zoning Board of Appeals  
Village of Mamaroneck  
169 Mt. Pleasant Avenue  
Mamaroneck, NY 10543

Re: East Coast North Properties, LLC  
Submission of Draft Scope  
Premises: 416 Waverly Avenue, Mamaroneck, New York

Dear Chair Kramer and Members of the Zoning Board of Appeals:

On behalf of East Coast North Properties, LLC (the "Applicant" or "Project Sponsor"), we respectfully submit the enclosed draft scope in response to the positive declaration adopted by the Zoning Board of Appeals ("ZBA" or "Lead Agency") on June 6, 2019 in determining significance of the proposed expansion of the existing self-storage facility located at the above captioned Premises (the "Project" or "Proposed Action").

Since the ZBA adopted the positive declaration, the Applicant has not received a copy of the completed Part 2 or Part 3 Environmental Assessment Forms and it is our understanding that same have not been finalized. Accordingly, the enclosed draft scope was prepared based solely on comments from ZBA members that were made during the discussion of potential significant adverse impacts and review of the Part 2 form at the June 6<sup>th</sup> meeting.<sup>1</sup>

In accordance with 6 NYCRR 617.8, we respectfully request that you provide a copy of the enclosed draft scope to all involved agencies and make available to any individual or interested agency that has expressed interest in this Application. Further, upon submission of this draft scope the Applicant will publish notice of the positive declaration and the draft scope filing in the Environmental Notice Bulletin ("ENB"), per 6 NYCRR 617.12(C)(1).<sup>2</sup>

Pursuant to 6 NYCRR 617.8(d), we respectfully request that the ZBA establish a period of time for the public to review and provide written comments on the draft scope or provide for public input

<sup>1</sup> The ZBA did not review or complete the Part 3 Form during the June 6<sup>th</sup> meeting before voting to adopt the positive declaration.

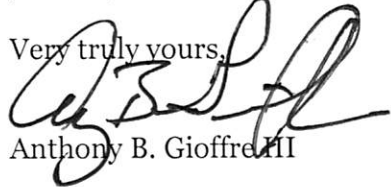
<sup>2</sup> 6 NYCRR 617.12(C)(1) provides that the Lead Agency must publish notice of the positive declaration and draft scope in the ENB. Despite the Applicant's repeated efforts to contact the Village, we have not been able to confirm that the Lead Agency will publish the required notice in the ENB. Therefore, the Applicant is filing said notice to ensure compliance with the State Environmental Quality Review Regulations.



June 19, 2019  
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through the use of meetings, exchanges or written material, or other means. We request that if a meeting is scheduled, that the ZBA schedule same prior to the end of July so that the ZBA can provide a final written scope to the Project Sponsor within 60 days of the ZBA's receipt of this draft scope, as required by 6 NYCRR 617.8(E).

East Coast North Properties, LLC looks forward to appearing before the ZBA on July 11<sup>th</sup>. Thank you for your courtesy in this regard.

Very truly yours,  
  
Anthony B. Gioffre III

Enclosure

cc: Agostino A. Fusco, Village Clerk-Treasurer  
Dan Gray, Village Building Inspector  
Greg Cutler, AICP, Village Planner  
Edward Smith, Esq., Zoning Board of Appeals Attorney  
Client  
Hudson Engineering & Consulting, P.C.  
KTM Architect  
Provident Design Engineering, PLLC  
HydroEnvironmental Solutions, Inc.

JUN 19 2019

**DRAFT SCOPING OUTLINE**

BUILDING DEPT.

East Coast North Properties, LLC- Expansion of Existing Self-Storage Facility

June 19, 2019

This document identifies the issues to be addressed in a Draft Environmental Impact Statement ("DEIS") for the proposed self-storage facility expansion. Accordingly, this Scoping Document addresses the items identified in paragraphs (e)(1) through (7) of Section 617.8 of the State Environmental Quality Review Act ("SEQRA") regulations.

**DESCRIPTION OF THE PROPOSED ACTION**

The Proposed Action is the expansion of an existing 40,620 square foot self-storage facility with a 56,328 square foot addition in the Village of Mamaroneck, New York. The addition will include 321 additional storage units required to meet local customer demand and incorporate 700 square feet of storage-associated retail space<sup>1</sup> along the Waverly Avenue frontage in the existing self-storage building.

The site of the Proposed Action consists of one tax parcel totaling approximately 1.01 acres, identified on the Village of Mamaroneck Tax Maps as #8-111-29-42, with street addresses of 416 Waverly Avenue and 560 Fenimore Road (the "Site").

Existing uses on the Site include numerous contractor and construction uses and the existing self-storage facility. There are 5 buildings currently located on the Site:

- 3-story Barn located near the rear of the property line;
- 2-story stucco building at the corner of Fenimore Road and Waverly Avenue;
- 2-story concrete block structure currently used as the Murphy Brothers Construction ("MBC") office that is located in the center of the site;
- 2-story building over covered parking located near the rear of the property line, along with an open storage area; and
- 4-story existing self-storage building located along Waverly Avenue.

In addition to the 5 buildings, open storage areas for construction vehicles and equipment are located on Site. The Proposed Action involves the construction of a new self-storage building that will be an addition to the existing self-storage building, the removal of the open storage areas and the demolition of:

- 3-story Barn located near the rear of the property line;
- 2-story concrete block structure currently used as the Murphy Brothers Construction ("MBC") office that is located in the center of the site; and
- 2-story building over covered parking located near the rear of the property line.

The existing self-storage building will remain and the 2-story stucco building at the corner of Fenimore Road and Waverly Avenue will be utilized exclusively by MBC as their office operations. After construction, only the self-storage and MBC uses will remain active at the Premises.

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<sup>1</sup> The proposed retail store will sell packing and moving materials for the self-storage customers.

## **GENERAL GUIDELINES:**

The analyses of the project shall be performed for the expected first year of full occupancy and operation and, if necessary, for an earlier time frame if significant adverse impacts would be expected to occur at such earlier time.

The DEIS shall cover all items in this Scoping Document. Each impact area shall be analyzed in a separate subsection that includes a discussion of existing conditions, future conditions without the Proposed Action, future conditions with the Proposed Action, and mitigation measures designed to minimize the identified and potential adverse environmental impacts. There shall be a separate chapter to analyze alternatives that would achieve the basic objectives of the Proposed Action, as well as the No Action Alternative.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies, as appropriate.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should include an explanation of how those measures would be implemented, any potential environmental impacts of such implementation, the costs and the time frame associated with such implementation, and the entity that would be responsible for implementing and paying for the mitigation. The discussion should indicate any proposed improvements that have been incorporated into the Proposed Action.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The Applicant's conclusions and opinions, if given, should be identified as those of "the Applicant."

All methods used by the Applicant to arrive at conclusions should be stated. Any assumptions incorporated into assessments of impact should be clearly identified.

## **ENVIRONMENTAL IMPACT STATEMENT CONTENT**

Introductory Material - Cover Sheet that includes:

- A. Title (i.e., Draft Environmental Impact Statement).
- B. Identification of the Proposed Action, including name and Location.
- C. Identification of the Village Zoning Board of Appeals of the Village of Mamaroneck as the Lead Agency for the project.
- D. The following contact information:
  - Agostino A. Fusco, Village Clerk- Treasurer
  - 123 Mamaroneck Avenue, Mamaroneck, NY 10543
  - [afusco@vomny.org](mailto:afusco@vomny.org)
  - (914) 777-7722
- E. Date submitted and any revision dates.
- F. Date of acceptance of the DEIS.
- G. Deadline by which comments on the DEIS are due.

- H. Name and address of Sponsor of Proposed Action, and the name, address and email address for a contact person representing the Sponsor.
- I. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the Applicant.
- J. List of Consultant involved with the Project for the Village.
- K. Table of Contents.
- L. List of Exhibits.
- M. List of Tables.
- N. List of Appendices.

## **I. Executive Summary**

The summary should provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS and should be organized as follows:

- A. Brief but complete description of the Proposed Action, including Site history and background leading to the proposed development and anticipated build year.
- B. Reasons for Modifying Project/Proposed Action.
- C. Listing of required approvals and permits.
- D. List of Involved and Interested Agencies (including neighboring municipalities).
- E. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- F. Brief Description of Alternatives to the Proposed Action.
- G. Table comparing impacts of the Proposed Action with the various alternatives.

## **II. Description of Proposed Action**

- A. Project Location (including appropriate descriptive graphics).
- B. Project Sponsor (including experience and objectives).
- C. Description of Site's existing character.
- D. Inventory of existing structures on the Site, including identification of buildings to be removed.
- E. Description of land uses on the Site and surrounding land use, in narrative and graphic form.
- F. Project description, including building location, square footage, arrangement, dimensions, height, general character, architecture, retail areas, rental areas, ownership and maintenance, access, off-street parking and traffic circulation, site infrastructure, internal traffic circulation, internal pedestrian circulation, streetscape enhancements and associated site improvements, lighting, description of views from and to Site, connection to surrounding areas.
- G. General description of utilities and stormwater management.
- H. Construction scheduling, including any phasing and description of project construction, including site preparation (demolition, erosion and sedimentation controls and earthwork).
- I. Purpose, need and benefits of the Proposed Action.

## **III. Required Permits and Approvals, Involved and Interested Agencies**

- A. Listing of all Village, County, State and federal permits and approvals that may be required to implement the project.
- B. Listing of all Involved Agencies.

C. Listing of all Interested Agencies (including neighboring municipalities).

#### **IV. Existing Environmental Conditions, Anticipated Impacts and Proposed Mitigation**

For the specific issues identified in this Scope, the DEIS should provide a topic-by-topic analysis of existing environmental conditions, future conditions without the project, potential impacts of the project, and potential measures to mitigate adverse environmental impacts. Where applicable, a description of the conditions associated with current and prior uses on the Site should also be included. Where relevant, cumulative impacts should be discussed, including both on-Site and off-Site impacts. The identification of potential mitigation measures in this Scope is illustrative only and not intended to be all-inclusive or specifically required. Where mitigation is identified, the DEIS should discuss any adverse impacts associated with and approvals required for any such measures and identify the entity responsible for implementing any such improvements and the funding therefor.

##### **A. Land Use, Zoning and Community Plans**

###### **1. Existing Conditions**

- a. Include maps and narrative describing generalized land use patterns and neighborhood character in the Village of Mamaroneck and more specifically for a primary land use study area within a quarter mile of the project Site.
- b. Describe existing uses on the Site.
- c. Identify any existing uses of neighboring properties.
- d. Describe existing industrial uses within a quarter mile of the project Site.
- e. Describe development trends and land use approval activity in the area.
- f. Describe the existing M-1 industrial zoning and applicable dimensional requirements.
  - i. Describe existing on-site nonconformities with M-1 zoning district dimensional requirements.
  - ii. Describe existing dimensional nonconformities on nearby properties within the M-1 zoning district.
- g. Discuss consistency with Land Use Plans and Policies; including:
  - i. Village of Mamaroneck existing Comprehensive Plans; and
  - ii. Patterns for Westchester.

###### **2. Anticipated Impacts**

- a. Identify the relationship of the proposed development to overall land use patterns within the study area, and to adjacent properties, including impacts on neighborhood character (e.g., from visual perspective), and discuss the proposed project's compliance or non-compliance with local land use regulations and its relationship to local, County and regional Plans.

###### **3. Proposed Mitigation Measures (as applicable)**

## **B. Natural Resources**

### **1. Surface Water**

#### **a. Existing Conditions**

- i. Identify surface water on the Site (if any).
- ii. Identify portions of the project site within or which drain to the Sheldrake River Basin.

#### **b. Anticipated Impacts**

- i. Review impacts of construction on any surface water located onsite, and any impacts to the Sheldrake River.

#### **c. Proposed Mitigation Measures (as applicable)**

### **2. Aquifers**

#### **a. Existing Conditions**

- i. Identify portions of the project site where construction will occur in a location where the depth to the water table is less than 3 feet.
- ii. Identify portions of the Project Site that are located over an aquifer.

#### **b. Anticipated Impacts**

- i. Review impacts of construction where depth to water table is less than 3 feet.
- ii. Review impacts of excavation activities to groundwater, specifically the impact of removal of more than 1,000 tons of natural material.
- iii. Review impacts of excavation activities on any aquifers located below the Site.

#### **c. Proposed Mitigation Measures (as applicable)**

### **3. Physical Environmental Conditions & Public Health**

#### **a. Existing Conditions**

- i. Describe topography, soil and groundwater conditions and contamination (if any) on Site.
- ii. Describe adjacent and surrounding contaminated sites and their proximity to the proposed action (ex- Brownfields, Superfund Sites).
- iii. Conduct Phase I Environmental Assessment.

#### **b. Anticipated Impacts**

- i. Describe and quantify required earthwork and excavation.
- ii. Describe construction methods.
- iii. Describe any hazardous materials to be used.
- iv. Describe any potential impacts to existing contamination.

#### **c. Proposed Mitigation Measures (as applicable)**



- i. Describe Excavation Management Plan purpose and include Excavation Management Plan.
- ii. Describe NYS DEC-required remediation procedure and policies.
- iii. Implement any recommended actions from the Phase I and Phase II Environmental Assessments.

### **C. Flooding and Flood Zone Impacts**

- 1. Existing Conditions
  - a. Identify portions of the Site within the 100 year and 500-year floodplains.
  - b. Identify existing flood volume storage and stormwater management on the Site.
  - c. Including a description of local drainage patterns and their relationship to the Site. Stormwater flow peak rates of runoff would be provided for 1-, 2-, 10-, 25-, 50- and 100-year storm events as required by Village and NYSDEC Phase II regulations.
- 2. Anticipated Impacts
  - a. Identify the amount of disturbance within the floodplains.
  - b. Identify relevant portions of FEMA's Flood Control Regulations and Standards and the Village of Mamaroneck Floodplain Development Code applicable to the proposed addition.
  - c. Describe compliance with relevant FEMA and Village Floodplain Development Standards.
  - d. Identify location and quantity of excavation and review impacts of excavation to floodplain.
  - e. Identify flood volume storage after the project is constructed.
  - f. Describe proposed stormwater management system and implementation of Best Management Practices based on NYSDEC Phase II regulation, including methods to maintain and enhance water quality standards and peak runoff rates.
- 3. Proposed Mitigation Measures (as applicable)

### **D. Historic Resources**

- 1. Existing Conditions
  - a. Summarize NYSHO confirmation regarding the historical, archeological and cultural significance of any existing buildings on Site.
  - b. Conduct and describe results of Stage 1A literature review and archaeology sensitivity assessment. Include any sites in the area that are listed or eligible for listing on the State or National Register of historic Places.
- 2. Anticipated Impacts
  - a. Discuss potential impacts on nearby historic or archaeological resources, including the following locations listed in the Village of Mamaroneck Comprehensive Plan and the Local Waterfront Revitalization Program as



Village Landmarks within approximately one-half mile (true distance) from the Site:

- i. The “Skinny House”;
- ii. 100 Mamaroneck Ave;
- iii. The American Legion Hall;
- iv. Hook and Ladder Company No. 1 Firehouse;
- v. The Lichtenstein Building;
- vi. The Bedelle Cottage;
- vii. The Bedelle Homestead;
- viii. The Town of Rye Dock Property;
- ix. The Town of Mamaroneck Cemetery;
- x. The Mamaroneck United Methodist Church;
- xi. The Old Mill Located on Taylors Lane;
- xii. Mamaroneck Railroad Stationhouse;
- xiii. Delancey House (Fenimore Cooper House);
- xiv. Site of Polycarpus Nelson House;
- xv. St. Thomas Episcopal Church Complex;
- xvi. Mamaroneck Free Library and Emelin Theatre;
- xvii. Mamaroneck Railroad Stationhouse;
- xviii. Disbrow Cemetery;
- xix. Site of Polycarpus Nelson House;
- xx. John Flandreau Cottage Church Rectory and Banta House;
- xxi. DeLancey Cemetery;
- xxii. Site of Battle of Heathcote Hill;
- xxiii. Site of Heathcote Manor House;
- xxiv. Site of Depot School;
- xxv. Site of First Kindergarten;
- xxvi. Columbus Park Monument;
- xxvii. Mamaroneck Village Hall; and
- xxviii. Strait Gate Church (Rev. Martin Luther King Center).

b. Discuss potential impacts on historic or archaeological resources on the National Register of Historic Places including:

- i. The Mamaroneck United Methodist Church;
- ii. St. Thomas Episcopal Church Complex;
- iii. The Albert E. & Emily Wilson House (617 Brook Street); and
- iv. Walter’s Hot Dog Stand.

3. Proposed Mitigation Measures (as applicable)

#### **E. Visual Resources**

1. Existing Conditions

- a. Document the visual and architectural character of the Site and the immediately surrounding area through photographs, cross sections and narrative.

## 2. Anticipated Impacts

- a. Describe architectural scale and character of proposed self-storage expansion and how it integrates with scale and character of buildings to remain on the Site as well as buildings on adjacent properties.
- b. Identify views to and from the Project Site from surrounding roads, properties, and designated visual resources. Specific views to the Proposed Action should include the following locations within approximately one-half mile (true distance) from the Site:
  - i. First Methodist Church;
  - ii. Disbrow Cemetery;
  - iii. FloreSite of Flandreau House;
  - iv. Site of Battle of Heathcote Hill;
  - v. Site of Heathcote Manor House;
  - vi. Site of Depot School;
  - vii. Town Cemetery;
  - viii. Site of First Kindergarten;
  - ix. Columbus Park Monument;
  - x. Harbor Island Park;
  - xi. Mamaroneck Village Hall;
  - xii. Strait Gate Church;
  - xiii. St. Vito's Church; and
  - xiv. Highview Street Historic District.
- c. Describe impacts on the overall aesthetic quality and character of the surrounding area.
- d. Describe the relationship of the proposed self-storage addition to the surrounding community, including the project height, general character, bulk and scale in relation to the surrounding area.
- e. Utilize photographs, cross sections and elevations of the proposed development and/or photo simulations as appropriate to describe the resulting visual impact (i.e., before and after conditions), including a comparison of views of the existing buildings to views of the proposed project and images of typical proposed project buildings. This assessment should include consideration of rooftop facilities, such as solar panels, etc.

## 3. Proposed Mitigation Measures (as applicable)

### F. Utilities

1. Water Supply
  - a. Existing Conditions
    - i. Include a description of existing water lines within study area and water system capacities.
    - ii. Include usage under prior and existing contractor uses.
    - iii. Include flow tests.
  - b. Anticipated Impacts

- i. Describe proposed water mains, including pipe-sizing, location, and routing.
    - ii. Identify proposed connection points to the existing systems.
    - iii. Identify potential impacts of construction on infrastructure, including during peak usage periods.
    - iv. Compare projected water use with prior and existing contractor uses to demand during anticipated peak usage periods.
    - v. Discuss sufficiency of water resources for domestic and commercial use, as well as firefighting purposes.
  - c. Proposed Mitigation Measures (as applicable)
    - i. Use of water saving devices and other water conservation techniques.
    - ii. Evaluate storage and system looping
- 2. Sanitary Sewage
  - a. Existing Conditions
    - i. Include a description of existing sanitary sewer lines servicing the development, including capacity and pipe location.
    - ii. Include estimated sewage flows under existing uses.
    - iii. Discussion of capacities of Mamaroneck Wastewater Treatment Facility.
  - b. Anticipated Impacts
    - i. Analysis of Proposed Action's sewage generation and compare with sewage generated by existing uses.
    - ii. Description of proposed sewage system.
    - iii. Identify proposed connection points to existing systems.
    - iv. Discuss sufficiency of treatment capacity.
    - v. Discuss any effects on sanitary sewer line capacity.
  - c. Proposed Mitigation Measures (as applicable)
    - i. Provide details of improvements and projections for proposed future demand in the area in addition to the project.
- 3. Electricity and Energy usage
  - a. Existing Conditions
    - i. Include a description of existing electricity and energy demand required to power, heat and cool all existing uses on the Site.
  - b. Anticipated Impacts
    - i. Describe proposed electricity and energy demand.
    - ii. Describe proposed electricity generation for the Community Solar Project.
    - iii. Describe proposed electricity and energy saving devices.
  - c. Proposed Mitigation Measures (as applicable)

4. Solid Waste
  - a. Existing Conditions
    - i. Describe current garbage collection and recycling disposal services.
  - b. Anticipated Impacts
    - i. Explain responsibilities for garbage collection and recycling following redevelopment.
  - c. Proposed Mitigation Measures (as applicable)

#### **G. Rail Transportation**

1. Existing Conditions
  - a. Inventory existing CSX rail conditions in the site vicinity, including access, width and traffic controls.
  - b. Describe the study area.
2. Anticipated Impacts
  - a. Estimate issues with rail transportation resulting from construction of the project.
3. Proposed Mitigation Measures (as applicable)

#### **H. Building Demolition and Construction**

1. Anticipated Impacts
  - a. Provide construction phasing plan
  - b. Describe building demolition activities.
  - c. Describe construction activities including the need, if any, for blasting.
  - d. Identify short-term impacts related to issues such as parking (including construction-related parking and the temporary displacement of on-Site parking), vehicular and truck traffic, rail transportation, air quality, noise, vermin on-site and migration off-site during construction, etc.
  - e. Discuss any impacts to sensitive receptors.
  - f. Describe site security measures.
  - g. Identify any impacts from excavation.
2. Proposed Mitigation (as applicable)
  - a. Describe construction management plans and best management practices to be employed.
  - b. Describe mitigation measures to be employed during demolition, including site clearance protocol.
  - c. Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.
  - d. Describe measures to reduce noise during construction.
  - e. Provide excavation plan.

**V. Alternatives**

- A. No Action Alternative.
- B. Other uses permitted under existing zoning.
- C. Redevelopment of the property as a parking lot.
- D. Alternative site plan redevelopment proposals, including:
  - 1. Smaller square-footage of proposed addition; and
  - 2. Proposed addition with one less floor.

**VI. Significant Adverse Impacts that Cannot be Avoided**

- A. Long-Term
- B. Short-Term

**VII. Sources and Bibliography**

**VIII. Technical Appendix**

- A. SEQRA Documentation
- B. Correspondence
- C. Engineering and Environmental Reports