

**NOTICE OF SCOPING SESSION AND PUBLIC HEARING**

PLEASE TAKE NOTICE that a Public Scoping Session and Public Hearing will be held by the Zoning Board of Appeals of the Village of Mamaroneck, New York, on Wednesday, July 31, 2019 at 8:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, on the following:

**Application #15A 2018, East Coast North Properties, 416 Waverly Avenue** (Section 8, Block 111, Lot 29-42) for variances to expand the existing 40,620 sq. ft. Self-Storage Facility and add an additional 56,328 sq. ft. 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)

A copy of the Draft Scope is on file with the Village of Mamaroneck Village Clerk and is available to any interested parties for review. Please direct all questions and written comments on the Draft Scope to the contact person:

Betty-Ann Sherer

Land Use Coordinator

Village of Mamaroneck

169 Mt. Pleasant Avenue

Mamaroneck, NY 10543

914-825-8758

Dated: July 12, 2019

Zoning Board of Appeals, Village of Mamaroneck