

VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS

NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT ("DEIS") FOR THE PROPOSED EXPANSION OF AN EXISTING SELF-STORAGE FACILITY PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")

NOTICE OF PUBLIC HEARING ON DEIS FOR THE PROPOSED EXPANSION OF AN EXISTING SELF-STORAGE FACILITY

NOTICE OF ZONING BOARD OF APPEALS MEETING

PLEASE TAKE NOTICE that, pursuant to Article 8 of the New York State Environmental Conservation Law and the provisions of 6 NYCRR Part 617, the Village of Mamaroneck Zoning Board of Appeals ("ZBA"), acting as SEQRA Lead Agency, determined on February 4, 2021 that the DEIS for the proposed expansion of an existing self-storage, as described below, was complete and ready for public review and comment.

PLEASE TAKE FURTHER NOTICE, that, pursuant to SEQRA, the New York State Village Law and the Village of Mamaroneck Zoning Law, the ZBA will hold a meeting to conduct a public hearing on **April 1, 2021** at 7:00 p.m. by videoconference to receive public comment on the DEIS for the proposed expansion of an existing self-storage facility, as described below. At the public hearing, all persons will have an opportunity to be heard. Persons may appear at the videoconference in person or by agent. Written comments will also be received by the ZBA prior to or at the hearing. To watch and join the Zoom Meeting, please visit the following:

<https://zoom.us/j/93833588731>

Webinar ID: 938 3358 8731

Dial In: (646) 558-8656

Passcode: 841991

The meeting can also be viewed on LMCTV or streamed live on YOUTUBE at:

<https://www.youtube.com/channel/UCU292HfAg3Pq5TUMfov1dkg>

After the hearing, the ZBA will also accept written comments on the DEIS through April 19, 2021, or ten days following the close of the public hearing, whichever is later. All written comments must be addressed to the contact person noted below.

SEQRA Lead Agency: Village of Mamaroneck Zoning Board of Appeals

DEIS Completion Date: February 4, 2021

Lead Agency Address: Village of Mamaroneck Zoning Board of Appeals
Village Planning Department
169 Mt. Pleasant Avenue, 3rd Floor

Mamaroneck, New York 10543

Name of Action: Expansion of Existing Self-Storage Facility

Project Location: 416 Waverly Avenue/ 560 Fenimore Road, Village of Mamaroneck, County of Westchester, New York

Tax Map Parcels: Section 8, Block 111, Lot 29-42 (Village of Mamaroneck)
Section 8, Block 25, Lot 70 (Town of Mamaroneck)

SEQRA Status: Type I Action, Coordinated Review

Project Sponsor: East Coast North Properties, LLC

Contact Person: Amber Nowak, Assistant Planner
Village of Mamaroneck Planning Department
169 Mt. Pleasant Avenue, 3rd Floor, Mamaroneck, New York 10543
Phone: (914) 825-8758
Email: anowak@vomny.org

Description of Project: The Project consists of a 56,328-square foot expansion of an existing 40,620-square foot self-storage facility located on property known as 416 Waverly Avenue/ 560 Fenimore Road in the Village of Mamaroneck identified as tax parcel Section 8, Block 111 and Lot 29-42 (the “Project Site” or “Site”). The addition will include 321 additional storage units and incorporate approximately 700 square feet of storage-associated retail space along the Waverly Avenue frontage in the existing self-storage building (the “Project”). The Site is currently improved with 5 buildings, plus a 2-story building over a covered parking area and an open storage area. The Project involves the demolition of all structures along the rear property line, as well as the 2-story concrete block structure in the middle of the lot. The existing self-storage building and the 2-story stucco building at the corner of Fenimore Road and Waverly Avenue will remain. The Project includes additional site landscaping, stormwater management and the removal of two (2) curb cuts, one on Waverly Avenue and one on Fenimore Road. The Project will also eliminate the existing storage of construction equipment and construction vehicles on the Site, as well as seven (7) rentable contractor units. After construction, the only uses that will remain at the Project Site are the self-storage use and the Murphy Brothers Construction office use. The project requires area variances for off-street parking and loading spaces, building coverage, lot coverage, setback from Fenimore Road, floor area ratio, gross floor area and height from the Village of Mamaroneck Zoning Board of Appeals and site plan approval from the Planning Board.

Documents Available: The DEIS and Final Scope are on file and available for public review at (1) the Village of Mamaroneck Planning Department, 169 Mt. Pleasant Avenue, 3rd Floor, Mamaroneck, New York 1054; and (2) the Mamaroneck Public Library, 136 Prospect Ave Mamaroneck, New York 10543.

The DEIS is also available online at the Village of Mamaroneck website at <https://www.village.mamaroneck.ny.us/zoning-board-appeals>.

Dated: March 17, 2021

THE ZONING BOARD OF APPEALS OF THE VILLAGE OF MAMARONECK
ROBIN KRAMER, CHAIR