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▪ Also admitted in DC

October 12, 2021

Via Email and Hand Delivery

Chairman Walter Simon
And Members of the Planning Board
177 Hillside Avenue
Greenburgh, NY 10607

Re: *Renard Management – Self-Storage Application*
Request for Work Session discussion
42 Hayes Street, Town of Greenburgh (Tax Lot 5.20-6-1)
44 Hayes Street, Village of Elmsford (Tax Lot 7.180-57-1)

Dear Chairman Simon and Members of the Planning Board:

We have been retained by Renard Management (and its affiliate Asset Realty & Construction Group, Inc.) in connection with a potential self-storage facility located at 42-44 Hayes Street (with frontage on Hayes Street, Haven Street and Nepperhan Avenue). This is a unique property due to the fact that it is located in both the Town of Greenburgh (the “Town”) and the Village of Elmsford (the “Village”). Both municipalities have zoned the site Light Industrial (LI) District permitting the principal use of a self-storage facility. The bulk criteria in the Town and Village are, however, quite different. We have conducted initial conversations with staff members in both municipalities regarding this use and we are looking forward to pursuing this project.

We would respectfully request placement on your Board’s October 20th agenda as a work session item to discuss how to process simultaneous applications in both the Town and

Village, how to best administer the SEQRA process in this unique situation, and how to apply two very different sets of bulk criteria.

I am enclosing a conceptual or Preliminary Site Plan that has been prepared by JMC (Sheet C-1), as well as other materials prepared by GMA Architects in conjunction with Arco Murray. These include preliminary elevations that are provided to simply illustrate the color pallet and types of materials that our client intends to utilize. A final design will not be determined until the ultimate branded operator is selected.

Your Board should be aware that our clients are quite well aware of the other self-storage facilities in and around this immediate vicinity – both those in operation, and those proposed. Nonetheless, Renard maintains that there continues to be strong demand for this use. That data will be shared with your Board as well process this application.

We thank you for your consideration and we look forward to discussing this matter with you further.

Respectfully submitted,

ZARIN & STEINMETZ



By: _____
David S. Steinmetz
Dominique G. Albano

cc: *via email w encls.*
Garett Duquesne, Planning Commissioner
Aaron Schmitt, Deputy Commissioner
David Fried, Esq., Town Attorney
Renard Management
JMC
GMA Architects
Arco Murray