

April 25, 2022

**Via Email**

Chairman Hugh Schwartz  
And Members of the Town of Greenburgh Planning Board  
177 Hillside Avenue  
Greenburgh, NY 10607

***Re: Renard Management – Self-Storage Sit Plan Application  
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 Schwartz and Members of the Planning Board:

As you may recall, this Firm represents Renard Management (and its affiliate Asset Realty & Construction Group, Inc., the “Applicant”, or together, “Renard”) in connection with the Site Plan Application for a self-storage facility (the “Project”) located at 42-44 Hayes Street (with frontage on Hayes Street, Haven Street and Nepperhan Avenue). This letter updates the Applicant’s Application in response to the comments made by your Board at the April 6, 2022 meeting. Renard has directed our Development Team to update the Plans to decrease the size of the building to accommodate a rear yard setback of five (5) feet. That setback provides sufficient access for maintenance and safety purposes. We have also moved the handicap spot, towards the center of the property, closer to the facility’s entrance.

In addition, we have submitted the updated plans and application materials to the Zoning Board of Appeals for the May 15, 2022 agenda. We will be seeking nine (9) variances from the Zoning Board and we are also requesting, from your Board, waivers for three (3) variances: landscape strip variances for (1) right side yard, (2) left side and (3) rear yard.

Below is a list of the Applicant’s revised plans:

1. Site Plan Approval Drawings (C-000, C-010, C-100, C-110, C-120, C-130, C-200, C-210, C-900, and C-901), prepared by JMC Engineering, dated March 29, 2022.

We look forward to appearing before your Board on May 4, 2022 and moving this project forward.

Respectfully submitted,

ZARIN & STEINMETZ



By: \_\_\_\_\_

David S. Steinmetz

Dominique G. Albano

cc: *via email w encls.*  
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