

July 8, 2024

Via Email and Hand Delivery

Hon. Steven Vescio
Mayor, and Members of the Board of Trustees
Village of Briarcliff Manor
1111 Pleasantville Road
Briarcliff Manor, NY 10510

***Re: 555 Pleasantville Road – Application for a Special Use Permit
Self-Storage Use***

Dear Mayor Vescio and Members of the Board of Trustees:

I am pleased to inform your Board that we have been retained, along with JMC Engineering and Planning, to represent JAM 555 Storage, LLC, with regard to the filing and processing of an application for a Special Use Permit and Amended Site Plan Approval to adaptively re-use and re-purpose the (existing) north building at 555 Pleasantville Road, and to develop it for self-storage. This use is a Special Permit use under the applicable CT-4 Zoning District (see Section 220-6(M)(2)(g)).

In accordance with Section 220-6(C) of the Village Code, we are submitting this application to your Board and requesting placement on the July 16th agenda for an initial presentation. Our Development Team understands that we will be processing before both your Board and the Planning Board somewhat simultaneously.

We are filing at this time an Environmental Assessment Form, the requisite filing fees (\$700 for a new Special Permit and \$2,000 to establish an initial escrow account), along with the following documents in accordance with Village Code Section 220-6(D):

- A Site Plan, prepared by JMC (section 220-6(D)(1)) -Titled “Jam 555 Storage-JMC Site Plans_2024-07-03”
- Entrance Renderings and Floor Plans prepared by 222 Designs (section 220-6(D)(1)) – Titled “JAM 555 Storage- Entrance Renderings- Unit Mix Plans-222 Designs”

- A Memo prepared by JMC with a Site Drainage Narrative, as no new SWPPP is required (220-6(D)(2))- Titled “JAM 555 Storage-JMC memo-Board of Trustees-2024-07-03”
- A Marketing Study from Radius+ demonstrating genuine demand for this use (220-6(D)(3))-Titled “Radius+-Marketing Study-555 Pville Rd-2024-07-06”
- A Memo prepared by JMC with a Site Utilities / Municipal Infrastructure Study (220-6(D)(4)) – Titled “JAM 555 Storage-JMC memo-Board of Trustees-2024-07-03”
- Traffic Study, prepared by Kimley Horn (220-6(D)(5)) – Titled “JAM 555 Storage-Traffic Letter-Kimley Horn”
- A Memo prepared by JMC with a Municipal Service Impact Study (220-6(D)(6)) - Titled “JAM 555 Storage-JMC memo-Board of Trustees-2024-07-03”
- There will be no “impacts upon public schools” other than to generate positive fiscal benefits as no school children are generated by this use (220-6(D)(7))
- A report prepared by Camoin Associates discussing the Fiscal Impact Analysis and positive tax projection (220-6(D)(8))- Titled “JAM 555 Storage-Final Report - Economic and Fiscal Benefit -Camoin”

Eight (8) hard copies of these materials are being filed, along with one electronic version as requested.

It is our hope that upon receipt of this information and after our initial presentation, you will refer this application to the Planning for its review and report which must be “rendered prior to the date of the public hearing” before your Board.

We look forward to processing this application. Our client believes that this is an excellent opportunity to put this building to productive use, while resulting in no significant adverse impacts upon the community. Our Development Team has worked on numerous other self-storage projects and the empirical data establishes that they truly generate virtually no traffic yet provide a necessary and desirable service.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____
David S. Steinmetz

cc: *via email (w/enclosures)*
Christine Dennett, Village Clerk
Joshua Ringel, Village Manager
Joshua Subin, Esq., Village Attorney
JAM 555 Storage, LLC
JMC Engineering and Planning