

May 10, 2022

RECEIVED

MAY 10 2022

TOWN OF GREENBURGH
ZONING BOARD

Via Email and Hand Delivery

Chairperson Eve Bunting Smith
And Members of the Zoning Board of Appeals
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

**Re: Renard Management – Self-Storage Area Variance Application
42 Hayes Street, Town of Greenburgh (Tax Lot 5.20-6-1) (the “Property”)
44 Hayes Street, Village of Elmsford (Tax Lot 7.180-57-1)**

Dear Chairperson Bunting Smith and Members of the Zoning Board of Appeals:

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 Applicant’s application for a state-of-the-art, fully enclosed, 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 Area Variance Application in response to the Revised Variance Determination by Robert Dam, the Acting Building Inspector, on April 29, 2022.

We will now be seeking ten (10) variances, instead of the originally requested nine (9) variances, from your Board. The additional variance is simply the requested “other side” yard of 12.5 feet when 50 feet is required. It was apparently inadvertently omitted from the original denial letter.

We respectfully submit that the record evidence supports a finding by your Board that the benefits in granting this newest identified area variance, as well as all others, would

significantly outweigh any potential detriment to the health, safety, and welfare of the neighborhood. We look forward to appearing before your Board at the next Zoning Board meeting.

Respectfully submitted,

ZARIN & STEINMETZ

By: David S. Steinmetz (DGA)

David S. Steinmetz
Dominique G. Albano

cc: *via email w encls.*
Garrett Duquesne, Planning Commissioner
Aaron Schmidt, Deputy Commissioner
Timothy Lewis, Esq., Town Attorney
Renard Management
JMC
GMA Architects
Arco Murray