

George Latimer
County Executive

October 10, 2023

Antonio Capicotto
Village Engineer/Building Inspector
Village of Elmsford Village Hall
15 South Stone Avenue
Elmsford, New York 10523

**County Planning Board Referral File ELM 23-001B – Elmsford Self Storage
15 and 19 West Main Street
Zoning Area Variance**

Dear Mr. Capicotto:

The Westchester County Planning Board has received notification of requested zoning area variances for a proposed application to construct a new self-storage facility. The 118,782 square foot facility would be located on a 1.05-acre site at 15 and 19 West Main Street (SBLs 5.20-15-1 & 2), and is located within the B – Business District. The applicant is requesting a parking variance to permit a 12-space parking lot, where 126 spaces would be required.

We have previously reviewed the site plan application for this development under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and responded with comments in a letter dated June 30, 2023. We have reviewed the submitted materials regarding the zoning area variance and have determined that this action is not under the jurisdiction of the County Planning Board.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Blanca P. Lopez
Commissioner

BPL/MV