

# Planning, Zoning, and Development in the Village of Mamaroneck

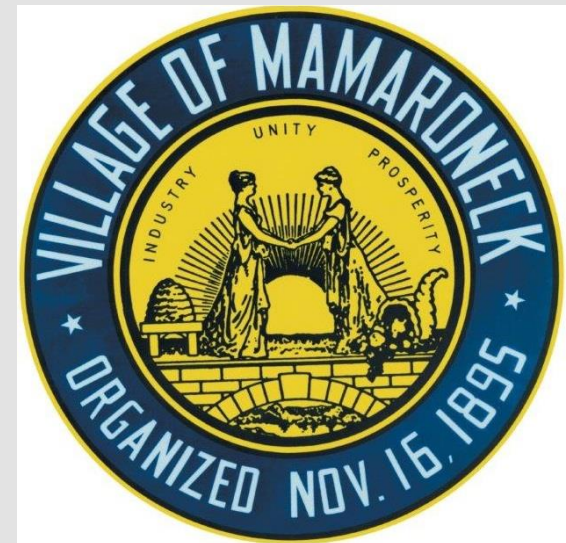
Village of Mamaroneck

Village Manager- Richard Slingerland

Village Planner-Robert Galvin, AICP

Assistant Planner- Gregory Cutler

<http://Planning.VillageofMamaroneck.org>



# Agenda

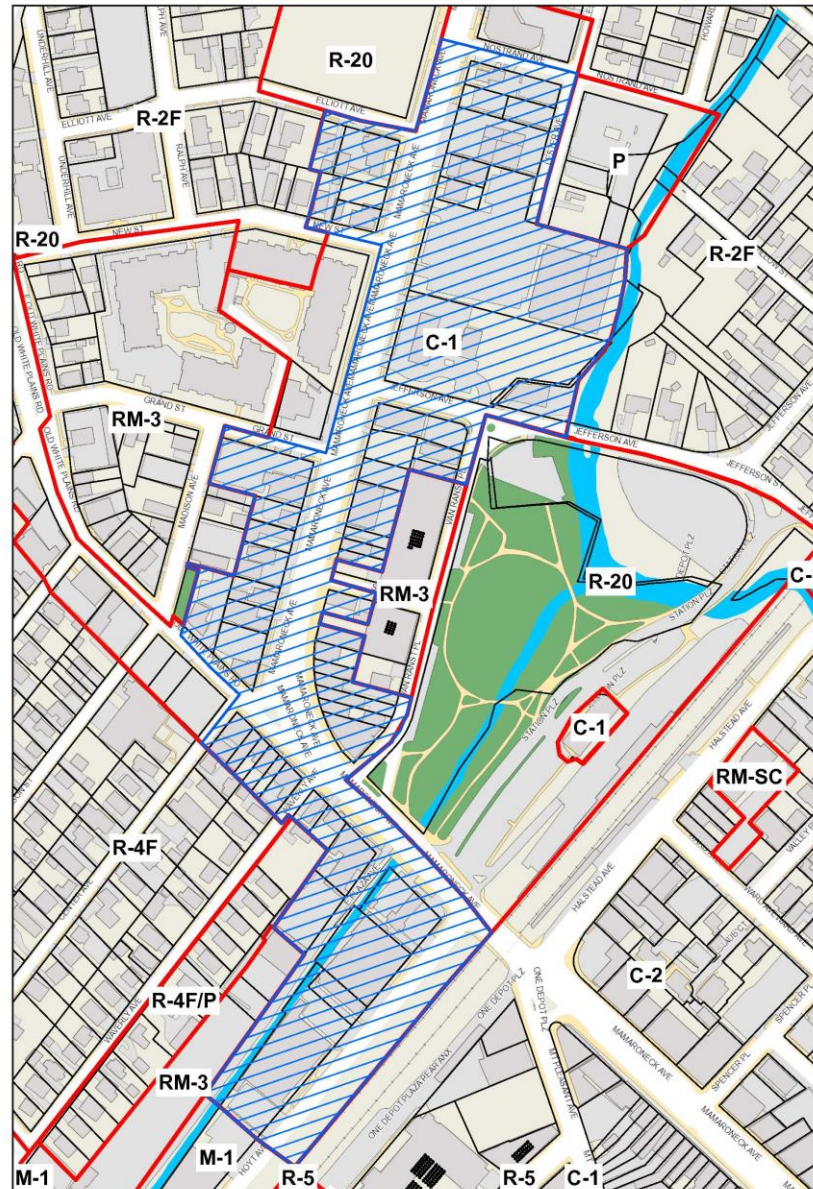
- Review of recent and proposed zoning amendments
- Evaluation of recently completed projects
- Review of approved plans
- Review of current proposals (under existing zoning)
- Industrial area
- Comprehensive Plan, LWRP & the Planning Process

# Zoning Amendments: Transit Oriented Development (Adopted)

- Transit Oriented Development (TOD), a commonly used planning strategy, strives to create mixed-use residential and commercial buildings near active train stations to promote walkability, use of public transit and reduced reliance on personal automobiles.
- Examples are found in virtually any community near a train station including Bronxville, Mt. Kisco, Pelham, Scarsdale and others.
- No density increase- zoning dimensional requirements changed to make redevelopment possible. Unit counts of 40 units per acre existed both before and after TOD zoning overlay changes.
- Incentives for mixed-use, below market-rate housing, and payments into neighborhood stabilization fund.
- Recipient of Westchester Municipal Planning Federation & New York State Planning Federation Award.



# Transit Oriented Development Zoning



0 75 150 300 450 600 Feet

1 inch = 175 feet



TOD Overlay  
Zoning

TOD Projects:  
690  
Mamaroneck  
Avenue  
Proposed by Comstock  
Residential



- Application filed includes 21 unit mixed use residential and commercial building (2,600 sf commercial space).
- 17 % reduction in impervious surface. Features green roof and water cistern collection and irrigation system.

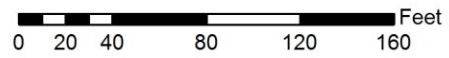
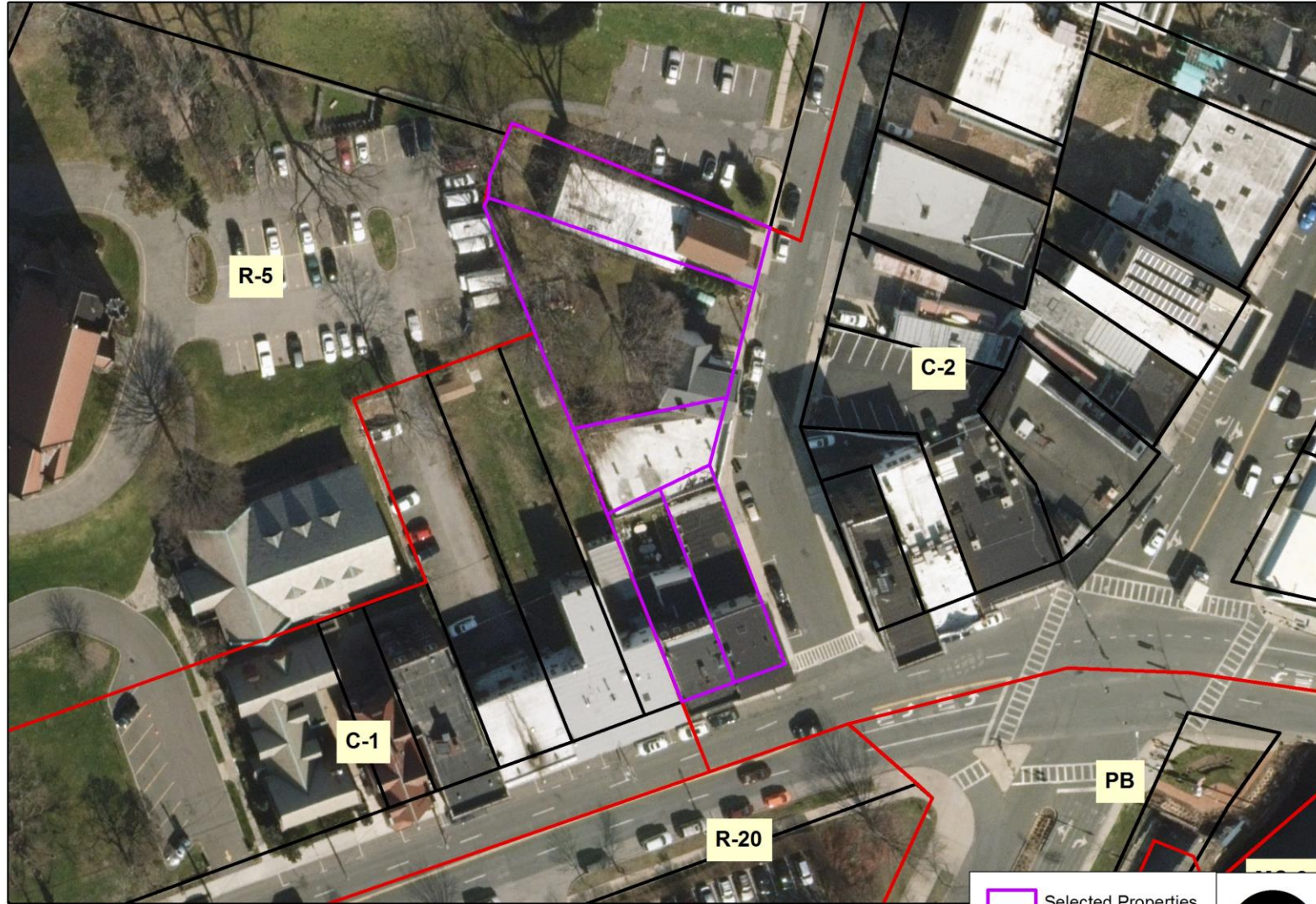
## Update on A&P

- A&P is closing very soon.
- Property owners (Brixmor Property Group) purchased the remainder of lease and have full control of property.
- Brixmor specializes in grocery anchored developments and are in the process of finding a grocery store to replace A&P.
- Based on the information provided thus far to the Village, the property will remain solely retail.

# Zoning Amendments: Proposed Library Lane Rezoning

- Five properties would be affected on the west side of Library Lane
- Proposed to be rezoned from C-1 (general commercial) to C-2 (downtown commercial)
- Potential sites may yield 12-15 residential units under C-2 zoning
- Minimal impact are anticipated as the area is adjacent to the Downtown, and not bordered by any residential uses. Rezoning would match zoning on the other side of Library Lane.
- All properties are non-conforming under existing zoning, and would become conforming under C-2 zoning.

# Proposed Zoning



	Selected Properties
	Zoning
	Property Line





# Zoning Amendments: 120 Madison Street

Application by JSL  
Madison aka Aquatots



- Adaptive Reuse of existing church. No new buildings proposed.
- Installation of swimming pool to provide swim lessons to children.
- Landscaping improvements include reduced stormwater discharges through the use of vegetated strips and improved landscaping.
- Presently the property is split zoned R-4f (four family) and C-1.
- The property is proposed to be rezoned to entirely C-1.

# Other Proposed Zoning Initiatives

- Proposal for reduction in height in C-1 zones along Boston Post Rd from 50 feet to 45 feet.
- Proposal for incentivizing walkways between parking lots in back of buildings to Mamaroneck Avenue in the C-2 zone.
- Reviewing split-zoned properties with religious institutions to encourage adaptive reuse of existing structures.

Completed  
Projects:  
108  
Mamaroneck  
Avenue  
(former bridal  
shop)



HARBOR COURT LUXURY RENTALS  
COMING SOON...

- 1,800 square foot commercial space along Mamaroneck Avenue.
- 6 Units of residential in back on Library Lane in C-2 (shown).
- Solar panels & EV charging stations.

Completed  
Projects:  
122-128  
Mamaroneck  
Avenue



- Commercial space fronting along Mamaroneck Avenue in C-2.
- Walkway to Emelin Theatre parking lot and performance space in back.
- Two tenants: Bach to Rock music school and Spice Kitchen Indian Restaurant.

Approved  
Projects:  
532 W Boston  
Post Rd  
(former McGuire's  
property)



- 7 unit townhouse development across from West Basin of Mamaroneck Harbor in C-1 and Harbor Island Scenic Overlay Zone.

Approved  
Projects:  
151  
Mamaroneck  
Avenue



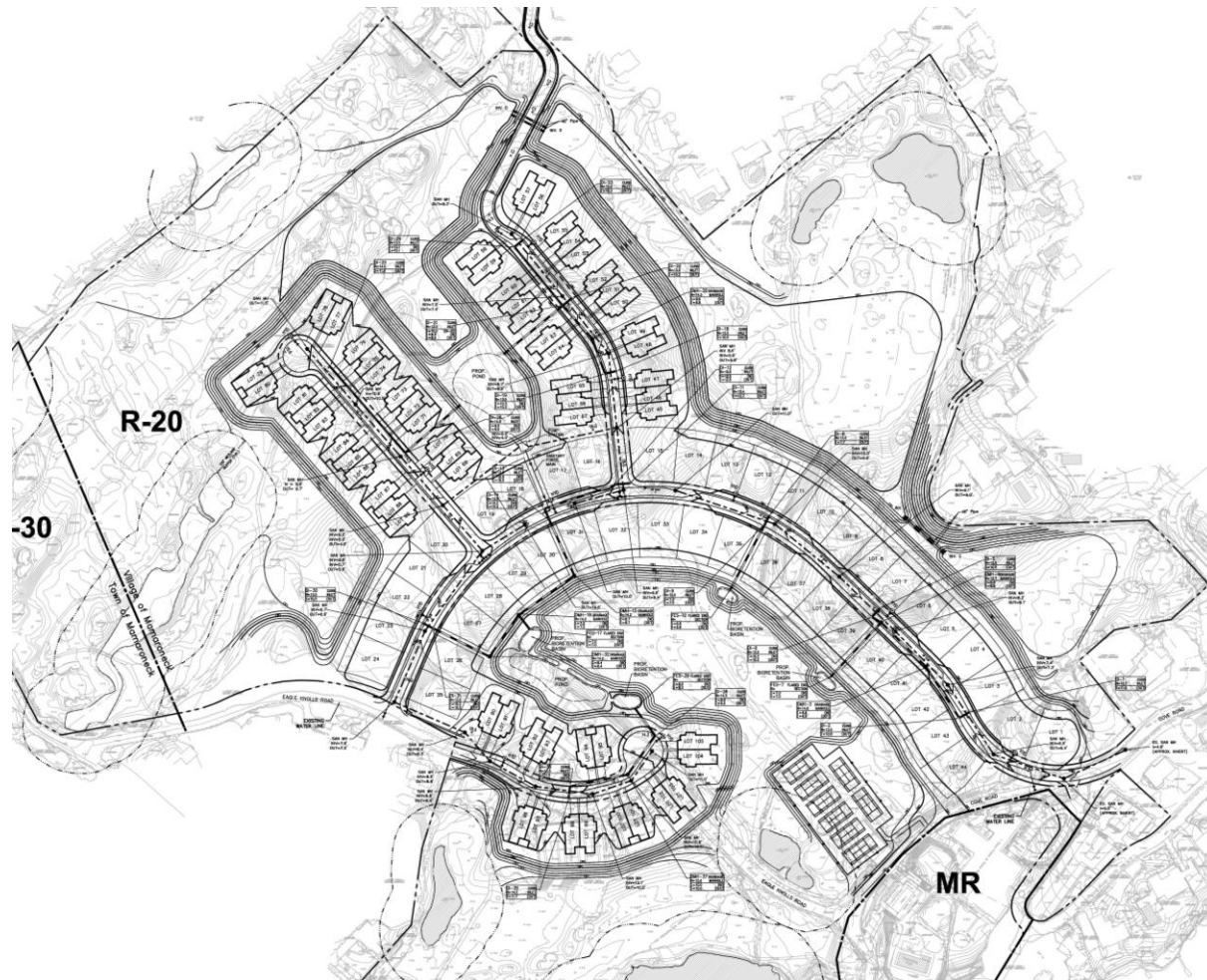
- Complete rehabilitation of existing space (adaptive reuse).
- 10 residential units at the former Chatsworth Auctions in C-2 zone.
- Commercial space along Mamaroneck Avenue.
- Updated façade (before on left, after on right).

# Proposed Projects: 620 W Boston Post Rd



- 6 residential units proposed in C-1 along W. Boston Post Rd. Location is across from Orienta Avenue.

# Proposed Projects: Hampshire Country Club



- 105 residential units proposed (44 single family homes and 61 attached carriage houses) on 94.5 acres located in R-20 zone in Village of Mamaroneck.
- Positive Declaration made by Planning Board 9/30/2015- requires EIS.
- Scoping session completed 10/28/2015.
- Anticipated adoption of proposed final scope 11/18/2015 to start EIS process.

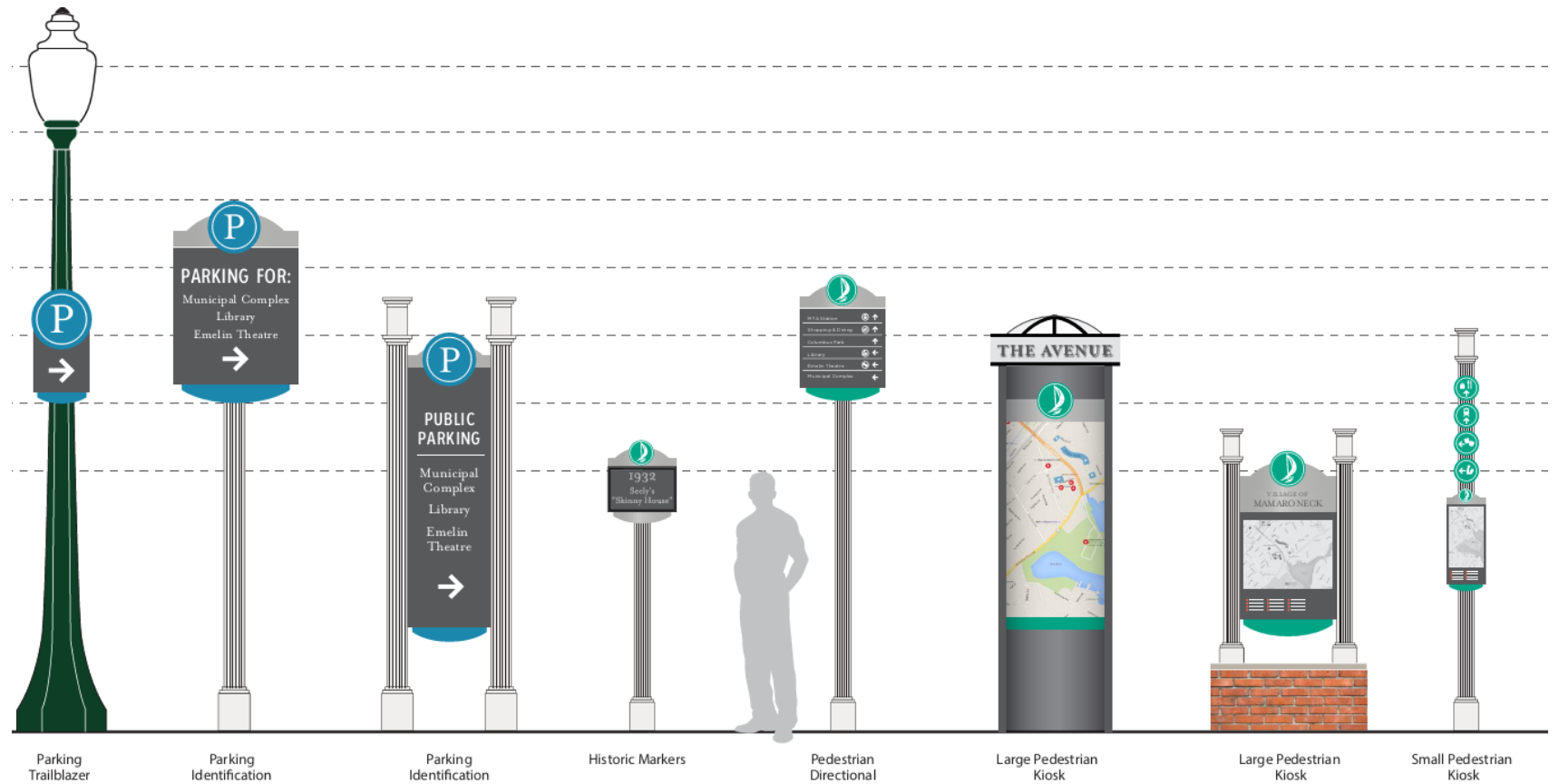


Court Ordered:  
270 Waverly  
Avenue  
(Former Blood  
Brothers)



- Court Ordered re-authorization of 96 unit development in RM-3 zone.
- Riverwalk along the Sheldrake river for public access.
- Compliant with Army Corps of Engineers flood remediation plans

# Wayfinding Plan

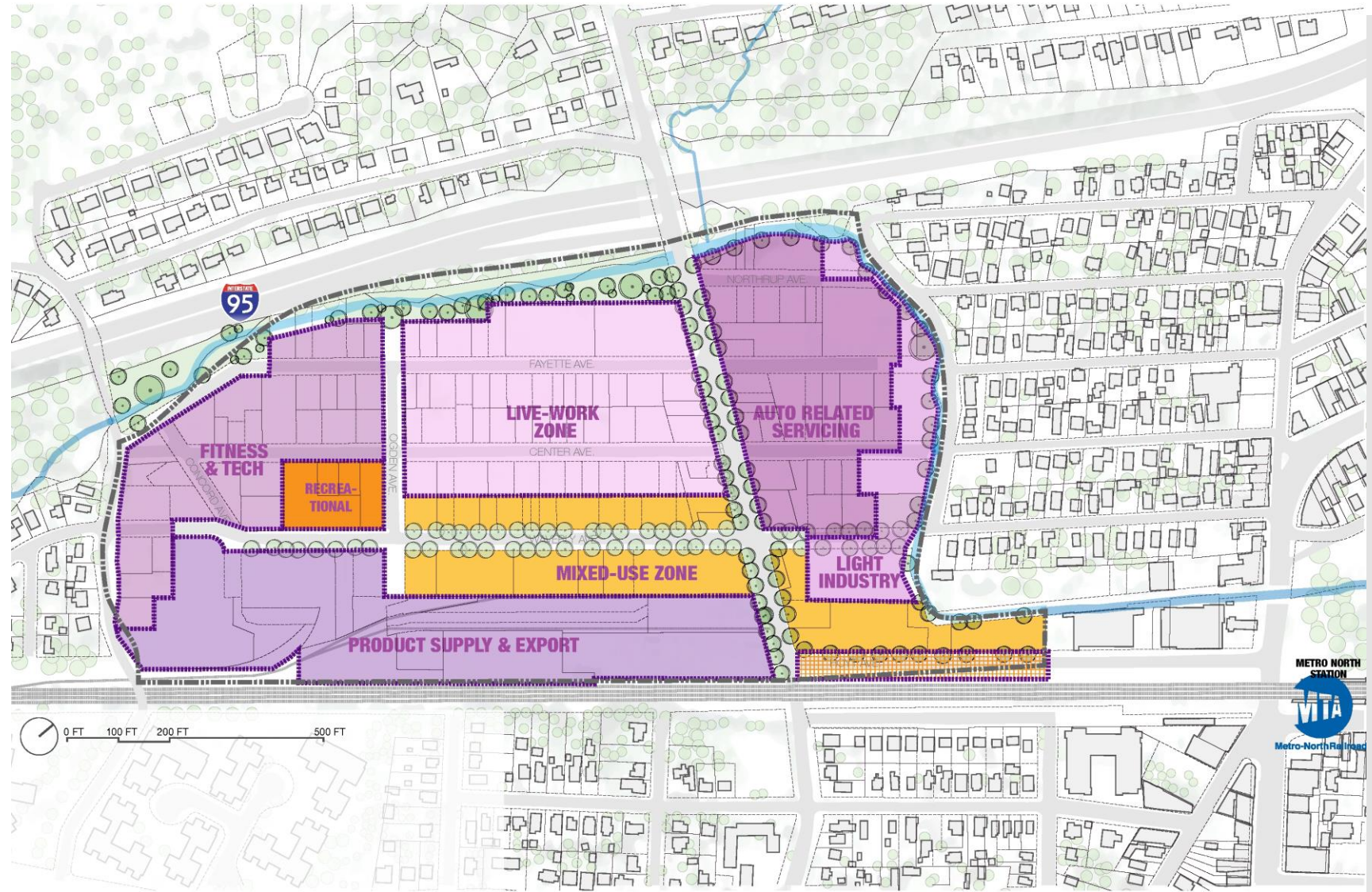


MAMARONECK, NY

October 9, 2015 | Schematic Design OPTION 4a

- Plan for new signage & branding system to direct residents and visitors to key destinations, popular locations, public facilities, and parking areas in the Village.

# Industrial Area Visioning Plan



# Comprehensive Plan, LWRP, and the Planning Process

To access plans & information on processes please visit:

[Planning.VillageofMamaroneck.org](http://Planning.VillageofMamaroneck.org)

→ Planning Documents

→ Land Use Board Chart for Applicants

- Comprehensive plan update adopted on February 27, 2012 - primary planning document in Village of Mamaroneck.
- Zoning amendments and the Comprehensive Plan must be consistent with each other.
- Zoning code - regulates building form and use of land. Can only be changed by the elected Board.
- Local Waterfront Revitalization Plan (LWRP) first adopted on November 13, 1984. Consistency document for waterfront regulations. Draft proposed LWRP update is under continuing review and edit.
- SEQRA- State Environmental Quality Review Act- environmental review framework which land use processes must comply with in New York State.