

**Village of Mamaroneck Industrial Area Zoning and
Anticipated GEIS
Industrial Area Committee Meeting**

February 15, 2018

HARRIMAN | THE CHAZEN COMPANIES

Agenda

- Welcome and Introductions
- Review of Progress to Date
- Communication and Public Engagement Plan
- Zoning Analysis – Key Findings
- Permitting Process
- Schedule
- Next Steps
- Questions and Further Discussion
- Public Comments

Review: Planning Goals

- Revitalize the manufacturing district in Mamaroneck and enhance the sustainability of the area
 - Preserve existing uses
 - Create incentives to grow the “maker” economy
 - Promote redevelopment that is environmentally sensitive
 - Establish buffers to abutting neighborhoods that are eco-friendly
 - Mitigate the impact of floods
 - Provide/encourage new recreational activities

Review: Responsibilities

	Harriman	Chazen
Phase I: Initial Zoning Concepts	Primary	Support
Design and Dimensional Considerations	✓	—
Potential Incentive Measures	✓	—
Potential Use Preservation Measures	✓	—
Parking	✓	✓
Mobility Issues	✓	✓
Flooding/Resiliency and Sustainability	✓	✓
Other Issues (buffer, live-work, etc.)	✓	✓
Phase II: Preparation of Draft Zoning Articles	Primary	Support
Phase III: Draft GEIS	Support	Primary

Progress to Date

- Draft Communication and Public Engagement Plan
- Interviews with property owners, business owners, and community members
- Evaluation of proposed MAKER zone
 - Analysis of current and proposed zoning
 - Analysis of proposed regulatory structure
 - Analysis of current permitting process

Communication Plan

- Overview
 - Purpose
 - Goals
 - Roles and Responsibilities
- Standard Communication
 - Project Description
- Meetings and Coordination

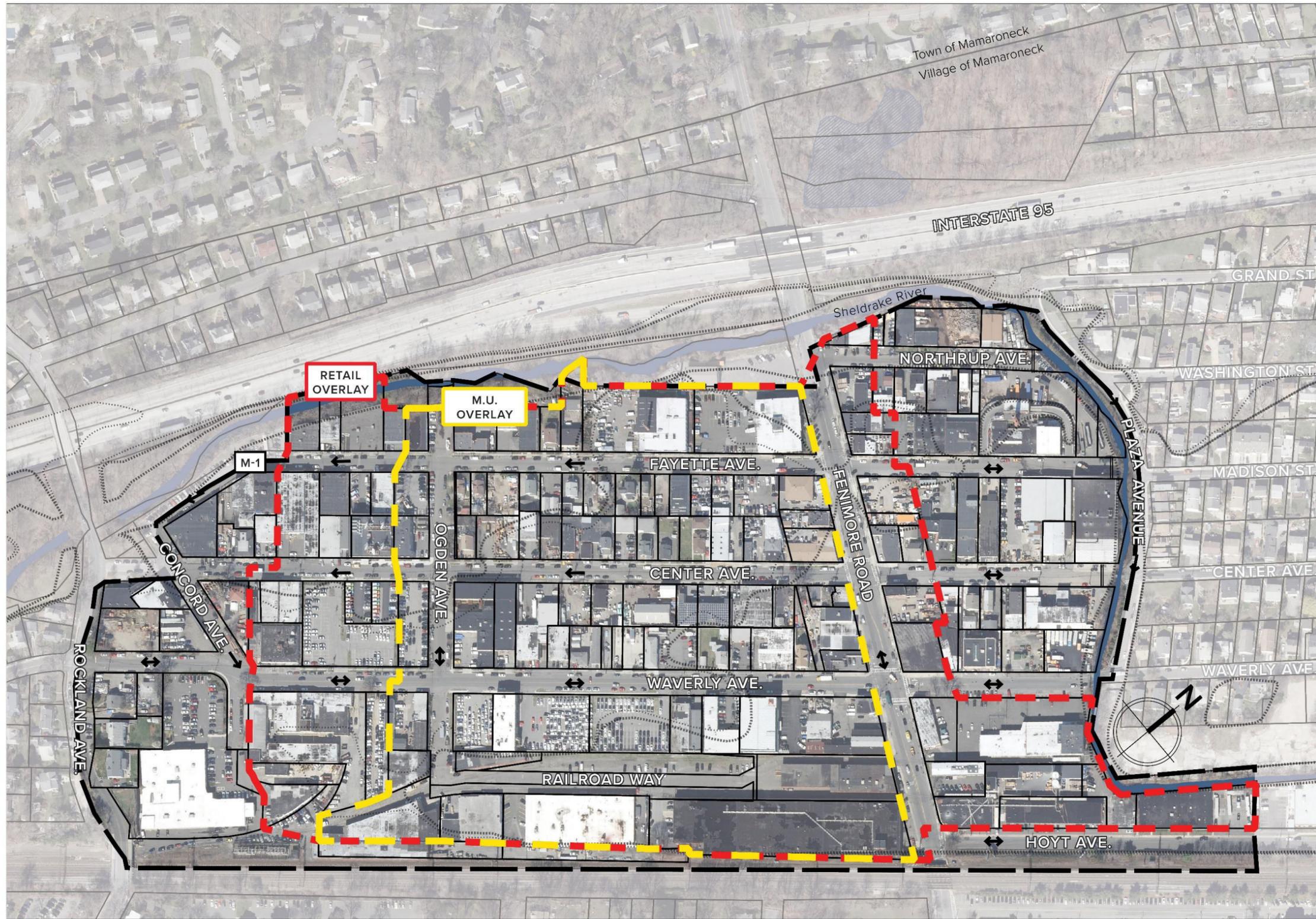
Public Engagement Plan

- Purpose and Goals
- Media and IAC Website Support
- Public Meetings
- Public Hearings
- Stakeholder Interviews
- Additional Engagement Methods
 - **Discussion: are there other methods of public outreach?**

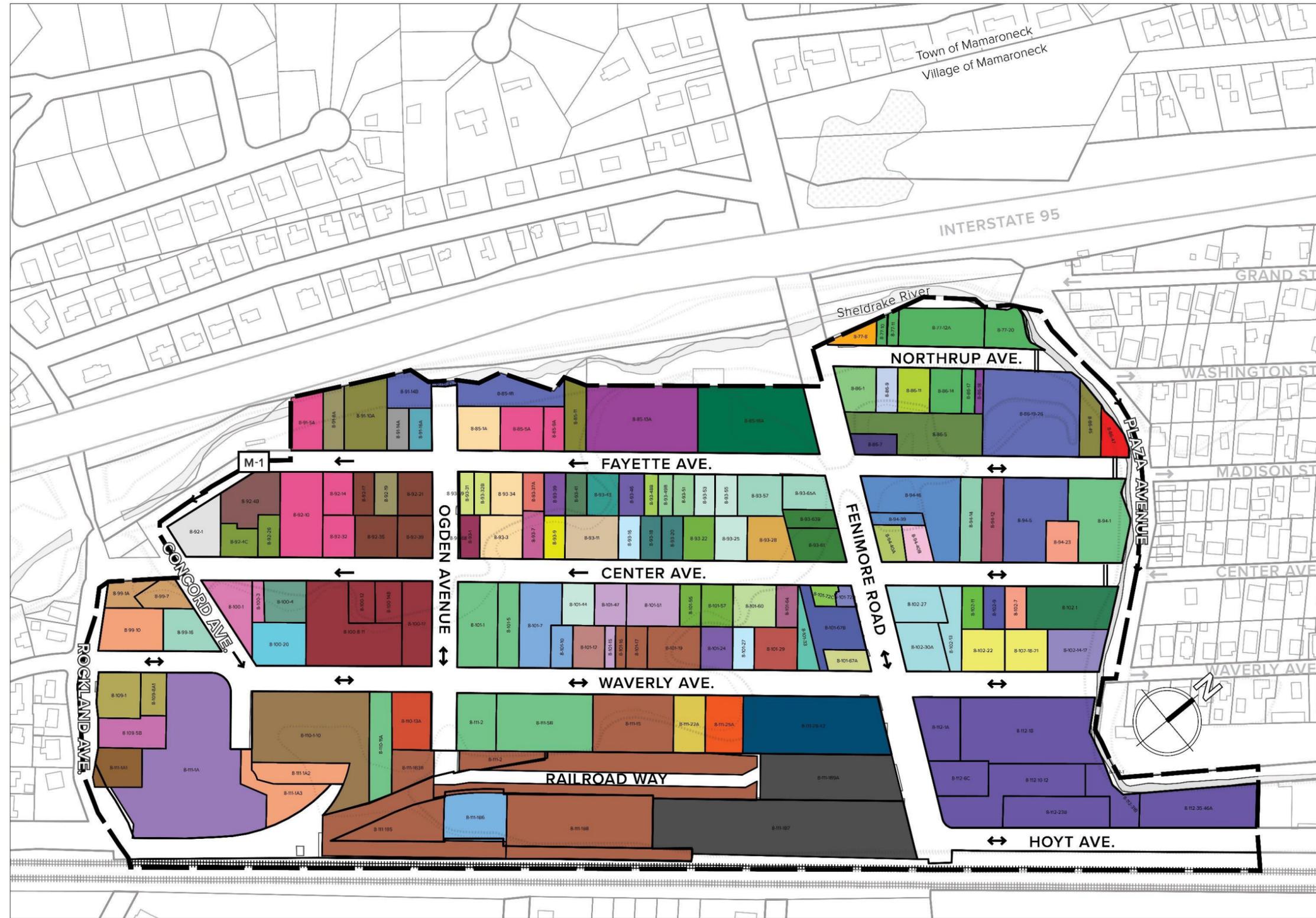
Zoning Analysis: Key Findings

- Map 1: Adjacent Parcels with Identical Ownership
- Map 2: Lot Coverage
- Map 3: Uncaptured Height
- Map 4: Pedestrian Experience

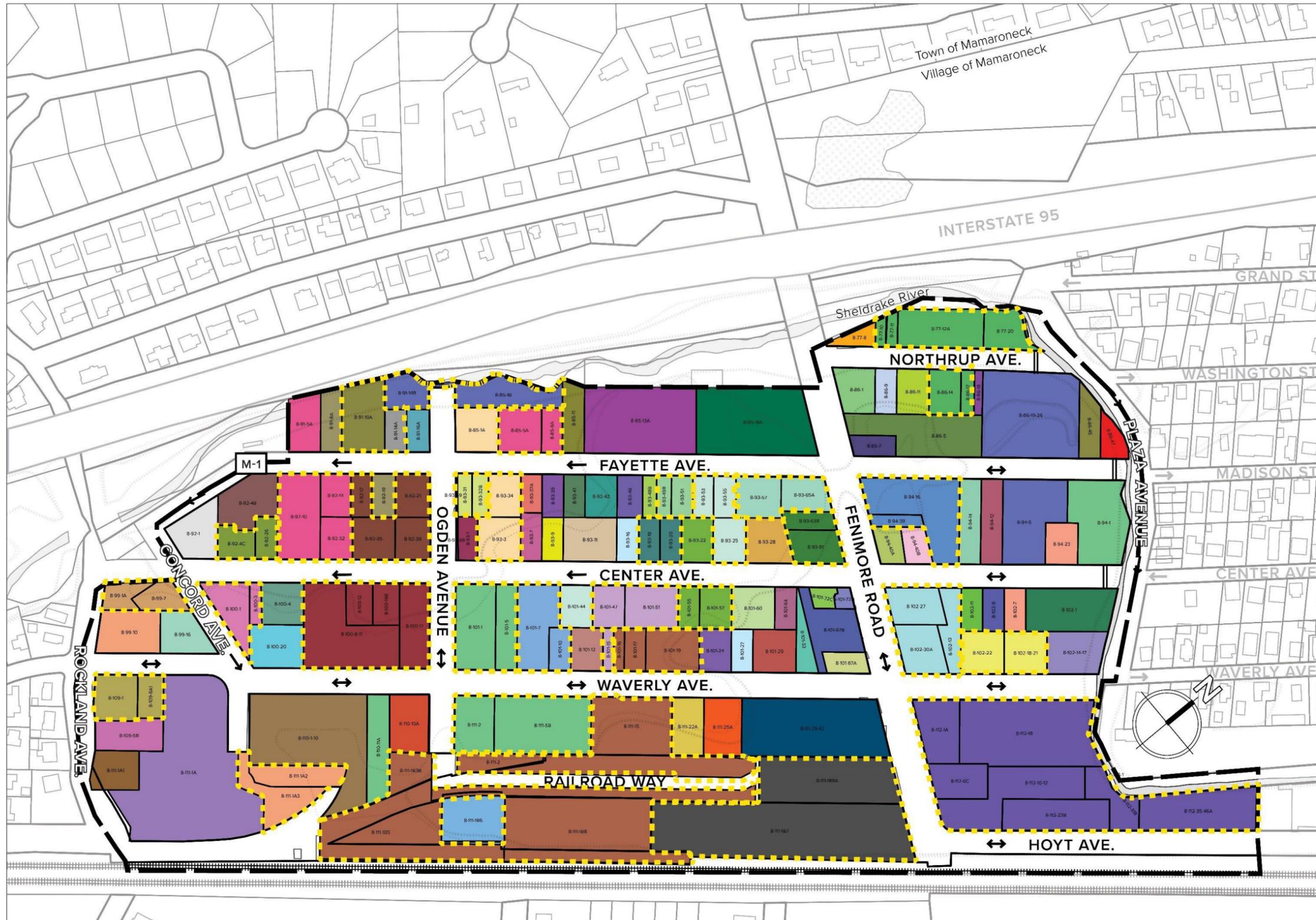
M-1 DISTRICT WITH PROPOSED OVERLAYS



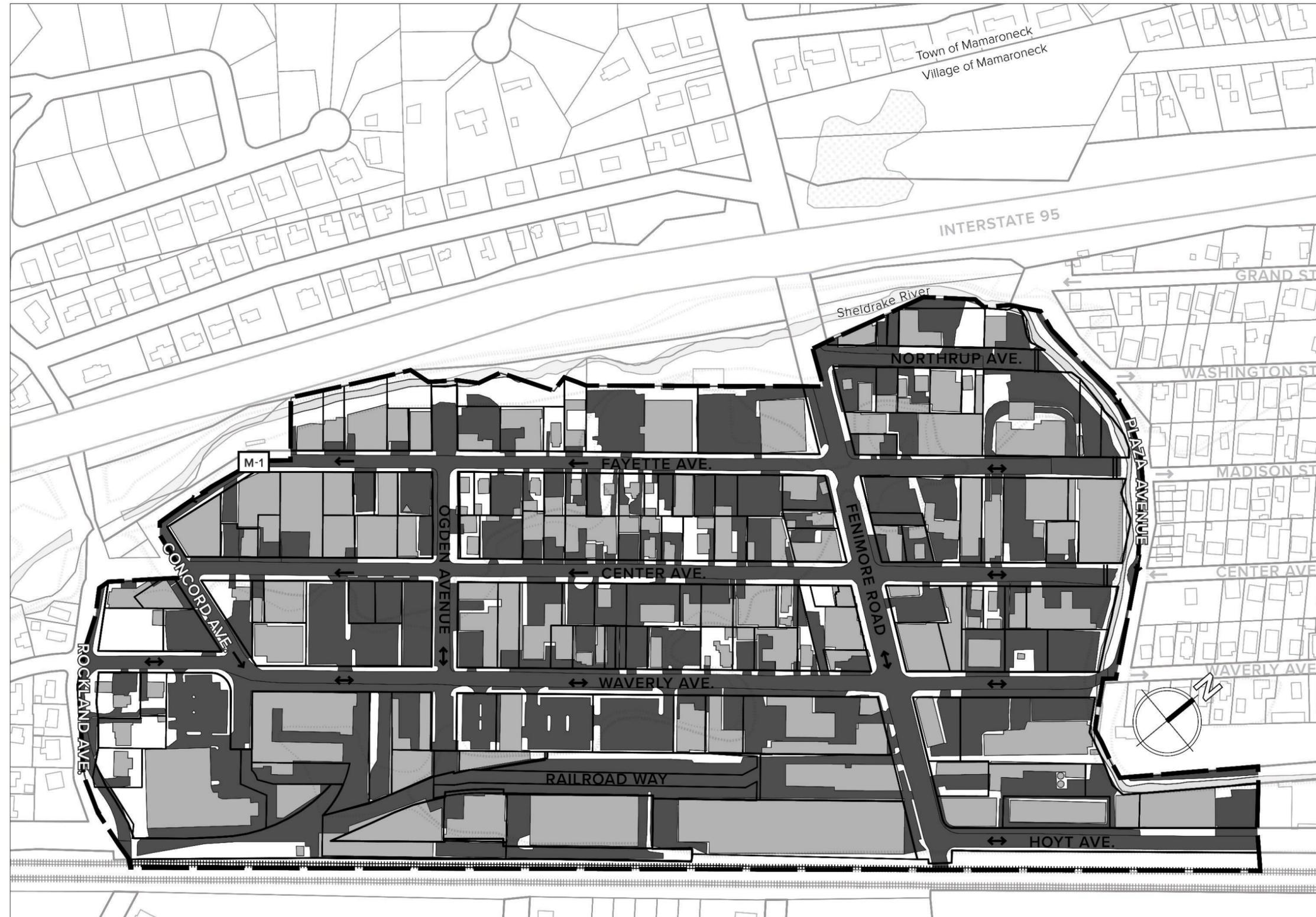
PARCELS SYMBOLIZED BY OWNERSHIP



PARCELS SYMBOLIZED BY OWNERSHIP



LOT COVERAGE BY BUILDINGS AND PAVEMENT



LEGEND

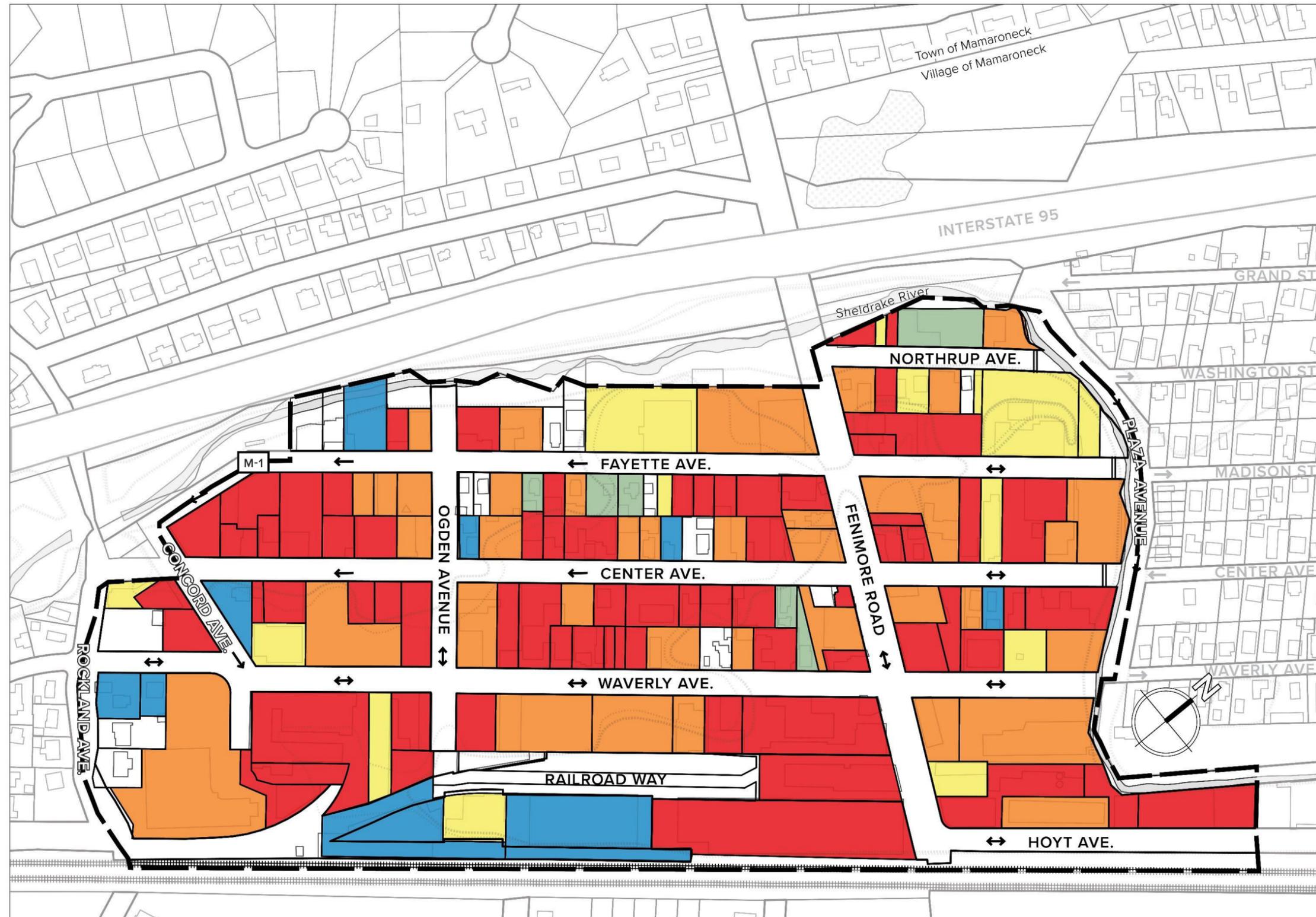
LOT COVERAGE

- Structures
- Paved Surfaces

MAP BASE

- M-1 Zoning District
- Parcels
- Water

LOT COVERAGE BY BUILDINGS AND PAVEMENT - PERCENT COVERAGE



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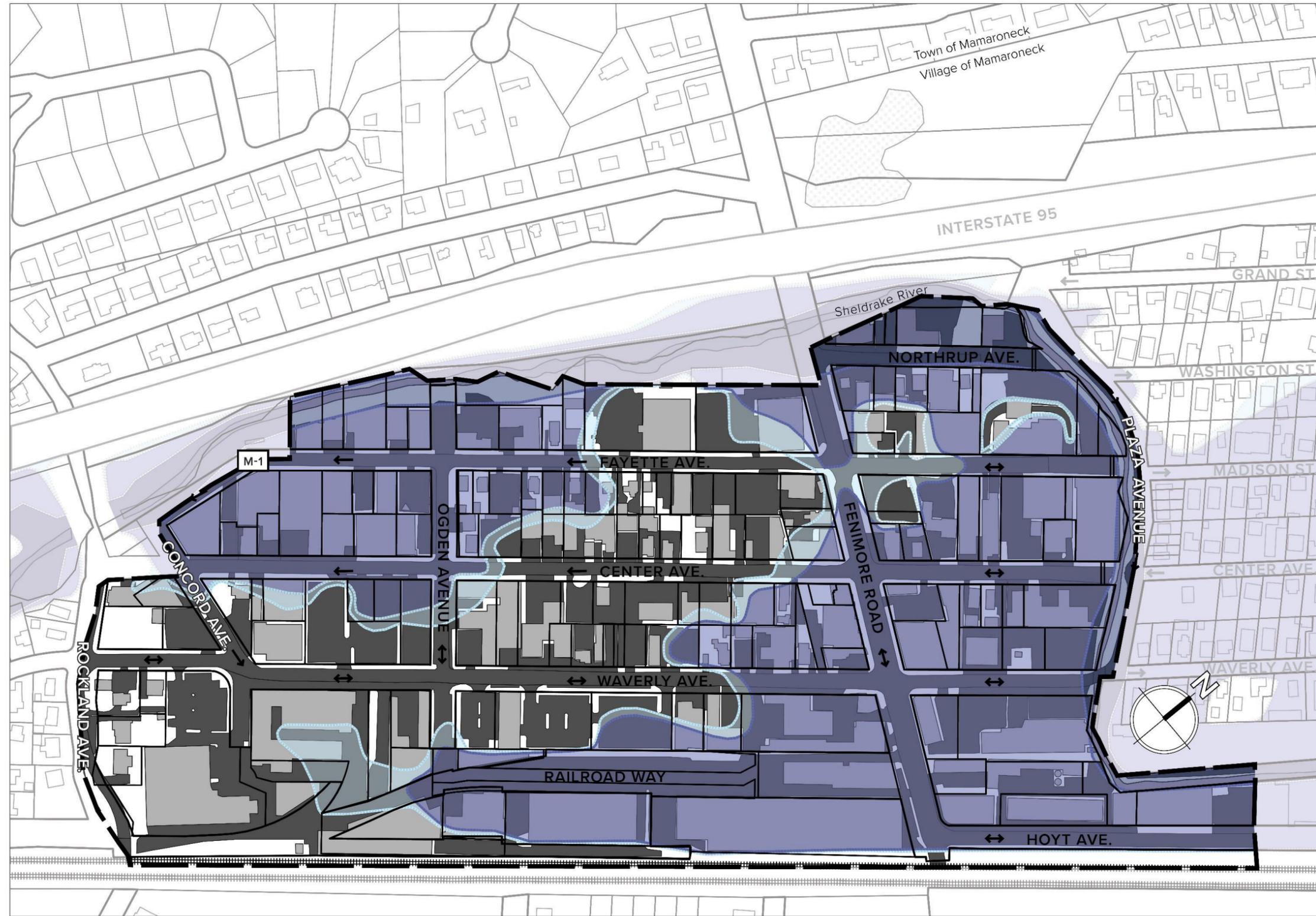
LOT COVERAGE BY BUILDINGS AND PAVEMENT

- 90 - 100% Coverage
- 80 - 89% Coverage
- 70 - 79% Coverage
- 60 - 69% Coverage
- 50 - 59% Coverage
- ≥ 50% Coverage

MAP BASE

- M-1 Zoning District
- Parcels
- Water

LOT COVERAGE BY BUILDINGS AND PAVEMENT - FLOOD HAZARD



LEGEND

LOT COVERAGE

- Structures
- Paved Surfaces

FLOOD HAZARD

- Regulatory Floodway
- 1.0% Annual Chance of Flood Hazard
- 0.2% Annual Chance of Flood Hazard

MAP BASE

- M-1 Zoning District
- Parcels
- Water

UNCAPTURED HEIGHT



LEGEND

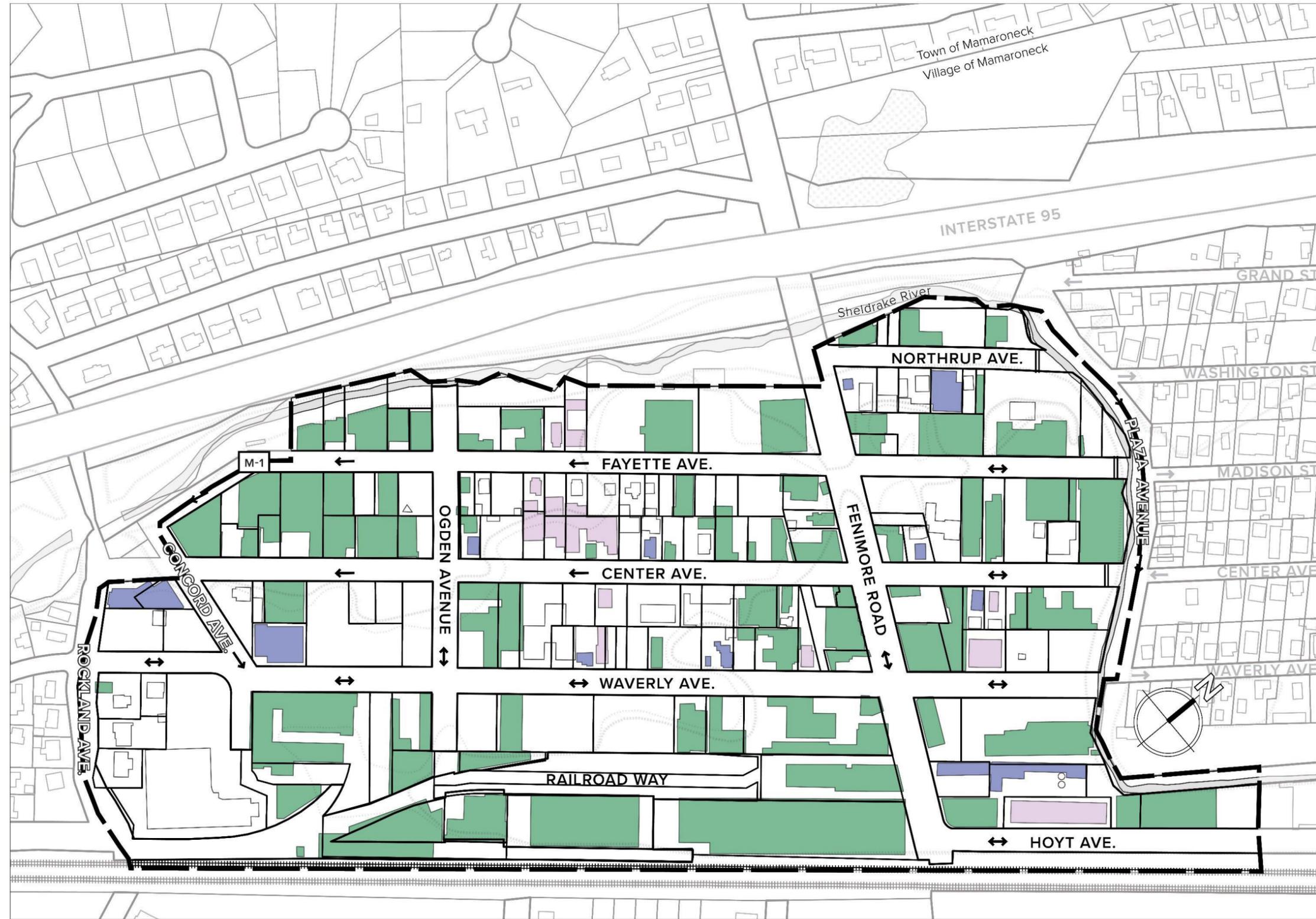
UNCAPTURED HEIGHT

- 30 - 37 Vertical Feet Remaining
- 20 - 29 Vertical Feet Remaining
- 10 - 19 Vertical Feet Remaining
- 0 - 10 Vertical Feet Remaining

MAP BASE

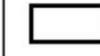
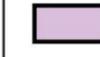
- M-1 Zoning District
- Parcels
- Water

PEDESTRIAN EXPERIENCE - BUILDING SET BACKS

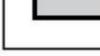


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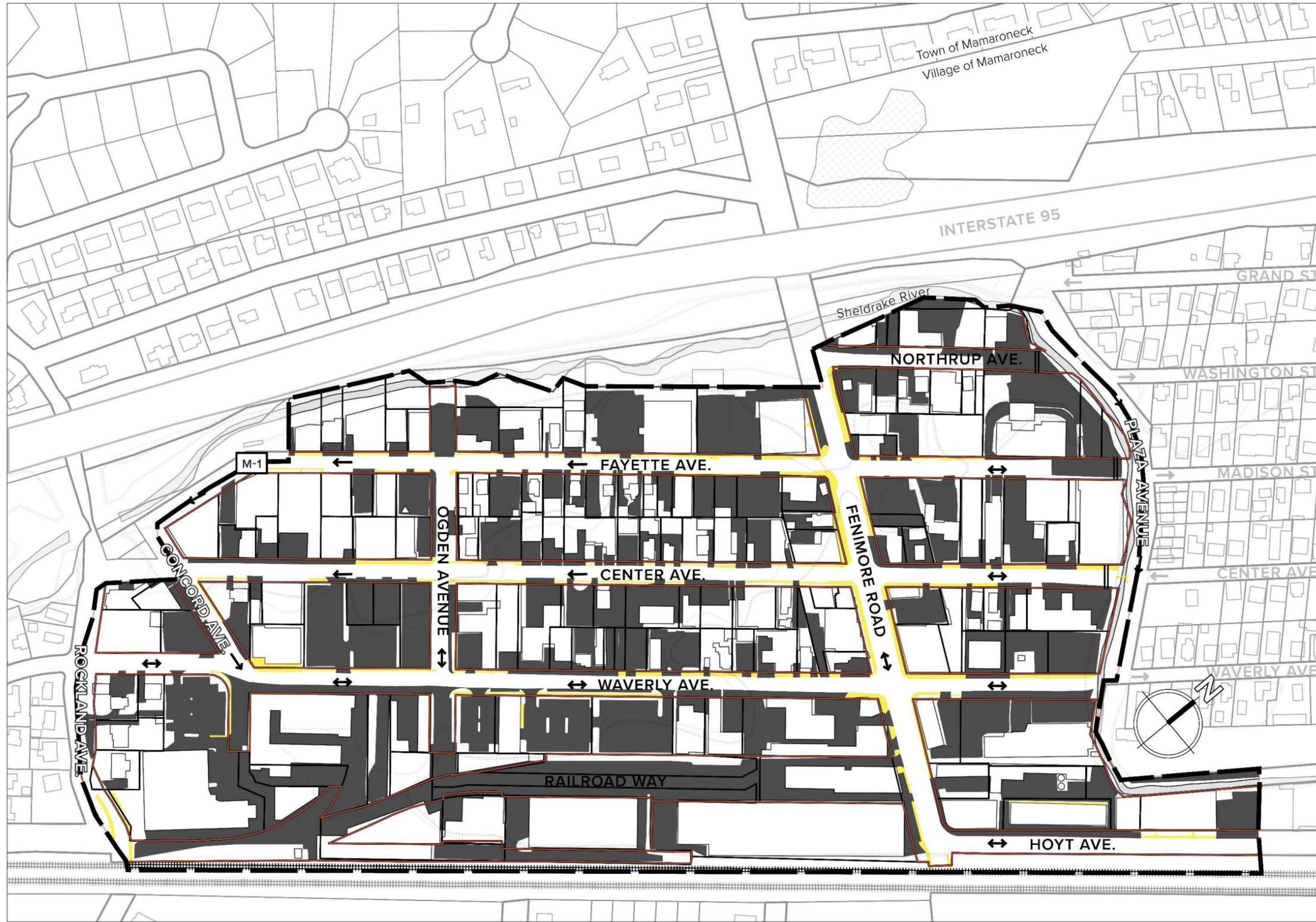
DISTANCE BETWEEN PARCEL LINE AND STRUCTURE

-  Structures further than 15F from Parcel Boundary
-  Structures within 15F of Parcel Boundary
-  Structures within 10F of Parcel Boundary
-  Structures within 5F of Parcel Boundary

MAP BASE

-  M-1 Zoning District
-  Parcels
-  Water

PEDESTRIAN EXPERIENCE - SIDEWALK CONTINUITY



LEGEND

SIDEWALK CONTINUITY

- Parcel Boundaries
- Sidewalks
- Paved Surfaces

MAP BASE

- M-1 Zoning District
- Parcels
- Water

Dimensional Standards: Village of Mamaroneck

	Current	Proposed
Maximum Height	45 feet and 3 stories	45 feet from BFE
FAR	10	5
Maximum Lot Coverage	50%	Increased but with green infrastructure requirements
Front Yard Setback	0 feet except 10-foot minimum on Fenimore	5-foot maximum on Waverly

Case Studies: Dimensional Standards: New Rochelle

	Light Industrial	Industrial
Maximum Height	40 feet	70 feet
FAR	1.00	2.00
Maximum Lot Coverage	60%/90%	70%/100%
Front Yard Setback	10 feet	None

Case Studies: Dimensional Standards: Port Chester

	Village Center Redevelopment Area: Light Industrial Research Use District
Maximum Height	3 stories or 50 feet
FAR	1.5
Maximum Lot Coverage	60%/60%
Front Yard Setback	10 feet*

*Allows a waiver if topographic conditions or irregular parcel size prevent project from meeting dimensional standards.

Case Studies: Dimensional Standards: iPark, Yonkers

	Downtown Industrial Research and Technology
Maximum Height	66 feet
Minimum Height	25 feet and 2 stories
Maximum Lot Coverage	
Front Yard Setback	None Additional regulations for extending width of sidewalk or establishing a plaza

Land Uses for Discussion

- Flex Zoning (Vanderbilt Area, Norwood, MA)
- Boutique Manufacturing (South Norwalk, CT)
- Boutique Hotels
- Live/Work
- Co-working Spaces
- Service Industries (Plumber, Electric, Tradesmen)
- Landscaping Services
- High School/Continuing Educations

Zoning Analysis: Structure

- Recommended Option:
 - One Overlay Zone, with geographic distinction
 - Live/work
 - Retail (single use) vs. retail (mixed-use)
 - Two Overlay Zones

Permitting Process

Permit	Threshold	Approval
Site Development Plan Approval	<ul style="list-style-type: none"> Any building other than single or two-family Change in use that alters site conditions Amendment to previously approved plans 	<ul style="list-style-type: none"> Director of Building, Code Enforcement, and Land Use Administration (Certificate) Village Engineer (Certificate) Planning Board
Architectural Review	<ul style="list-style-type: none"> Anything more than \$10,000 work on exterior 	<ul style="list-style-type: none"> Architectural Review Board Director of Building, Code Enforcement, and Land Use Administration
Special Permit	<ul style="list-style-type: none"> Uses requiring a special permit 	<ul style="list-style-type: none"> Director of Building, Code Enforcement Land Use Administration Possible referral to the Board of Appeals or the Planning Board
Environmental Quality	<ul style="list-style-type: none"> Type 1 or Enlisted: Review vs. Waterfront Plan 	<ul style="list-style-type: none"> HCZM

Schedule: Phase 1: Initial Zoning Concepts

Town/Team Meetings	Date
Initial Meeting	November 16
Working Meeting #1	February 8
Working Meeting #2	March
Working Meeting #3	April
Working Meeting #4	May

Schedule: Phase 1: Initial Zoning Concepts

	Tentative Date	Deliverable
<i>Initial Meeting: IAC</i>	<i>November 16</i>	
Stakeholder Interviews	In progress	Compiled notes of interviews
Project Update Meeting: IAC #1	February 15	Draft Communications and Public Engagement Plan; Draft Confirmation of Zoning Structure
Project Update Meeting: BOT #1	March 26	Presentation Materials
Public Information Session #1	April 4	Presentation Materials
“Beta” Testing Workshop	April 19	Presentation Materials
Project Update Meeting: IAC #2:	May 17	Results from Workshops and Research; Recommended Zoning Elements
Project Update Meeting: BOT #2:	May 29	Presentation Materials
Public Information Session #2	June 4	Presentation Materials

Schedule: Phase 2: Drafting Zoning

	Date
Meeting with Staff and Village Attorney #1	June
Meeting with Staff and Village Attorney #2	July
Meeting with Staff and Village Attorney #3	August
Meeting: Final Recommendations: IAC	September
Meeting: Final Recommendations: BOT	September

Next Steps

- Continue Stakeholder Interviews
- Produce Draft Copy of Technical Memoranda
 - Preferred Zoning Structure
- Continue to Explore Individual Topics
- Prepare for Meetings:
 - BOT
 - Public Information Session
 - Beta Testing



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