



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

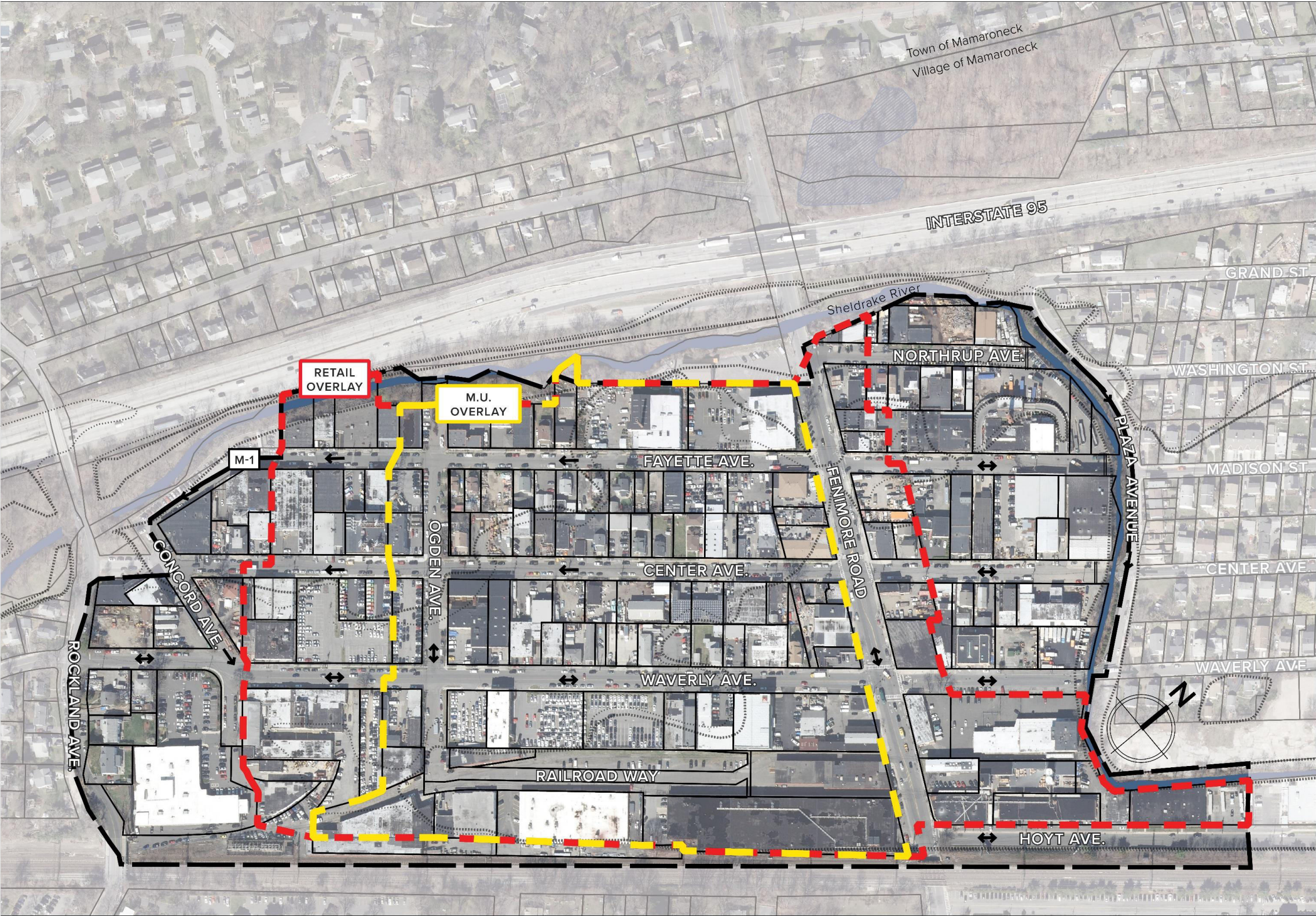
Public Engagement Plan

- 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?**

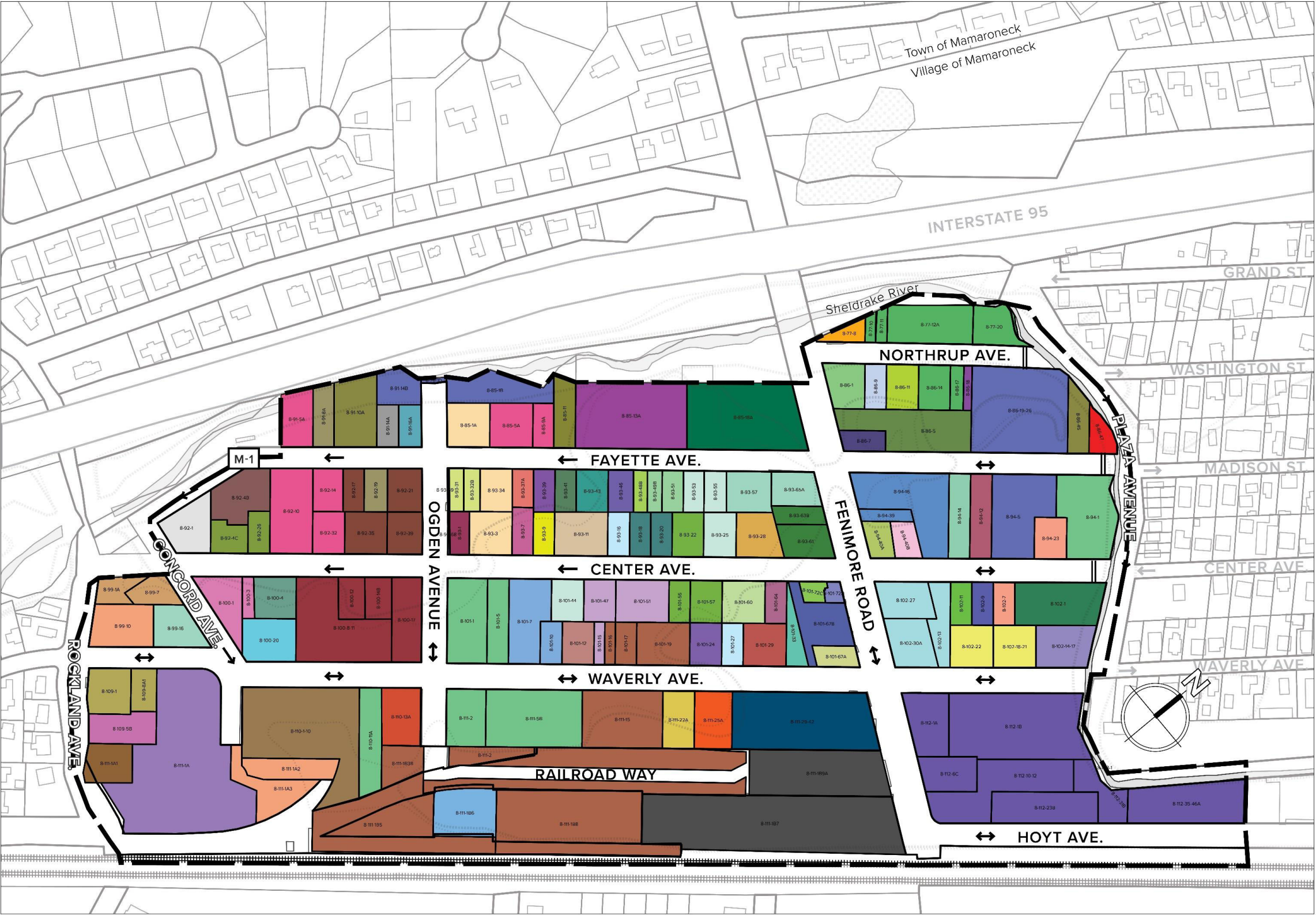
Zoning Analysis: Key Findings

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

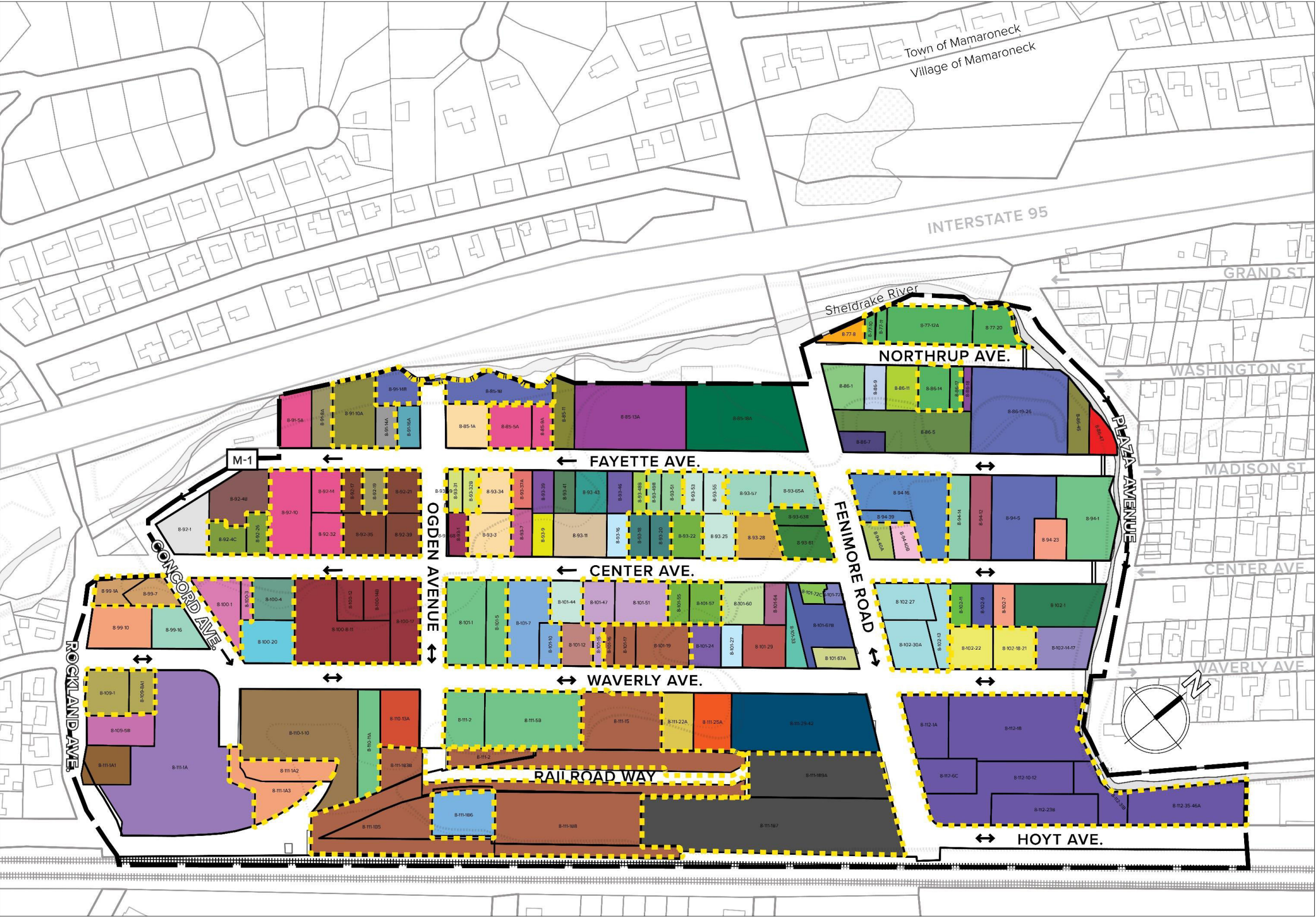
M-1 DISTRICT WITH PROPOSED OVERLAYS



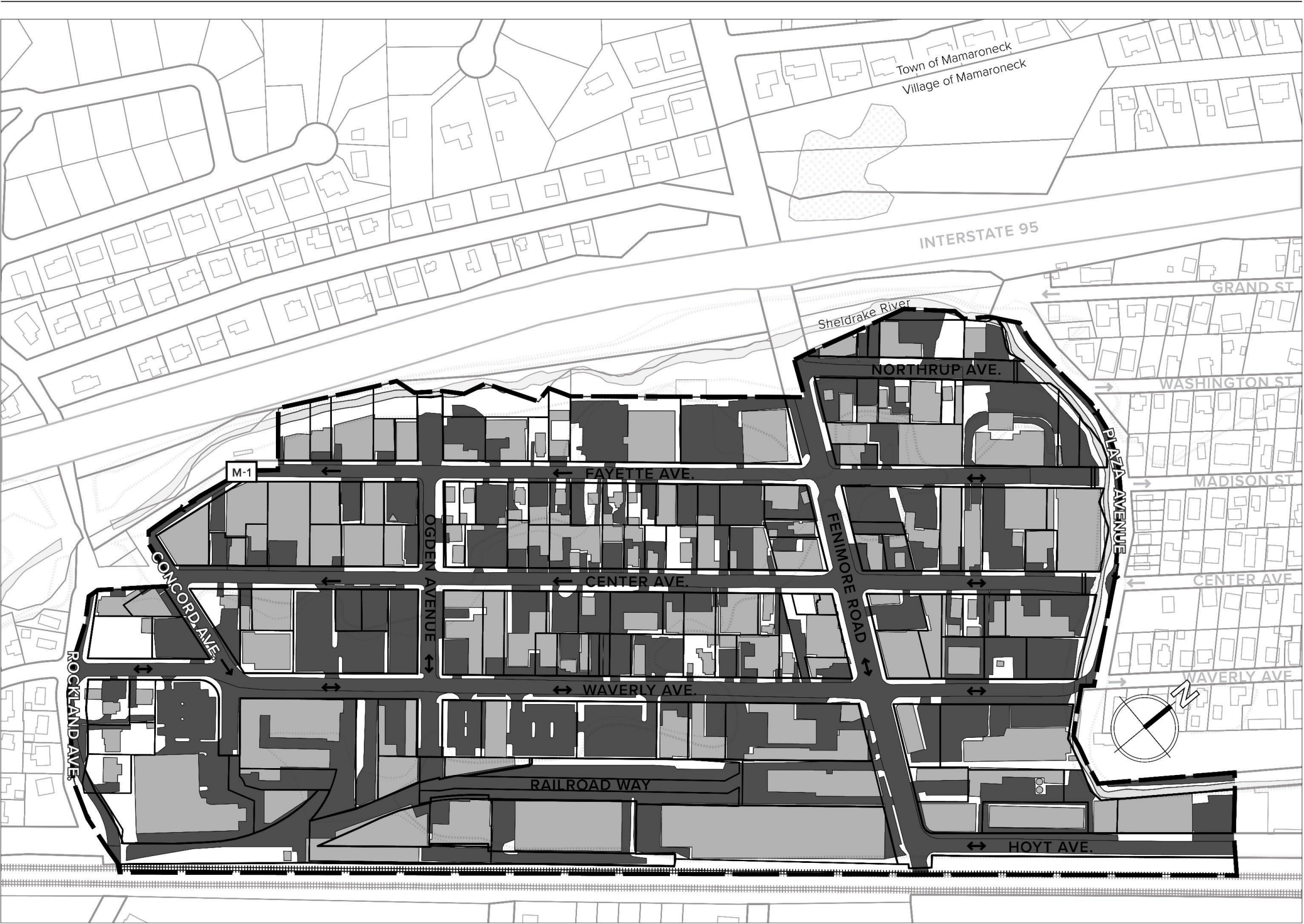
PARCELS SYMBOLIZED BY OWNERSHIP



PARCELS SYMBOLIZED BY OWNERSHIP



LOT COVERAGE BY BUILDINGS AND PAVEMENT



LEGEND

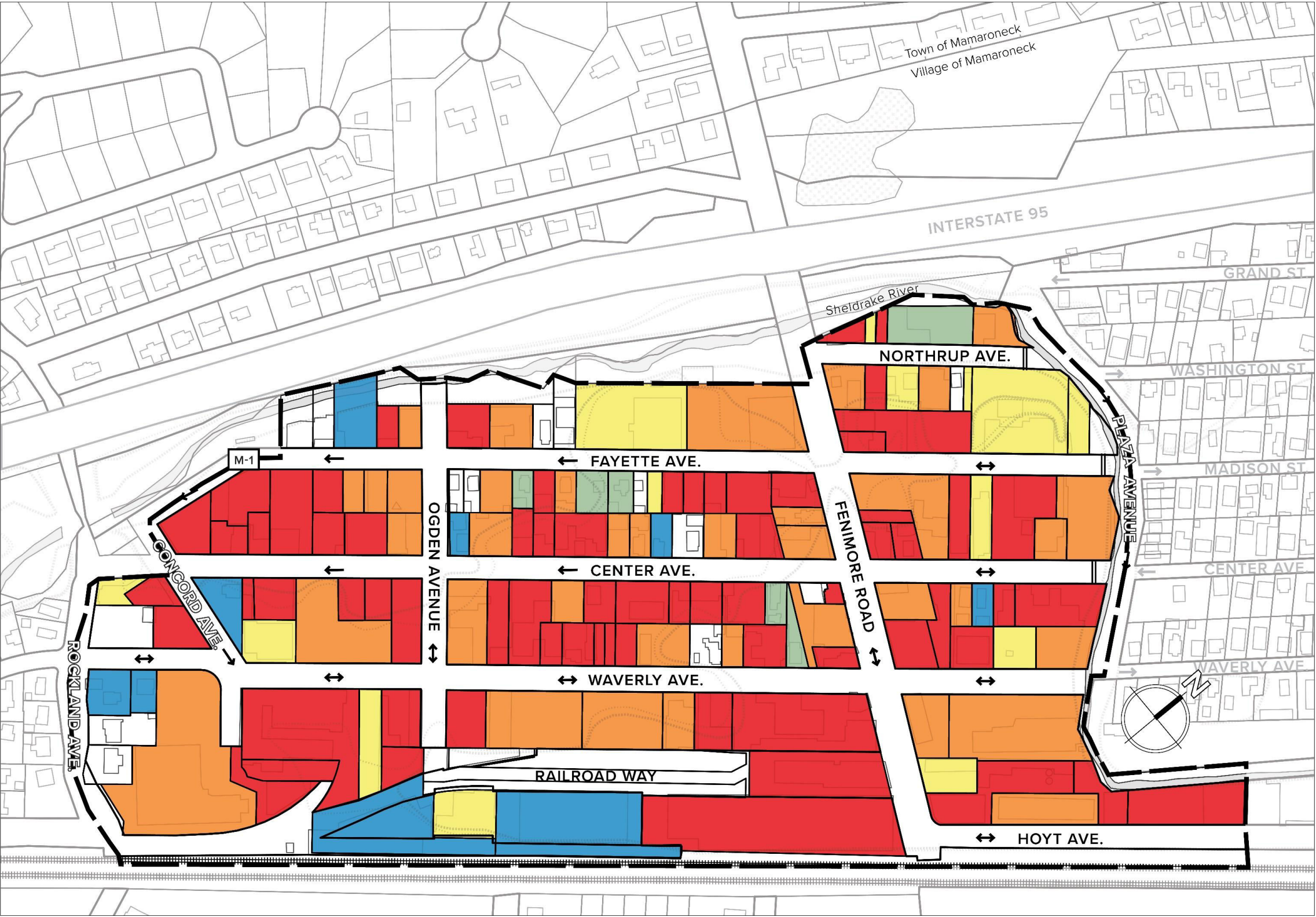
LOT COVERAGE

- Structures
- Paved Surfaces

MAP BASE

- M-1 Zoning District
- Parcels
- Water

LOT COVERAGE BY BUILDINGS AND PAVEMENT - PERCENT COVERAGE



LEGEND

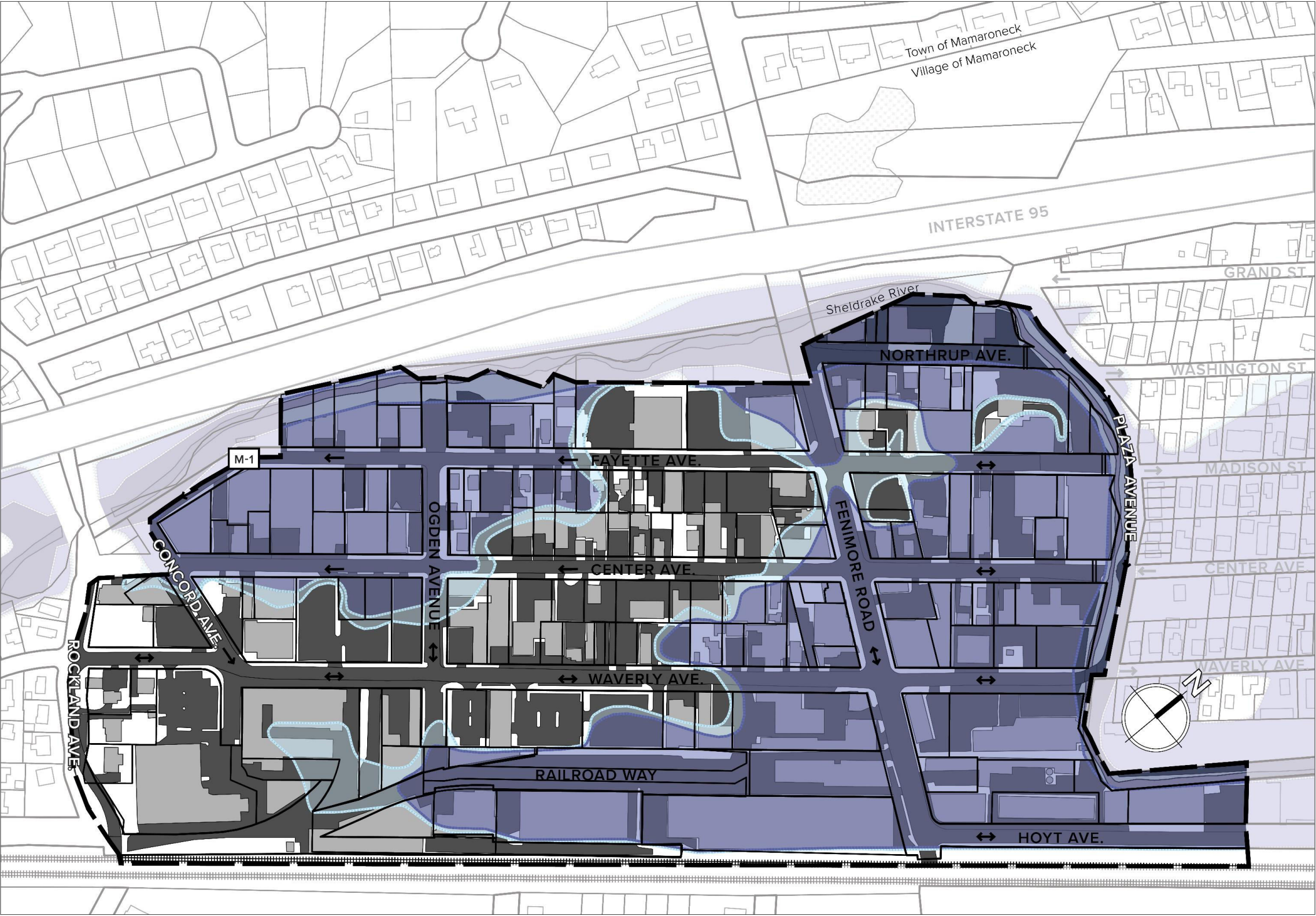
LOT COVERAGE BY BUILDINGS AND PAVEMENT

- 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

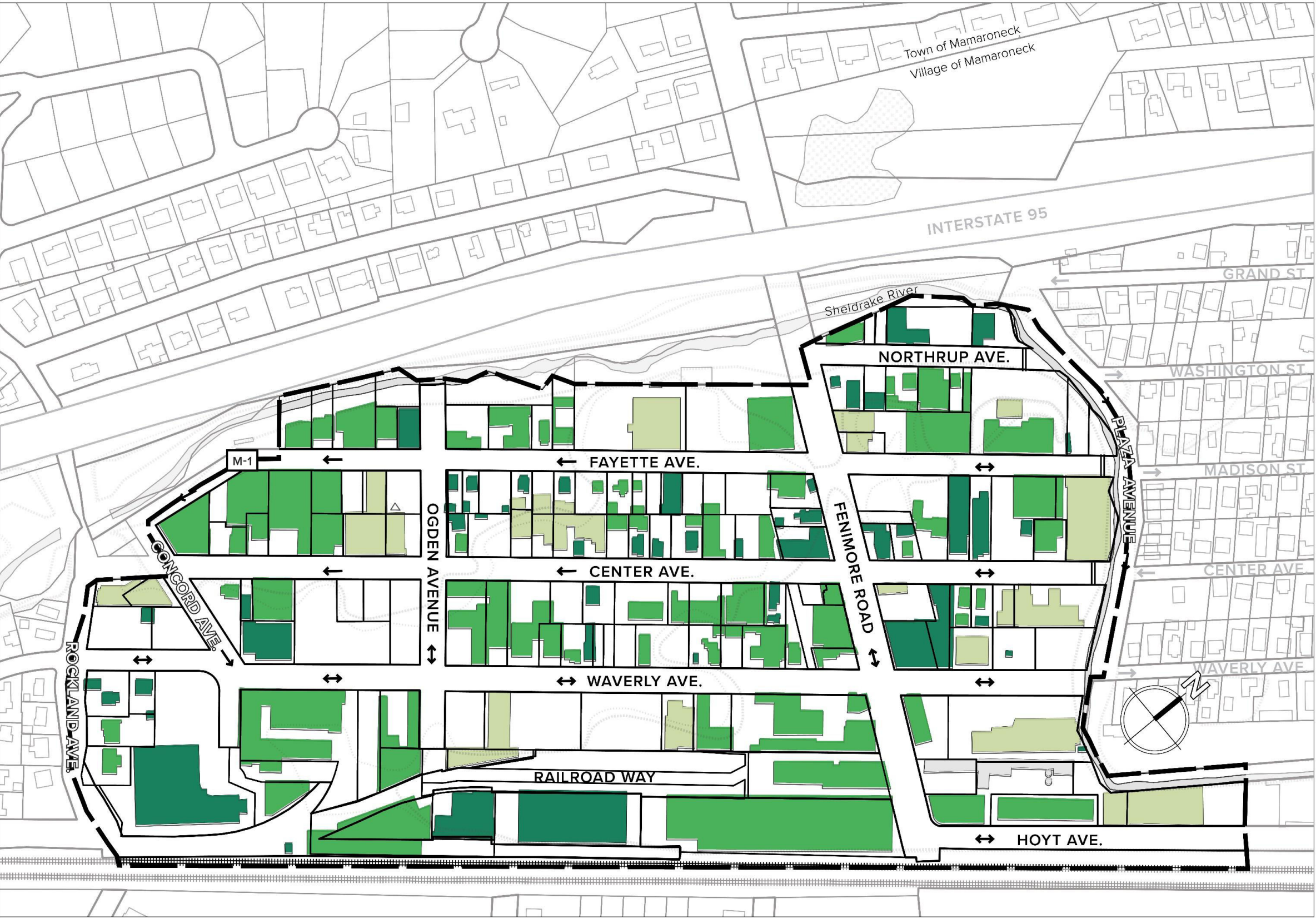
- Structures
- Paved Surfaces

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



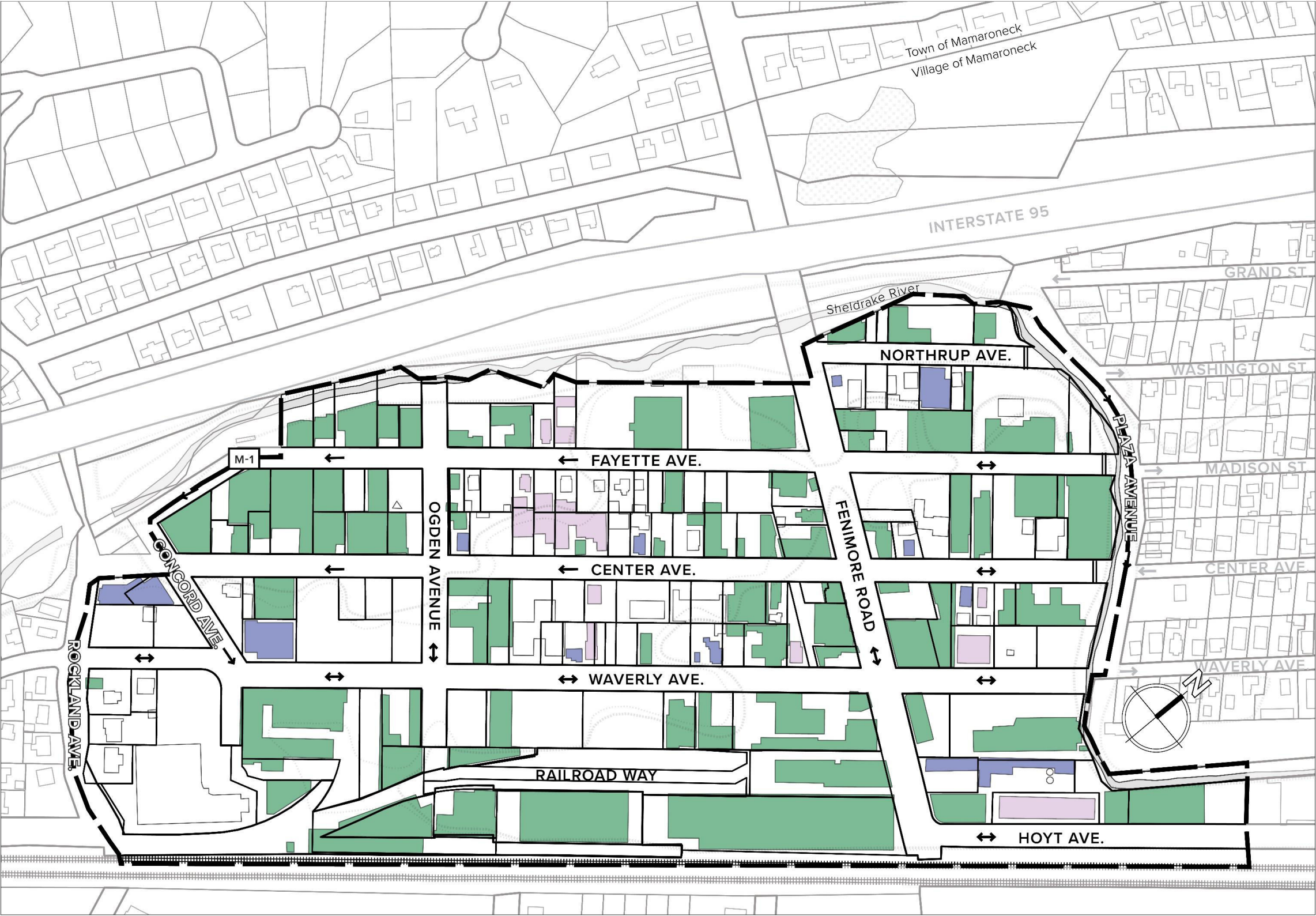
LEGEND

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



LEGEND

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

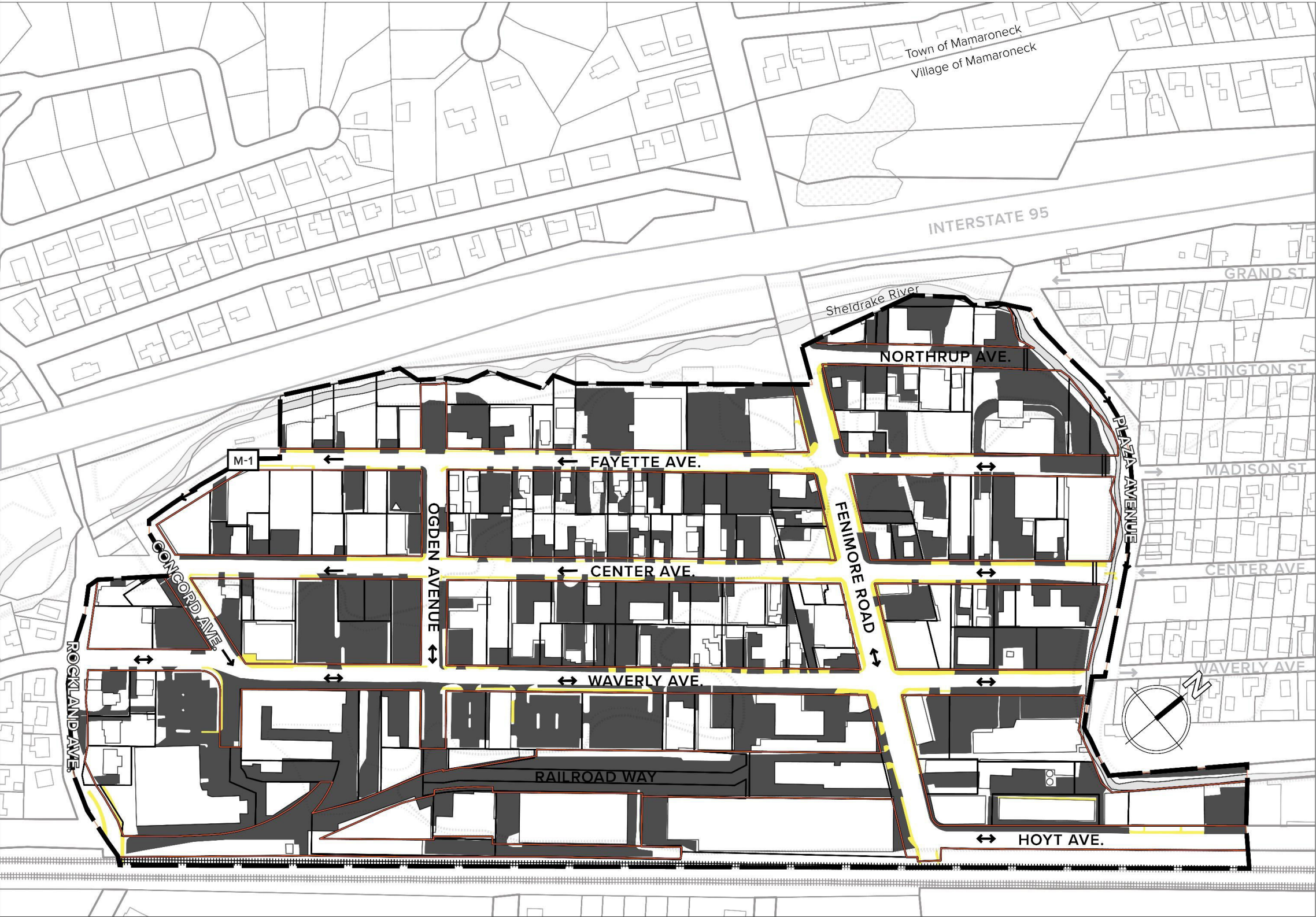
Structures within 5F of Parcel Boundary

MAP BASE

M-1 Zoning District

Parcels

Water



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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