



**VILLAGE OF MAMARONECK**  
**COMPREHENSIVE PLAN UPDATE**

# **Community Survey Results**

January 2023

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# Background & Purpose

The Village of Mamaroneck is preparing an update of its Comprehensive Plan, a guidance document that sets the goals, policies, and priorities for investing in the physical, social, economic, and environmental future of the community.

The current Comprehensive Plan was adopted in 2012. **The process to update the plan started in 2018 and included two public workshops and public review of two drafts of an updated Comprehensive Plan.** Due to the major events and changes that have taken place since then, including the COVID-19 pandemic and Hurricane Ida, the Community Survey was launched to reconnect with Village residents about their opinions about the Village

today and into the future. **The purpose of the survey is to learn how sentiments may have changed, whether any priorities have shifted, if any existing issues have improved or worsened, or if any new issues have emerged.**

The focus of the Community Survey was to **gauge the level of satisfaction among residents** about various aspects of the Village today and to **identify the highest priority topics**. The survey provided opportunities for respondents to include written comments.

For more information on the Comprehensive Plan Update, visit [www.planvom.org](http://www.planvom.org).



# About the Survey

The survey was produced online via survey-monkey.com. An English version and a Spanish version were created, each accessible through a separate link.

The survey consisted of approximately 14 questions. Some questions were dependent on the response provided to the first question (see screenshot to the right). For example, if someone indicated that they manage a business or organization in the Village, they were asked a separate question (“What would improve the overall environment in the Village for your business/organization and/or your customers/clientele?”)

The screenshot shows the 'About You' section of a survey titled 'VILLAGE OF MAMARONECK COMPREHENSIVE PLAN UPDATE COMMUNITY SURVEY'. The question is: '\* 1. Which of the following best describes you?'. There are seven radio button options: 'I live in the Village', 'I live and work in the Village', 'I live and go to school in the Village', 'I live and operate or manage a business or organization in the Village', 'I work or go to school in the Village, but I do not live there', 'I operate or manage a business or organization in the Village, but I don't live there', and 'I visit the Village often, but I don't live there'. A progress bar below the options shows that 18% of respondents have answered this question. At the bottom of the section are 'Prev' and 'Next' buttons.

- The survey was launched on **November 15** and closed on **December 4**.





# Promoting the Survey

The survey was announced each week in the Village's Weekly E-Newsletter. The survey was also announced on the Village's website, Facebook page, and on Nextdoor.

Promotional flyers in both English and Spanish were distributed to 15 businesses on and around Mamaroneck Avenue and posted at the train station, the library, and other municipal buildings.



# Survey Response Totals

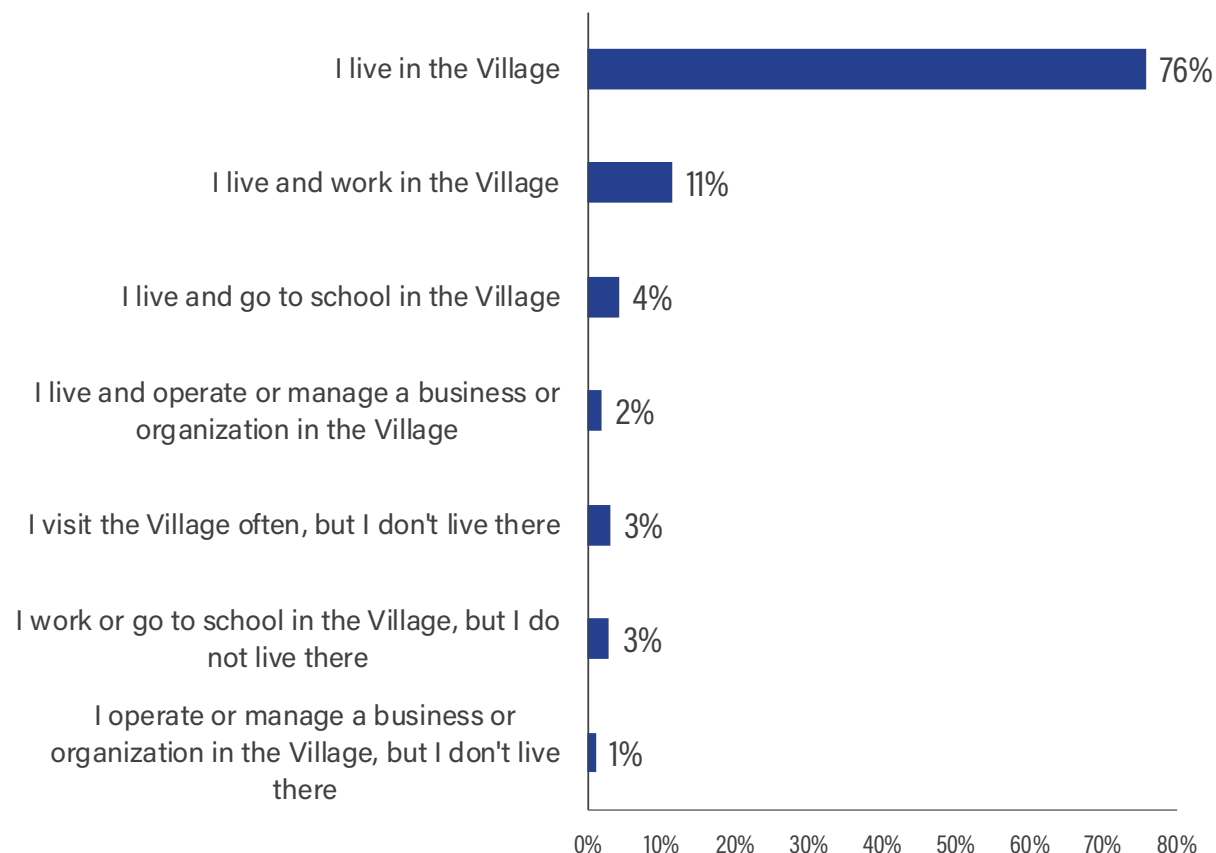
- **851** people completed the survey. 18 of the 851 respondents completed the Spanish version of the survey.
- **792** Village residents took the survey, which represents approximately **5%** of the adult population of the Village (the age 18 and over population is approximately 15,000, based U.S. Census estimates)



# About the Respondents

## Q: Which of the following best describes you?

- **93%** of respondents are Village residents.
- **6%** of respondents work or go to school in the Village—or visit the Village often for other reasons—but are not residents.
- **3%** of respondents manage a business or organization in the Village.



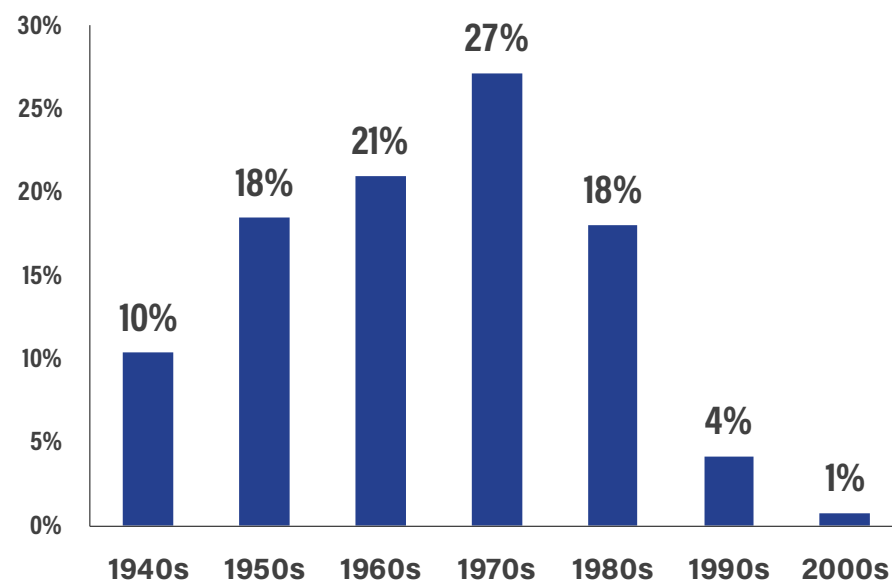
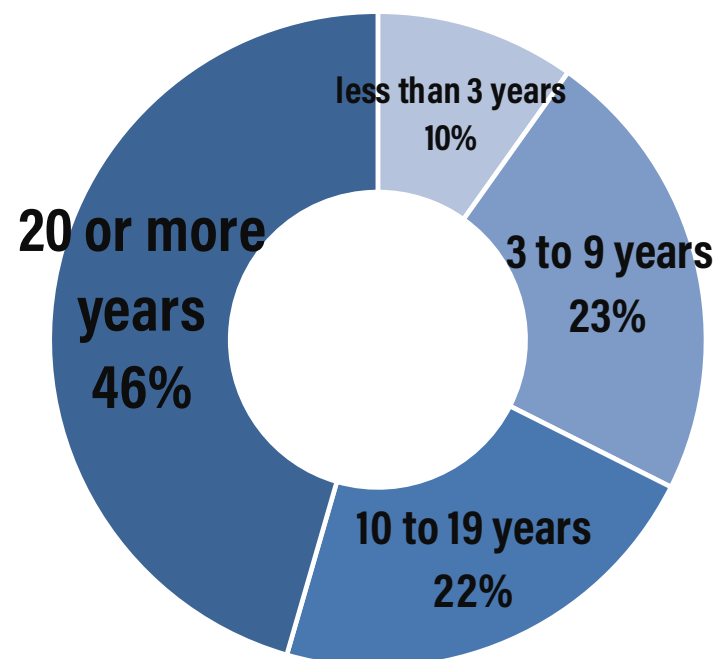
# About the Respondents

**Q: How long have you lived in the village?**

**Q: In which decade were you born?**

- Almost **half** of survey respondents are long-time, 20+ year residents of Mamaroneck.
- The most survey responses, **27%**, came from people between the ages of 44 and 53.

How might the needs and priorities of long-time residents compare with those of recent arrivals to the Village? What about those of older residents and younger residents? (Note: the latter question was optional.)





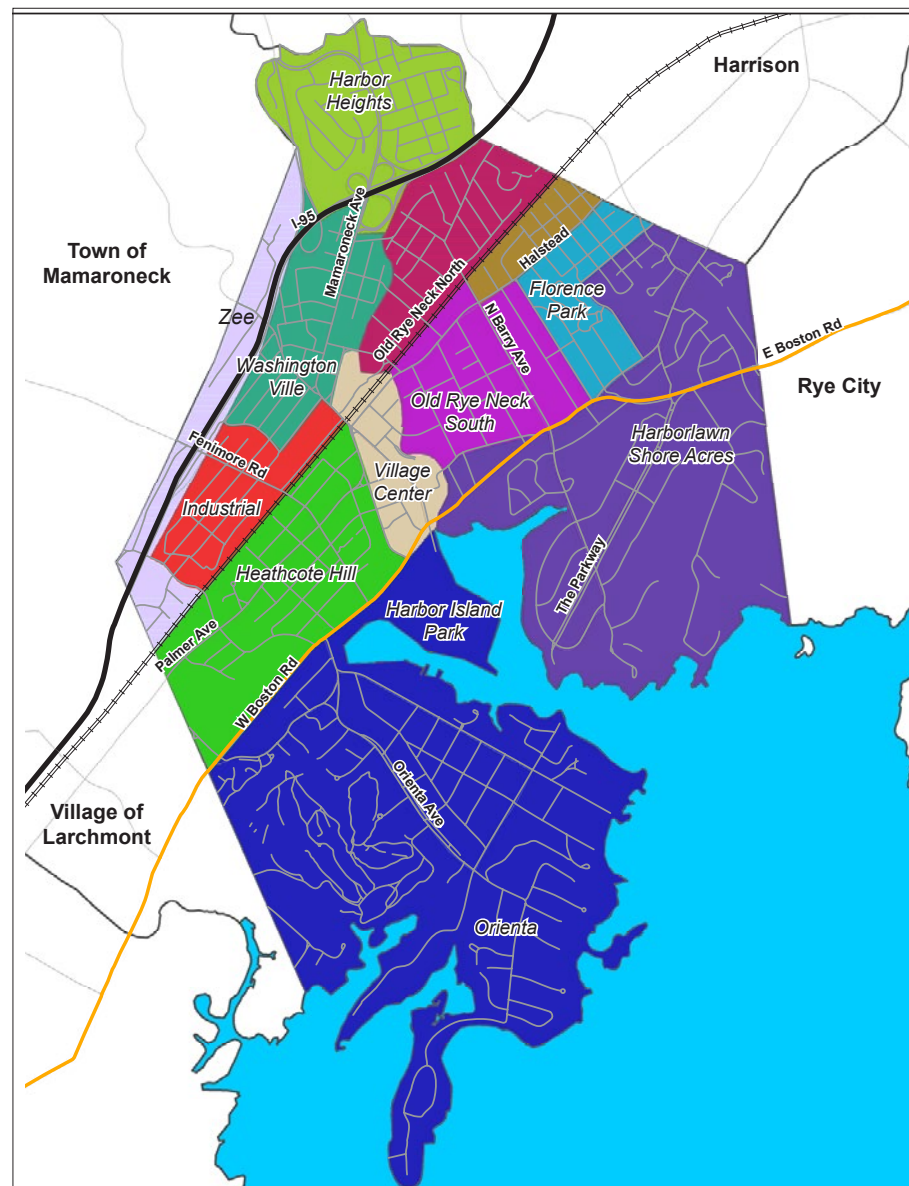
# About the Respondents

## Q: Which neighborhood do you live in?

It is important to gauge the **level of participation by residents based on where they live**. Neighborhoods can vary significantly in terms of demographic, economic, housing, and physical characteristics. As a result, the needs and priorities of their residents also may vary.

This map of neighborhoods from the Village's 2010 Comprehensive Plan was used as the basis for the neighborhoods listed in this question.

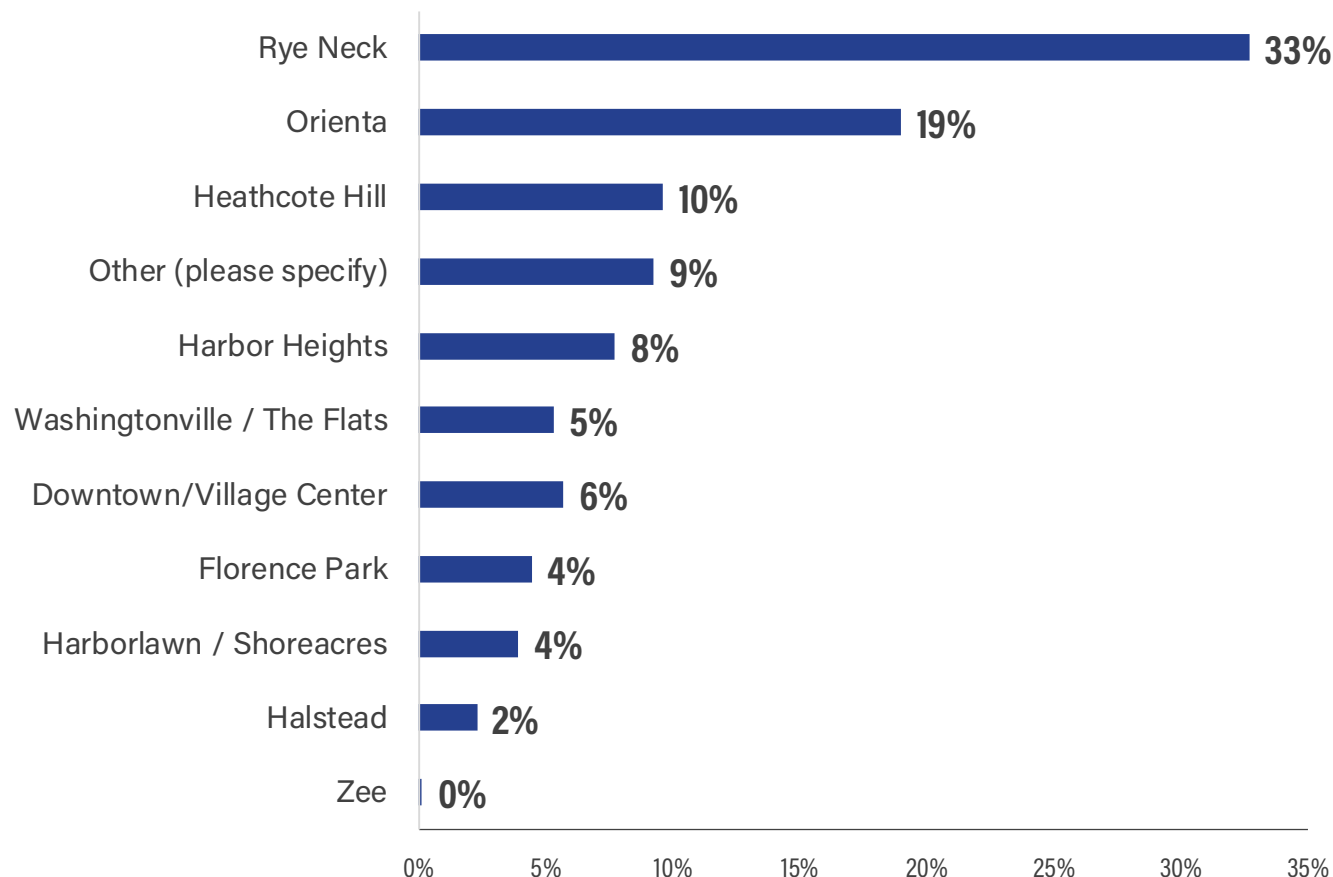
The responses suggest that **residents might not necessarily define their neighborhoods according to this map. Some might not identify with any particular neighborhood.**



# About the Respondents

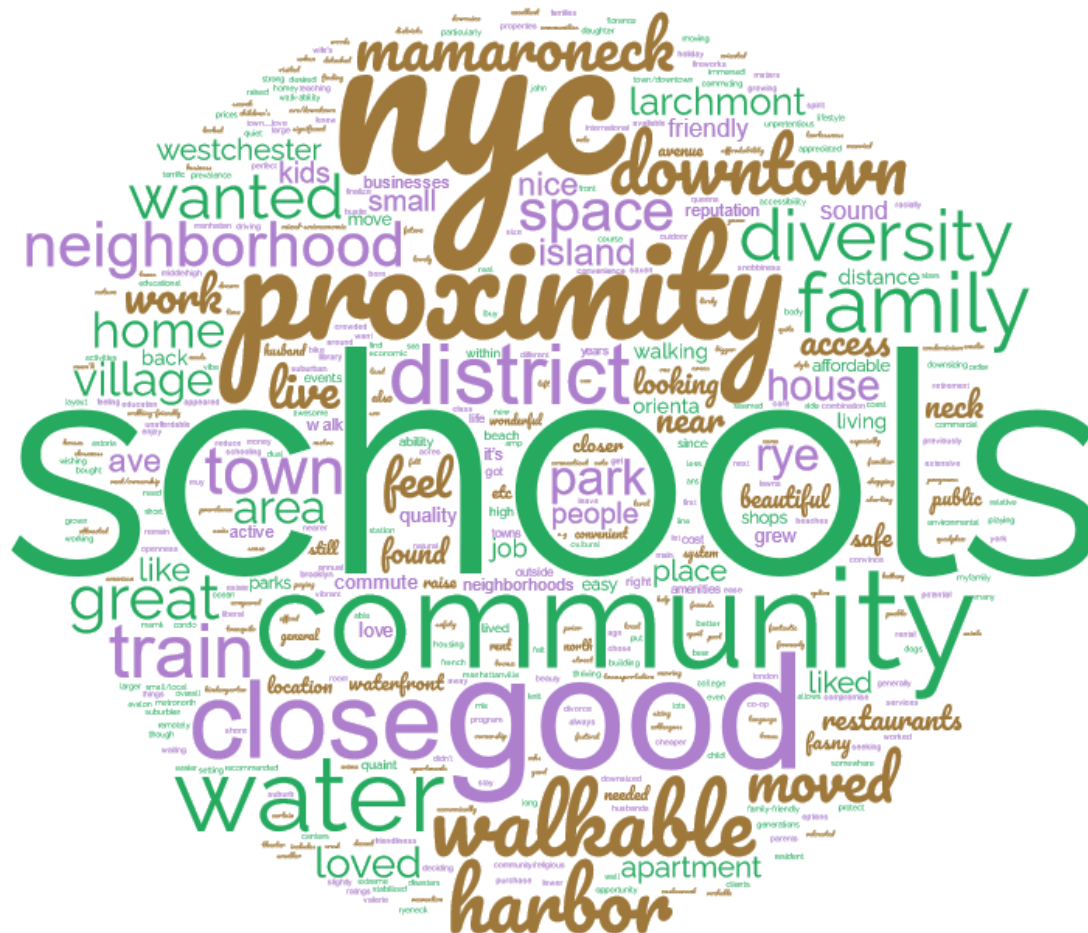
## Q: Which neighborhood do you live in?

- **One-third** of survey responses came from residents of Rye Neck, followed by **20%** from residents of Orienta.
- Almost **10%** of respondents indicated "Other," with many writing in "not sure."



**What are the Village's main draws? Why would people choose to live in the Village of Mamaroneck over other communities?** This open-ended question was asked of respondents who indicated moving to the Village within the past 9 years. Four attributes of the Village rose to the top and, for many people, it is a combination of these attributes:

- ▶ **The Schools**
- ▶ **The Water**
- ▶ **Proximity to NYC**
- ▶ **The Community**



This is a “**word cloud**.” The larger the word, the more often it appears in responses to this question.

# Living in the Village

## Q: Why did you move to the Village?

### ► The Schools

*“For the wonderful educational system.”*

*“We like the community, water access, and good schools.”*

*“The terrific school district.”*

### ► The Water

*“We love being near the water.”*

*“To be near family and the harbor.”*

*“The harbor, the sense of community.”*

### ► Proximity to NYC

*“Proximity to the city and school districts.”*

*“The schools, proximity to the city, and being on the Long Island Sound.”*

*“High level of diversity, great schools, proximity to NYC and the Long Island Sound.”*

### ► The Community

*“Proximity to the city, the public schools, and the community (cultural and economic diversity)”*

*“My husband and I love the community events...”*

*“The community feel.”*





While schools, water, and proximity to NYC attracted many residents to the Village, now that they are here, what makes life in the Village great? **This is an important question for the Comprehensive Plan Update because the responses can identify aspects of the Village that should be preserved or enhanced.**

- [illegible]





# Living in the Village

## Q: What do you like most about living in the Village?

### ► The Harbor

*“Harbor Island Park is awesome, clean, and well-maintained.”*

*“Access to the water, Harbor Island, and neighborhood parks. [The] easy commute, when needed. Easy walking distance to everything. Good schools. Diversity of the community.”*

### ► Walkability

*“Being able to walk to everything: a lively downtown, beautiful Harbor Island Park, schools, and tree-lined, walkable neighborhoods.”*

*“Walkable, bikeable, access to water.”*

*“The ability to walk most places and especially Harbor Island Park. This Village has most everything you need.”*

### ► Small/Compact Physical Character

*“It has a nice combination of suburban lifestyle and semi-urban level of restaurants/cultural activities.”*

*“It is small enough to feel homey, but has all the services and amenities that I need (library, parks, shopping, etc.).”*

*“Proximity of the commuter train, interesting Main Street, and openness of the Village to the water with park.”*

*“Small community, the Mamaroneck Avenue with restaurants and the newly-reopened movie theater. The beautiful Harbor Island Park, safe and quiet environment.”*



# Living in the Village

## Q: What do you like most about living in the Village?

*“Lovely lush, green streets with lots of good walking routes; proximity to the harbor and the shops/restaurants on the Avenue; great amenities like parks, the public library, and post office all within walking distance..”*

### ► Sense of Community

*“Sense of community in our neighborhood. People take care of each other. Feels like I have a village to raise my kids with. Schools and pre-schools with staff that treat my family like their own.”*

*“Sense of community, knowing so many of the people we see around. Being able to walk to things.”*

*“The neighborhood/neighborly feeling, the lively (though not perfect) downtown, the walkability, especially to the train.*



# Living in the Village

## Q: ¿ Qué es lo que más te gusta de vivir en la aldea?

To the question “**What do you like most about living in the Village?**” the responses of the people who took the survey in Spanish—though a much smaller number than those who took the survey in English—tended to be **more descriptive**.

- ▶ **Tranquilidad = Peaceful, Calm**
- ▶ **Seguridad = Safe/Secure**

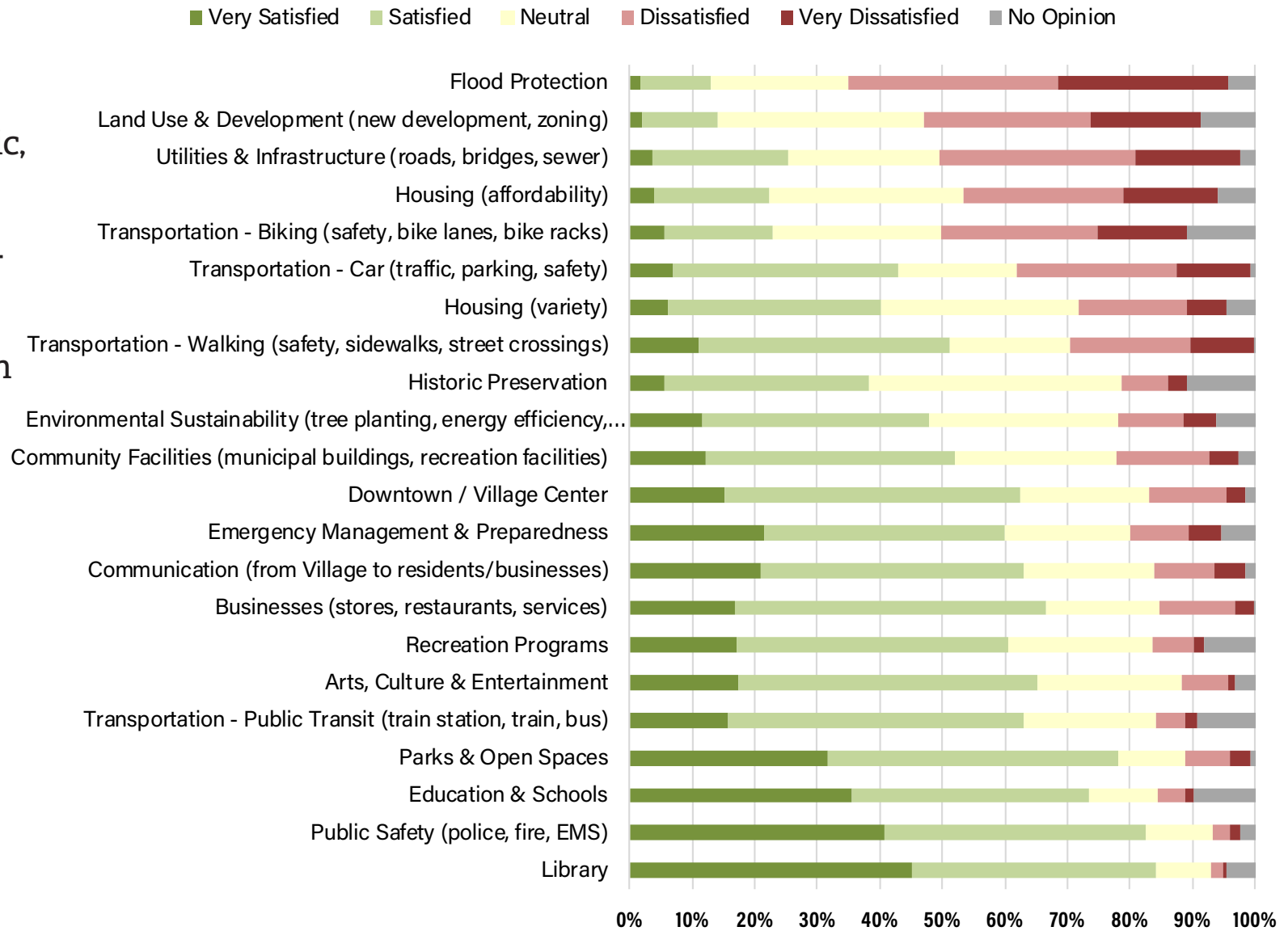


# Evaluating the Village Today

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## Q: How do you feel about the topics listed here with respect to the Village today?

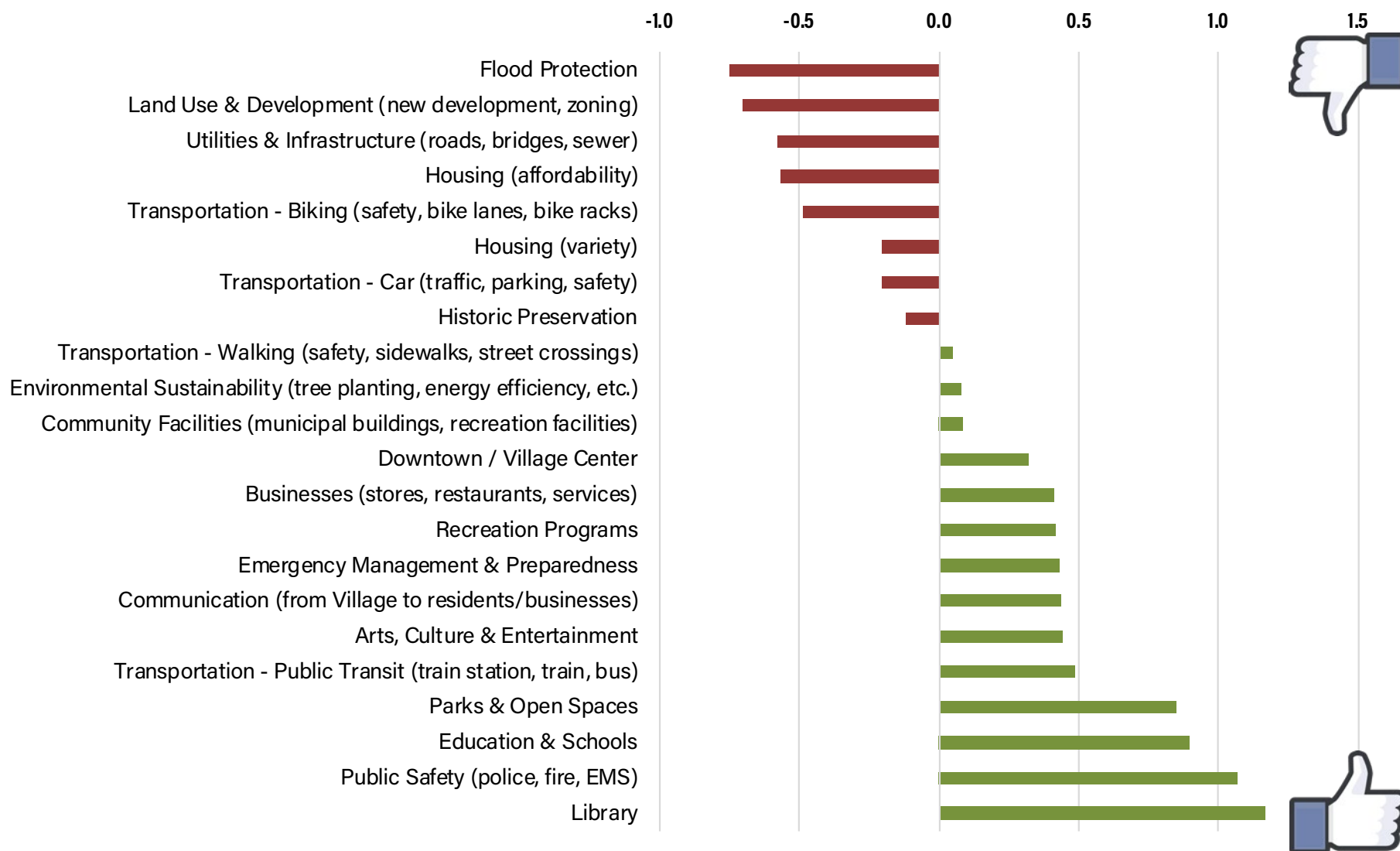
This chart shows the distribution of ratings of each topic, organized from highest dissatisfaction at the top to highest satisfaction at the bottom.



# Evaluating the Village Today

**Q: How do you feel about the topics listed here with respect to the Village today?**

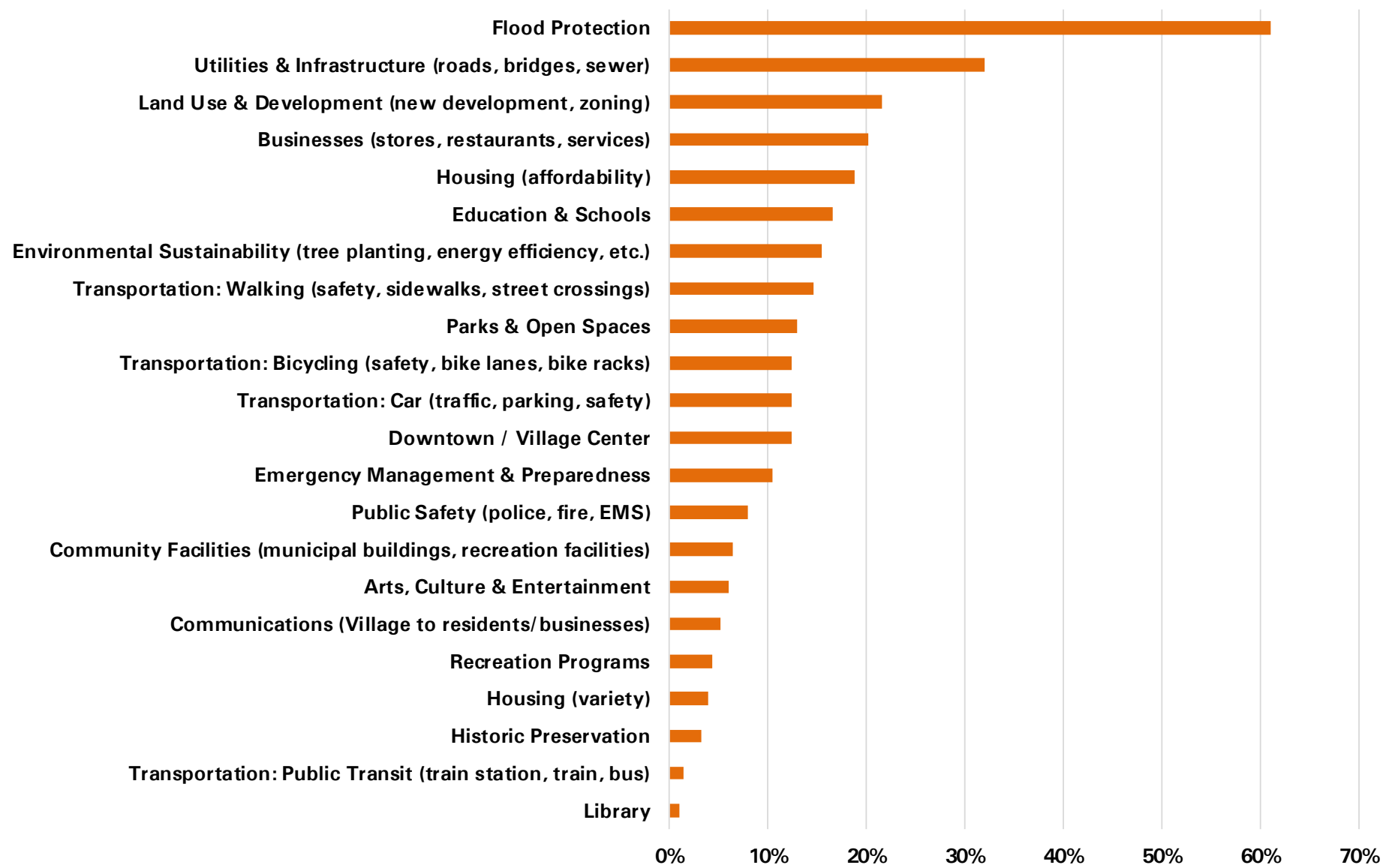
This chart shows the weighted averages of each topic.





# Top Priorities for the Future

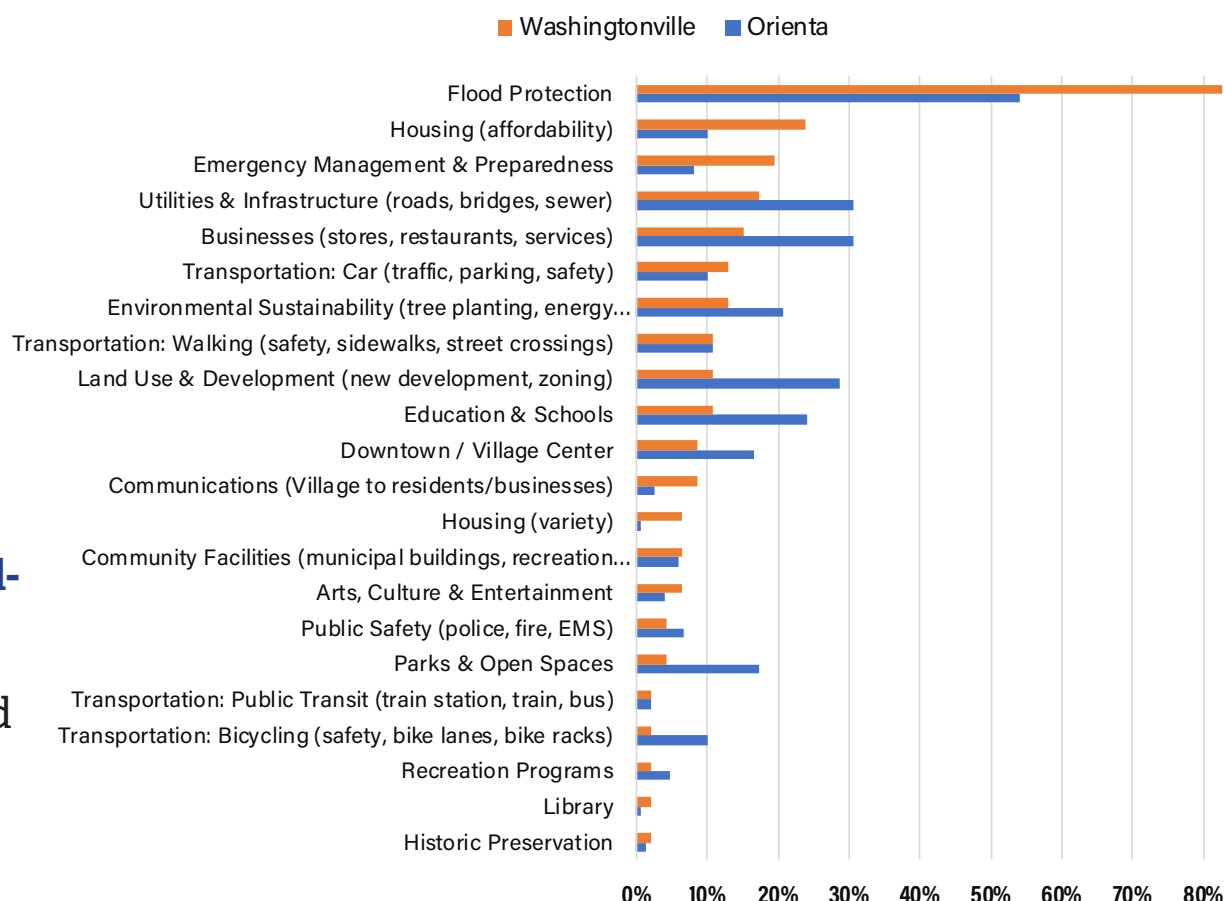
**Q: Select 3 topics that should be the top priorities in the next Comprehensive Plan.**



# Top Priorities for the Future

**Q: Select 3 topics that should be the top priorities in the next Comprehensive Plan.**

How might priorities vary by neighborhood? **Comparing two readily identifiable neighborhoods, Washingtonville/The Flats and Orienta, demonstrates that priorities can vary by neighborhood.** While Flood Protection was the top priority for survey respondents living in both neighborhoods, **Housing (Affordability)** and **Emergency Management & Preparedness** were second and third among survey respondents living in Washingtonville/The Flats. **Utilities & Infrastructure** and **Businesses** were second and third among survey respondents living in Orienta.



# Open-Ended Comments

**Q: How do you feel about the topics listed here with respect to the Village today?**

**Q: Select 3 topics that should be the top priorities in the next Comprehensive Plan.**

Respondents provided more than 900 comments to these questions. **The comments provide a clearer understanding of respondents' sentiments and positions on each topic.**

This is important in order to understand, for example, what the topic “Land Use & Development” means to them and what are they dissatisfied or satisfied—or both—about it?

**Many respondents found it difficult to select only three priority topics. Respondents also recognize that the topics do not exist in isolation; they are connected in various ways.**

Their comments often link together several topics. For example, when many respondents commented condition of roads and sidewalks

and the lack of bicycle facilities, which could be included under the topics Utilities & Infrastructure and Transportation. Many respondents comments also linked Flood Protection with Land Use & Development and Housing (Affordability).

**Therefore, while the top five priorities that emerged from the survey are Flood Protection, Utilities & Infrastructure, Land Use & Development, Business & Services, and Housing (Affordability), embedded within each of them are many of the other topics on the list.** Many of the open-ended comments on the next page demonstrate this.



# Open-Ended Comments

## 1. Flood Protection

*“I’m dissatisfied about the flood response. There’s more the Village can do to get projects moving faster and completed sooner to help alleviate flooding.”*

*“After Ida, I really appreciate how the village stepped up and started proactively calling village residents with information about any upcoming storms or major rain events. It is good to know the village is aware of how we need this information from a reliable source.”*

*“These three choices go hand in hand. Without responsible land use you cannot consider flood protection. Environmental sustainability goes hand in hand with both...”*

## 2. Utilities & Infrastructure

*“The streets are in bad shape, as are the sidewalks”*

*“Infrastructure needs updating to support a growing community. Walking and bike safety is lacking. We need more crosswalks at critical intersections.”*

*“Roads and sidewalks need a ton of work. We need more bikes lanes given a lot of kids bike and walk to school to help with their safety.”*



# Open-Ended Comments

## 3. Land Use & Development

*“Overbuilding has led to increased flooding, in my opinion. [There’s] nowhere for the water to go. The Village has not kept up with sewer pipe maintenance.”*

*“By land use, I mean controlling land use and rethinking how much development our little Village can handle. I’d like to see restrictions since impacts on traffic, schools, and infrastructure will change the complexity of the Village for the worse.”*

*“Land use would include housing variety & affordability.”*

*“I think we are building too many apartment buildings. I understand the need for low to moderate income housing, but is that what we are building? We are a Village. Let’s not turn into a city of apartments.”*

## 4. Businesses & Services

*“Our downtown could be elevated to compete with Larchmont and Rye, but we keep allowing vacancies to be filled with smoke shops and churches.”*

*“There are many empty storefronts in the downtown/village center area. Investment in local businesses would make our downtown more attractive to residents and others”*

*“I hope the Village moves more quickly in the future approving and supporting new businesses with a mind towards what types of businesses should be encouraged and where. It is very unseemly to have a liquor store right next to the food pantry and so close to [the school].”*





# Open-Ended Comments

## 5. Housing (Affordability)

*“We need to have much more affordable housing. Diversity is one of our strong suits.”*

*“Affordable housing must be a priority. There should be housing options for all who work and live and serve our communities—teachers, public servants, recent immigrants, seniors, those who work in our restaurants, hospitals, etc. We can figure this out!”*

*“We need more affordable housing! Please! This is linked to [the topic] Land Use & Development. Make sure that if new housing is put in, it is affordable and not just luxury condos.”*



# Next Steps

How will the results of the Community Survey inform the update of the [November 2020 draft of the Village's Comprehensive Plan Update](#)?

As mentioned on the first page of this presentation, the main purpose of the survey is to learn how sentiments may have changed over the past three to five years, whether any priorities have shifted, if any existing issues have improved or worsened, or if any new issues have emerged. Among the ways these results will inform the Comprehensive Plan Update are the following:

- **Flood Protection.** Hurricane Ida clearly demonstrated the destruction that flooding can cause to life and property in the Village. Based on the results of the survey, it is



## 2. VILLAGE VOICES: VISION & GOALS

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### a. Updating the Vision Statement

The *2012 Comprehensive Plan* presented a Vision Statement that consisted of four terms: **QUALITY OF LIFE**, **SMALL-TOWN CHARACTER**, **DIVERSITY**, and **ENVIRONMENT**. During the update process, the following recommendations were put forward with regards to the Vision Statement:

- Explain or define each of these terms in greater detail.
- Consider adding more critical topics/items to the list of terms, if appropriate.
- Include references to the section of the plan where the term is addressed in greater detail.

These recommendations, combined with the results of the community outreach and engagement process, led to the formation of an updated set of Vision Statements, which are listed and described in the text box below.

#### Updated Vision Statements

##### Invest in a Pleasant Quality of Life

The Village will have clean, litter-free streets, parks, and waterways; ample recreation opportunities and up-to-date public facilities; accessible open spaces; and streets that are designed to calm traffic and keep people safe. See **Chapters 8, 9 & 10**.

##### Preserve Village & Neighborhood Character

The Village will preserve the overall compact, walkable scale and visual qualities of its streets, blocks, and traditional building fabric. In residential neighborhoods, characteristics of traditional house types and yards will be maintained. See **Chapter 5**.

##### Maintain Diversity & Affordability

The Village will maintain its cultural and economic diversity, which is reflected in: the backgrounds of its residents; the offerings of its shops and restaurants; and the variety of home types, sizes, and price points that support residents of a wide range of incomes and stages of life. See **Chapter 6**.

##### Protect & Improve the Environment

The Village, households, propertyowners, and businesses will do their part to protect and improve local water and air quality and reduce waste. The Village will promote, encourage, and facilitate environmental sustainability and will work with local institutions and neighboring towns to share information and coordinate sustainability programs. See **Chapter 4**.

##### Support & Encourage Walking & Bicycling

The Village will invest in its system of streets, sidewalks, intersections, signals, and signs to support and encourage safe pedestrian and bicycle circulation for people of all ages. See **Chapter 8**.

##### Be Prepared for Storms, Floods & Rising Sea Levels

The Village will build on its policies and regulations, monitor its natural and built infrastructure, and collaborate with governmental agencies to implement actions that reduce flooding and the risks of floodwaters to the economy, life, and property. See **Chapter 9**.

# Next Steps

the top priority. Chapter 9: Environmental Protection & Open Space, and Resilience of the November 2020 should lay the groundwork for a comprehensive approach to flood protection in the Village.

- **Utilities & Infrastructure.** Chapter 8: Transportation Systems of the November 2020 draft should provide more details and policy guidance on the repair and enhancement of roads and sidewalks and link them with the creation or improvement of pedestrian and bicycle facilities. While many survey respondents appreciate that the Village is walkable, their open-ended comments indicate that it is not pedestrian-friendly.
- **Housing (Affordability).** Housing has become increasingly affordable in the in communities large and small across the country, including the Village. It is a high priority among survey respondents. Chapter 6: Land Use & Development of the November 2020 draft should introduce policies and actions that lay the groundwork for both retaining and creating affordable housing.
- The November 2020 draft currently has a five-year time horizon. Comprehensive plans typically have a 10 year outlook. Given the wide range of topics the plan addresses and the effort it takes to plan, fund, design, and implement many actions, the time horizon should be 10 years where appropriate.



## Next Steps

All of the open-ended comments from both the English and Spanish versions of the survey will be posted to website of the Comprehensive Plan Update at [www.planvom.org](http://www.planvom.org).

If you have any questions or comments, please use the feedback form at [www.planvom.org/contact/](http://www.planvom.org/contact/)

