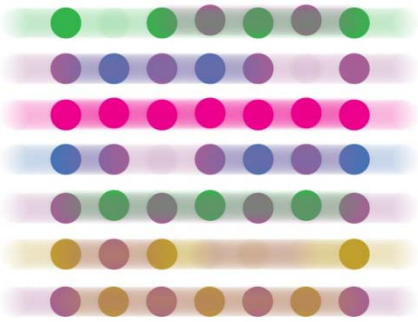
Draft Buildout Analysis Results



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Village of Mamaroneck

September 22, 2010

Prepared by the Westchester County
Department of Planning

Westchester gov.com

Westchester 2025 Buildout Analysis Methodology Overview

Buildout analysis includes two distinct steps:

A. Vacant parcel analysis
B. "Underdeveloped" / "Soft Site" parcel analysis

Full buildout impacts are calculated by adding the future buildout conditions (Vacant + "Underdeveloped") to existing conditions. All vacant or "underdeveloped" analyses are assigned an efficiency of development factor to account for infrastructure needs such as new roadways, driveways, sewers, septic etc. required during the development process. Historically, development efficiency factors range from 60%-90% in Westchester depending on the size of developable lots and overall density of the municipality.

A. Vacant Parcel Analysis

The vacant parcel analysis gives the municipality a realistic view of what can be developed on currently vacant land (as coded in the official WC Land Use Layer) under existing zoning regulations. Local environmental constraints to development and bulk regulations are input into the model to accurately calculate potential buildout by parcel. The following GIS data layers are required to conduct the vacant parcel analysis: Tax Parcels, Land Use, Zoning, Slopes, DEC Wetlands, National Wetland Inventory, Hydric Soils, Lakes, Flood Zones.

The vacant parcel buildout process is broken out into five distinct phases:

1. Setting up a new vacant parcel analysis in CommunityViz
2. Creating vacant parcel data layers
3. Creating environmental constraints data layers
4. Running the buildout model
5. Exporting results and preparing presentation material

B. *"Underdeveloped" / "Soft Site" Parcel Analysis*

The "Underdeveloped" parcel analysis identifies the remaining development potential available under existing zoning regulations on already developed sites. There are two methods used to identify "underdeveloped" parcels depending on the fabric of the municipality and overall concentration of density. The first entails setting parcel area criteria to determine realistically sub-dividable parcels per existing zoning regulations. For example, a single family zoned parcel that is twice (2x) or three times (3x) larger than the minimum required lot size for its zoning district can theoretically be subdivided as of right and can thus be classified as "underdeveloped". Likewise, remaining non-residential development potential is identified by subtracting ***existing built square footages*** from full buildout under existing zoning using FAR regulations. Non-residential "soft-sites" are defined as those parcels in which existing development is 50% or less than what is allowed under zoning.

The underdeveloped parcel analysis is a two-pronged approach:

1. Residential Zoned Dwelling Unit buildout: Run model on residentially zoned parcels using 3x minimum lot size as criteria for "underdeveloped" parcels and subtract existing DU (Total Units attribute) from exported parcel point file when running buildout model.

2. Non-Residential Zoned Development Potential buildout (Sq. Ft.):
   Run model on non-residentially zoned parcels that have existing sq. ft. attribute column from ***assessment data/ building footprints*** to determine remaining Sq. Ft. potential by parcel. FAR regulations will be entered to determine the remaining development potential by lot. Use 50% development (i.e. existing Sq. Ft. is 50% or less than what is permitted relative to FAR) as criteria for determining "underdeveloped" non-residential parcels. **Important to note that this 50% criteria is calculated by dividing existing Sq. Ft. by gross lot area. Environmental and land use constraints are factored in during the model and will further reduce development potential.

   If the zoning is mixed use, the output square footage will be divided by 800/900 Sq. Ft. to determine the potential maximum number of dwelling units for those parcels (to be added to the results from the Residential Zoned Dwelling Unit Buildout calculation in Phase 1).

The following six data layers (in addition to the environmental constraint layers created in vacant analysis) need to be created to conduct the "Underdeveloped" parcel analysis:

1. **3X Residentially Zoned Parcels**
   (Parcel size three times what is required under zoning, i.e. candidates for subdivision)

2. **Existing Dwelling Units**
   (Point file created from parcel based zoning layer)

3. **Existing non-residential Sq. Ft.**
   (Point file from parcel based zoning either created by manual entry/attribute join or from footprint calculation approach in which you spatially join **bm.building** point layer to **Non-Residentially Zoned** polygon layer)

4. **Non Residential "Soft Sites"**
   (Existing SQ. Ft. 50% or less than permitted under existing FAR regulations)

5. **Land Use Constraints**
   (Institutional and Public Assembly, Cemeteries, Transportation/Communication/Utilities, Water Supply Lands, Public Parks and Parkway Lands, Nature Preserves)

6. **Bm.building** (Building footprints)

Westchester 2025 Buildout Analysis "Zoning Regulations Intake Form"

City/Town/Village of Mamaroneck Existing Zoning Regulations

Municipal 2025 buildout liaison:_Richard Slingerland, VM Email:_____

43560 E-mail: rslingerland@vomny.org

Abbr.	District	Mixed Use (Yes/No)	Minimum Lot Size	Dwelling units per acre for residential zones	Floor Area Ratio (FAR) for non-residential zones	Side Yard Setbacks
e.g. R-1	One-Family Residence District	No	1 acre (43,560 sf. ft.)	1		30 ft.
e.g. DB	Downtown Business	No	10,000 sq. ft.		3	0 ft.
R-20	One-Family Residence District	No	20,000 s.f.	2	0.3	20ft./45 ft.combined
R-15	One-Family Residence District	No	15,000 s.f.	2.9	0.35	15/35
R-10	One-Family Residence District	No	10,000 s.f.	4.356	0.4	10/25
R-7.5	One-Family Residence District	No	7,500 s.f.	5.808	0.45	8/20
R-6	One-Family Residence District	No	6,000 s.f.	7.26	0.5	8/18
R-5	One-Family Residence District	No	5,000 s.f.	8.712	0.55	6/14
R-2F	One and 2-Family Res. Dist.	No	3,750 s.f./unit	11.616	0.65	6/16
R-4F	One to Four-Family Res. Dist.	No	2,500 s.f./unit	17.424	0.65	6/16
R-M1	Mult Residence RM-1	Yes	ut not less than 2,50	17.424	0.5	30/60
R-M2	Mult Residence RM-2	Yes	ut not less than 1,50	29.04	0.8	25/50
R-M3	Mult Residence RM-3	Yes	ut not less than 1,00	44	1.2	25/50
RM-SC	Mult Residence RM-Senior Cit.	Yes	ut not less than 300	132	4	5/10
O-1	Office	Yes	3 acres		0.5	50
GC-C1	General Commercial C-1	Yes	---		0.8	0
GC-C2	General Commercial C-2	Yes	---		2	0
Mnf M-1	Manufacturing	Yes	10,000 s.f.		1	0
GM MC-1	General Marine - MC-1	Yes	None		1	5
GM MC-2	Central Marine - MC-2	Yes	None		2	5
MR	Marine Recreation MR	Yes	1 acre		0.15	20
Pub Dist		N/A				

Parking	Parking P	N/A	5,000 s.f.			

2025 Buildout Model Data Questions:

Assumption of the approximate residential/commercial sq. ft. breakdown for new development in mixed-use zones?

75% / 25% | 60% / 40% | 50% / 50% | Other: _____

Steep slope definition and regulations?
If so define: (e.g. limited development on 15% slopes, no development on 25%+ etc.)

None

Wetland regulations? If so define:

(e.g. no development in 100 ft. wetland buffer)

Yes

Regulated development allowed within 100' buffer

List parcels with existing institutional uses that have realistic development potential. (i.e. you

want them included in the "underdeveloped" parcel analysis, either for potential subdivision or change in use.)

Have there been any major developments (30,000 Sq. Ft. +) since 2004? If so list name, total sq. ft. and SBL

Name	*Total Sq. Ft.*	*Section, Block, Lot*
Sheldrake Apartments, Van Ranst Place -- +/-35 units; ~45,000 s.f.		
Sweetwater Apartments, Stanley Avenue -- +/-100 units; ~100,000 s.f.		

Are your municipality's property cards in digital format or on a website?

In process

If so, do you have information on existing built sq. ft. and unit counts by parcel in spreadsheet or GIS format?

Not yet

Please return to: Christopher Gomez, Associate Planner
Westchester County Department of Planning

cng1@westchestergov.com

(914) 995-5166

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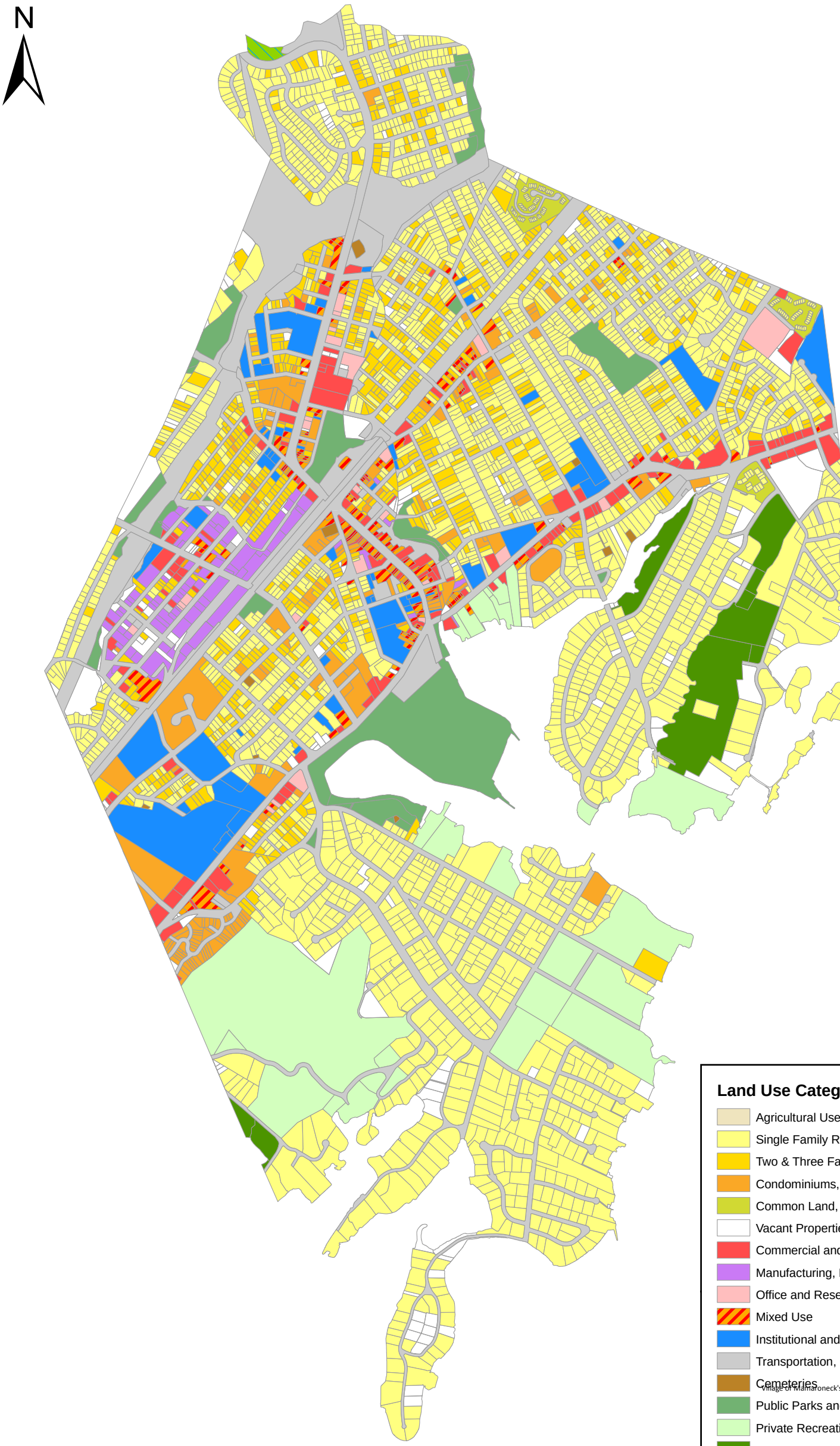
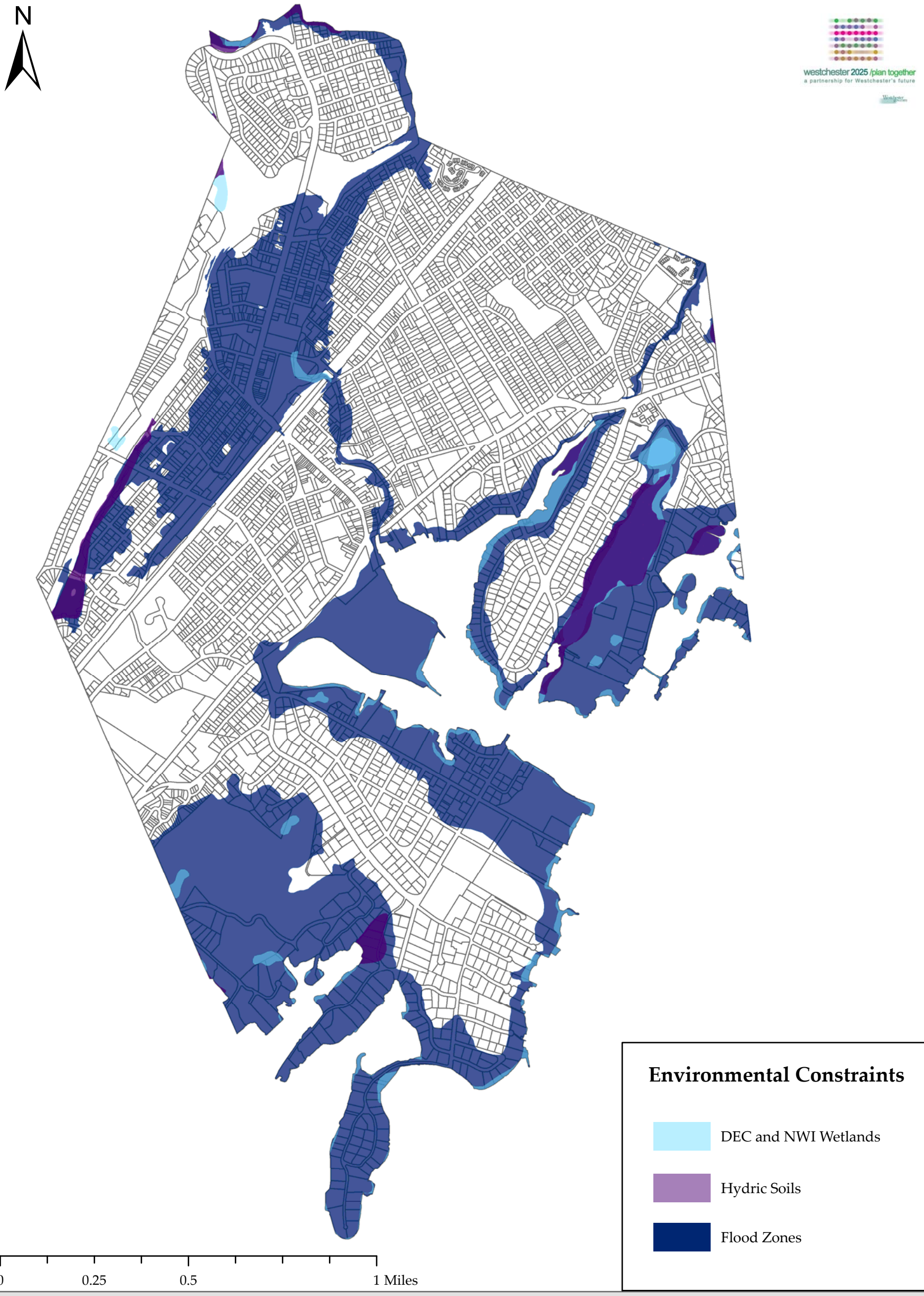
Westchester County, New York



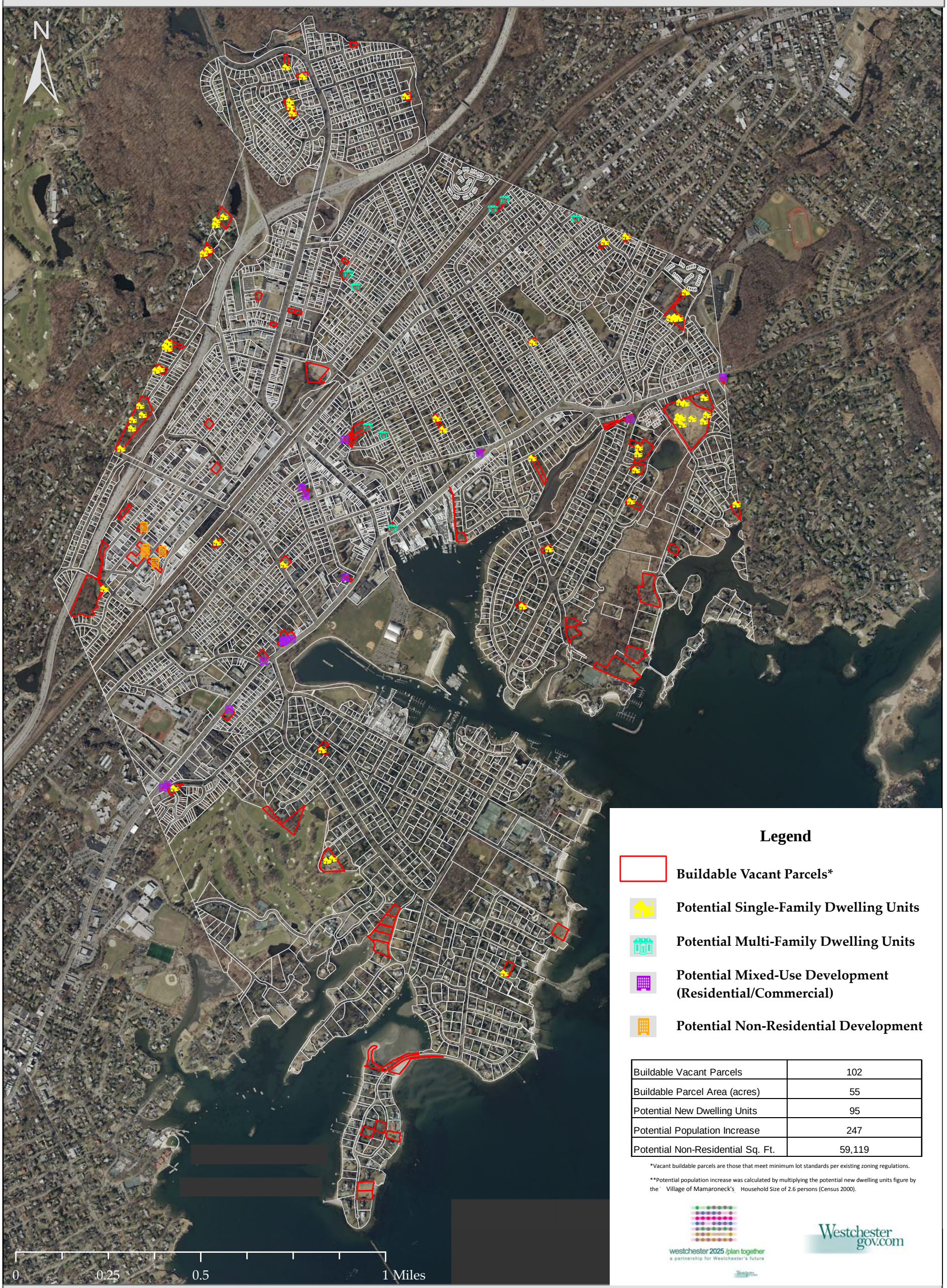
Land Use

Village of Mamaroneck
Westchester County, New York



Environmental Constraints

Village of Mamaroneck
Westchester County, New York



Buildable Vacant Parcels	102
Buildable Parcel Area (acres)	55
Potential New Dwelling Units	95
Potential Population Increase	247
Potential Non-Residential Sq. Ft.	59,119

*Vacant buildable parcels are those that meet minimum lot standards per existing zoning regulations.

**Potential population increase was calculated by multiplying the potential new dwelling units figure by the ` Village of Mamaroneck's Household Size of 2.6 persons (Census 2000).

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Build-Out Analysis Results:

A. Vacant Parcels

Build-Out Report - Vacant Buildout

Analysis Name: MMV Buildout 2010

Wednesday, September 22, 2010, 9:51 AM

Report Contents

Numeric Build-Out Settings
Spatial Build-Out Settings
Results

Report Summary

This report gives details about a single run of the Build-Out Wizard for this scenario.

☑ Numeric Build-Out has been run

☑ Spatial Build-Out has been run

☒ Visual Build-Out has not been run

Numeric Build-Out Settings

Land Use Layer

Layer containing land-use information	MMV Vacant Buildable Parcels Final
Attribute specifying land-use designation	Zone
Attribute specifying unique identifier of each land-use area	FID

Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
C-1		0.8 FAR	70
C-2		2 FAR	70
M-1		1 FAR	70
MC-2		2 FAR	70
R-10	4.4 DU per acre		70
R-15	2.9 DU per acre		70
R-20	2.2 DU per acre		70
R-2F	11.6 DU per acre		70
R-4F	17.4 DU per acre		70
R-5	8.7 DU per acre		70
R-6	7.3 DU per acre		70
R-7.5	5.8 DU per acre		70

Mixed Use

Land-Use Designation	Building Use	Percent of Floor Area	Floor Area per DU (sq feet)
C-1			
	Residential	60	0
	Commercial	40	0
C-2			
	Residential	60	0
	Commercial	40	0

Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors

C-1	5	0	1
C-2	5	0	1
M-1	0	0	1
MC-2	0	0	1
R-10	1	0	1
R-15	1	0	1
R-20	1	0	1
R-2F	2	0	1
R-4F	4	0	1
R-5	1	0	1
R-6	1	0	1
R-7.5	1	0	1

Constraints to Development

Constraint Layer	Can density be transferred?
MMV NWI Wetlands	no
MMV DEC Wetlands	no
MMV Lakes	no
MMV Hydric Soils	no
MMV Flood Zones	no

Spatial Build-Out Settings

Settings

Land-Use Designation	Minimum Separation Distance (feet)	Layout Pattern	Road or Line Layer	Setback (feet)
C-1	0	Random		0
C-2	0	Random		0
M-1	0	Random		0
MC-2	10	Random		0
R-10	20	Random		0
R-15	30	Random		0
R-20	40	Random		0
R-2F	12	Random		0
R-4F	12	Random		0
R-5	12	Random		0
R-6	16	Random		0
R-7.5	16	Random		0

Results

Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
C-1	0	0	0	0
C-2	0	0	0	0
M-1	0	0	0	0
MC-2	0	0	0	0
R-10	7	6	1	0
R-15	7	7	0	0
R-20	14	13	1	0
R-2F	10	9	1	0

R-4F	0	0	0	0
R-5	20	19	1	0
R-6	5	5	0	0
R-7.5	7	7	0	0
Total	**70**	**66**	**4**	**0**

Commercial Floor Space

Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
C-1	35949.031	35949.031	0	0
C-2	8890.68	8890.68	0	0
M-1	41184.26	41184.26	0	0
MC-2	3328.653	0	3328.653	0
R-10	0	0	0	0
R-15	0	0	0	0
R-20	0	0	0	0
R-2F	0	0	0	0
R-4F	0	0	0	0
R-5	0	0	0	0
R-6	0	0	0	0
R-7.5	0	0	0	0
Total	**89352.623**	**86023.97**	**3328.653**	**0**

Building Quantities

Land-Use Designation	Numeric Build-Out Units	Spatial Build-Out Units	Difference	Existing Buildings
C-1	12	12	0	0
C-2	3	3	0	0
M-1	5	5	0	0
MC-2	1	0	1	0
R-10	7	6	1	0
R-15	7	7	0	0
R-20	14	13	1	0
R-2F	9	8	1	0
R-4F	0	0	0	0
R-5	20	19	1	0
R-6	5	5	0	0
R-7.5	7	7	0	0
Total	**90**	**85**	**5**	**0**

Buildable Area

Land-Use Designation	Gross Area (sq feet)	Net Buildable Area (sq feet)	Difference (sq feet)
C-1	92085.417	64194.697	27890.719
C-2	18738.137	6350.485	12387.652
M-1	110226.367	58834.657	51391.711
MC-2	2993.151	2377.609	615.542
R-10	165391.066	85910.057	79481.009
R-15	439252.26	139703.945	299548.315
R-20	1065498.146	401175.895	664322.251
R-2F	172813.989	43021.433	129792.555
R-4F	10265.137	0	10265.137
R-5	153364.796	136193.119	17171.677
R-6	53420.744	49142.72	4278.023
R-7.5	115130.905	89284.094	25846.811

Total	**2399180.115**	**1076188.713**	**1322991.403**

Exceptions

Land-Use Designation	Number of dwelling units that couldn't be placed because of space constraints	Number of commerical buildings that couldn't be placed because of space constraints	Number of polygons where number of existing buildings exceeds build-out limit
C-1	0	0	0
C-2	0	0	0
M-1	0	0	0
MC-2	0	1	0
R-10	1	1	0
R-15	0	0	0
R-20	1	1	0
R-2F	1	1	0
R-4F	0	0	0
R-5	1	1	0
R-6	0	0	0
R-7.5	0	0	0
Total	**4**	**5**	**0**

Analysis powered by communityviz®

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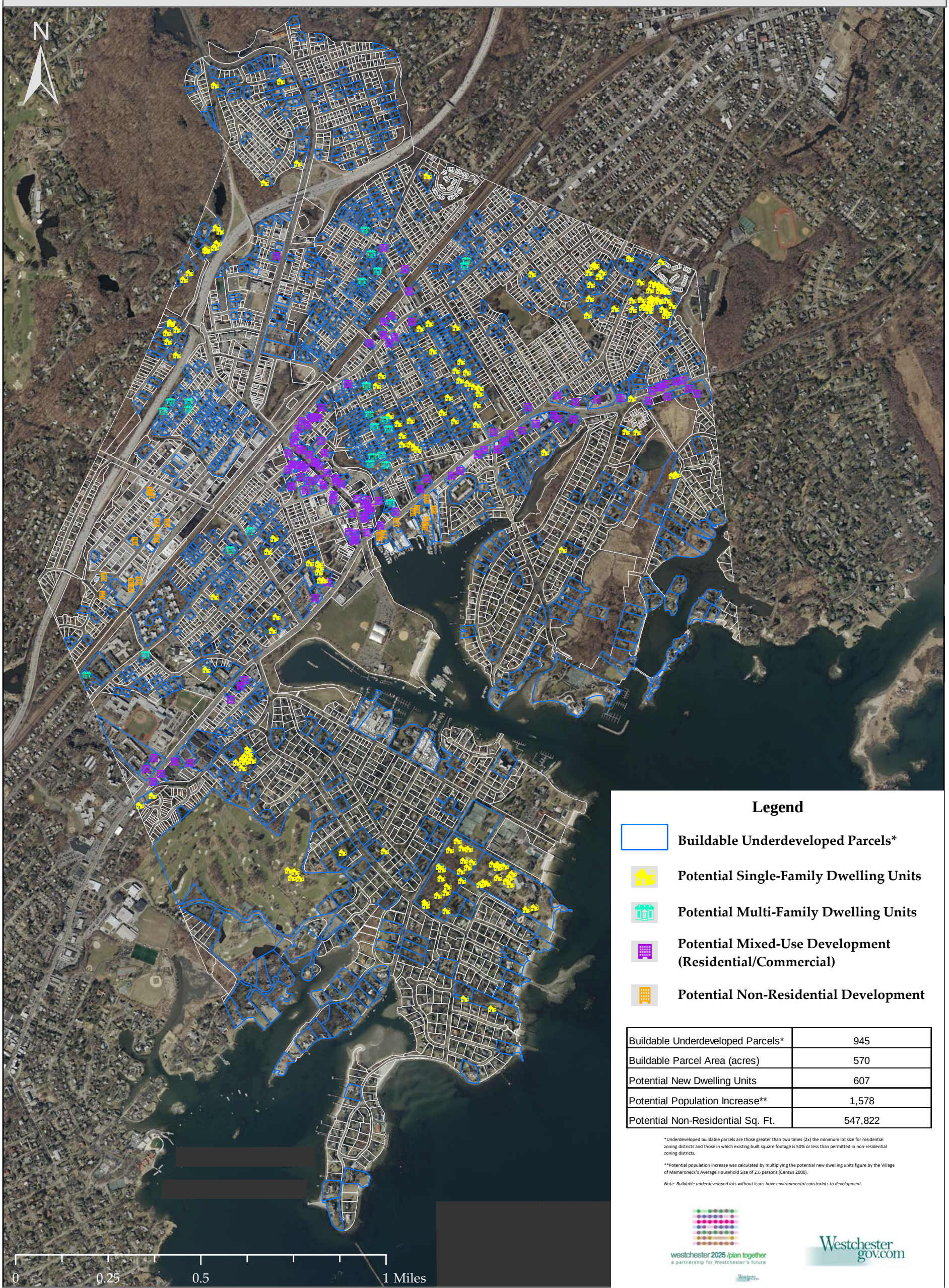
Village of Mamaroneck
Westchester County, New York



Legend

- **Buildable Underdeveloped Parcels***
- **Potential Single-Family Dwelling Units**
- **Potential Multi-Family Dwelling Units**
- **Potential Mixed-Use Development (Residential/Commercial)**
- **Potential Non-Residential Development**

Buildable Underdeveloped Parcels*	945
Buildable Parcel Area (acres)	570
Potential New Dwelling Units	607
Potential Population Increase**	1,578
Potential Non-Residential Sq. Ft.	547,822

*Underdeveloped buildable parcels are those greater than two times (2x) the minimum lot size for residential zoning districts and those in which existing built square footage is 50% or less than permitted in non-residential zoning districts.

**Potential population increase was calculated by multiplying the potential new dwelling units figure by the Village of Mamaroneck's Average Household Size of 2.6 persons (Census 2000).

Note: Buildable underdeveloped lots without icons have environmental constraints to development.

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Build-Out Analysis Results:

B. Underdeveloped Parcels

Build-Out Report - Underdeveloped Residential

Analysis Name: MMV Buildout 2010

Tuesday, September 21, 2010, 10:39 AM

Report Contents

Numeric Build-Out Settings
Spatial Build-Out Settings
Results

Report Summary

This report gives details about a single run of the Build-Out Wizard for this scenario.

☑ Numeric Build-Out has been run

☑ Spatial Build-Out has been run

☒ Visual Build-Out has not been run

Numeric Build-Out Settings

Land Use Layer

Layer containing land-use information	MMV_2x_Underdeveloped_Residential_Zoned
Attribute specifying land-use designation	Zone
Attribute specifying unique identifier of each land-use area	FID

Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
MR		0.15 FAR	70
R-10	4.4 DU per acre		70
R-15	2.9 DU per acre		70
R-20	2.2 DU per acre		70
R-2F	11.6 DU per acre		70
R-4F	17.4 DU per acre		70
R-5	8.7 DU per acre		70
R-6	7.3 DU per acre		70
R-7.5	5.8 DU per acre		70
RM-1	17.4 DU per acre		70
RM-2	29 DU per acre		70
RM-3	44 DU per acre		70

Mixed Use

Land-Use Designation	Building Use	Percent of Floor Area	Floor Area per DU (sq feet)
RM-1			
	Residential	60	0
	Commercial	40	0
RM-2			
	Residential	60	0
	Commercial	40	0
RM-3			
	Residential	60	0
	Commercial	40	0

Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
MR	0	0	1
R-10	1	0	1
R-15	1	0	1
R-20	1	0	1
R-2F	2	0	1
R-4F	4	0	1
R-5	1	0	1
R-6	1	0	1
R-7.5	1	0	1
RM-1	17	0	1
RM-2	29	0	1
RM-3	44	0	1

Constraints to Development

Constraint Layer	Can density be transferred?
MMV DEC Wetlands	no
MMV NWI Wetlands	no
MMV Hydric Soils	no
MMV Flood Zones	no
MMV Lakes	no
MMV_Buildings	no

Existing Buildings

Layer containing existing buildings	Value or attribute specifying DU/bldg	Value or attribute specifying floor area (sq feet)
MMV Existing Dwelling Units	NO_UNITS	0

Spatial Build-Out Settings

Settings

Land-Use Designation	Minimum Separation Distance (feet)	Layout Pattern	Road or Line Layer	Setback (feet)
MR	40	Random		0
R-10	20	Random		0
R-15	30	Random		0
R-20	40	Random		0
R-2F	12	Random		0
R-4F	12	Random		0
R-5	12	Random		0
R-6	16	Random		0
R-7.5	16	Random		0
RM-1	60	Random		0
RM-2	50	Random		0
RM-3	50	Random		0

Results

Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
MR	0	0	0	0
R-10	3	3	0	28
R-15	3	3	0	17
R-20	39	39	0	23
R-2F	24	24	0	356
R-4F	5	5	0	50
R-5	62	62	0	460
R-6	25	25	0	4
R-7.5	21	21	0	162
RM-1	0	0	0	412
RM-2	16	16	0	222
RM-3	1	0	1	0
Total	**199**	**198**	**1**	**1734**

Commercial Floor Space

Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
MR	0	0	0	0
R-10	0	0	0	0
R-15	0	0	0	0
R-20	0	0	0	0
R-2F	0	0	0	0
R-4F	0	0	0	0
R-5	0	0	0	0
R-6	0	0	0	0
R-7.5	0	0	0	0
RM-1	0	0	0	0
RM-2	0	0	0	0
RM-3	0	0	0	0
Total	**0**	**0**	**0**	**0**

Building Quantities

Land-Use Designation	Numeric Build-Out Units	Spatial Build-Out Units	Difference	Existing Buildings
MR	0	0	0	0
R-10	3	3	0	28
R-15	3	3	0	17
R-20	39	39	0	27
R-2F	19	19	0	190
R-4F	4	4	0	30
R-5	62	62	0	282
R-6	25	25	0	6
R-7.5	21	21	0	42
RM-1	0	0	0	4
RM-2	1	1	0	5
RM-3	1	0	1	1
Total	**178**	**177**	**1**	**632**

Buildable Area

Land-Use Designation	Gross Area (sq feet)	Net Buildable Area (sq feet)	Difference (sq feet)
MR	547653.396	0	547653.396

Build-Out Report - Underdeveloped Non-Residential

Analysis Name: MMV Buildout 2010

Tuesday, September 21, 2010, 5:00 PM

Report Contents

Numeric Build-Out Settings
Spatial Build-Out Settings
Results

Report Summary

This report gives details about a single run of the Build-Out Wizard for this scenario.

☑ Numeric Build-Out has been run

☑ Spatial Build-Out has been run

☒ Visual Build-Out has not been run

Numeric Build-Out Settings

Land Use Layer

Layer containing land-use information	MMV_Non-Residential_Soft_Sites
Attribute specifying land-use designation	Zone
Attribute specifying unique identifier of each land-use area	FID

Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
C-1		0.8 FAR	70
C-2		2 FAR	70
M-1		1 FAR	70
MC-1		1 FAR	70
MC-2		2 FAR	70
MR		0.15 FAR	70

Mixed Use

Land-Use Designation	Building Use	Percent of Floor Area	Floor Area per DU (sq feet)
C-1			
	Residential	60	0
	Commercial	40	0
C-2			
	Residential	60	0
	Commercial	40	0

Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
C-1	5	0	1
C-2	5	0	1
M-1	0	0	1
MC-1	0	0	1
MC-2	0	0	1
MR	0	0	1

Constraints to Development

Constraint Layer	Can density be transferred?
MMV DEC Wetlands	no
MMV NWI Wetlands	no
MMV Hydric Soils	no
MMV Flood Zones	no
MMV Lakes	no

Existing Buildings

Layer containing existing buildings	Value or attribute specifying DU/bldg	Value or attribute specifying floor area (sq feet)
MMV Soft Site Existing SF	0	EX_SF

Spatial Build-Out Settings

Settings

Land-Use Designation	Minimum Separation Distance (feet)	Layout Pattern	Road or Line Layer	Setback (feet)
C-1	0	Random		0
C-2	0	Random		0
M-1	0	Random		0
MC-1	10	Random		0
MC-2	10	Random		0
MR	0	Random		0

Results

Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
C-1	0	0	0	0
C-2	0	0	0	0
M-1	0	0	0	0
MC-1	0	0	0	0
MC-2	0	0	0	0
MR	0	0	0	0
Total	**0**	**0**	**0**	**0**

Commercial Floor Space

Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
C-1	321102.654	321102.654	0	168479.937
C-2	292911.733	292911.733	0	209186.069
M-1	86469.697	86469.697	0	53695.291
MC-1	0	0	0	0
MC-2	215746.283	215746.283	0	54829.618
MR	0	0	0	8148.364
Total	**916230.367**	**916230.367**	**0**	**494339.279**

Building Quantities

Land-Use Designation	Numeric Build-Out Units	Spatial Build-Out Units	Difference	Existing Buildings
C-1	56	56	0	59
C-2	51	51	0	55
M-1	11	11	0	11
MC-1	0	0	0	0
MC-2	9	9	0	10
MR	0	0	0	1
Total	**127**	**127**	**0**	**136**

Buildable Area

Land-Use Designation	Gross Area (sq feet)	Net Buildable Area (sq feet)	Difference (sq feet)
C-1	1164510.121	866952.29	297557.831
C-2	416275.046	348334.106	67940.94
M-1	324147.097	200235.697	123911.4
MC-1	391114.013	0	391114.013
MC-2	297460.04	193031.24	104428.801
MR	372743.636	60009.346	312734.291
Total	**2966249.955**	**1668562.679**	**1297687.276**

Exceptions

Land-Use Designation	Number of dwelling units that couldn't be placed because of space constraints	Number of commerical buildings that couldn't be placed because of space constraints	Number of polygons where number of existing buildings exceeds build-out limit
C-1	0	0	0
C-2	0	0	0
M-1	0	0	0
MC-1	0	0	0
MC-2	0	0	0
MR	0	0	0
Total	**0**	**0**	**0**

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R-10	1097592.937	483110.579	614482.357
R-15	2144516.104	541548.127	1602967.977
R-20	8186470.858	1812729.706	6373741.152
R-2F	2547419.443	1549723.65	997695.793
R-4F	513709.517	169145.503	344564.014
R-5	4113593.814	3345708.797	767885.018
R-6	300815.558	267469.219	33346.339
R-7.5	1103336.288	811625.646	291710.642
RM-1	890781.551	658814.077	231967.473
RM-2	351165.609	260237.835	90927.775
RM-3	63117.753	247.328	62870.425
Total	**21860172.828**	**9900360.466**	**11959812.362**

Exceptions

Land-Use Designation	Number of dwelling units that couldn't be placed because of space constraints	Number of commerical buildings that couldn't be placed because of space constraints	Number of polygons where number of existing buildings exceeds build-out limit
MR	0	0	0
R-10	0	0	0
R-15	0	0	0
R-20	0	0	0
R-2F	0	0	0
R-4F	0	0	0
R-5	0	0	0
R-6	0	0	0
R-7.5	0	0	0
RM-1	0	0	0
RM-2	0	0	0
RM-3	1	1	0
Total	**1**	**1**	**0**

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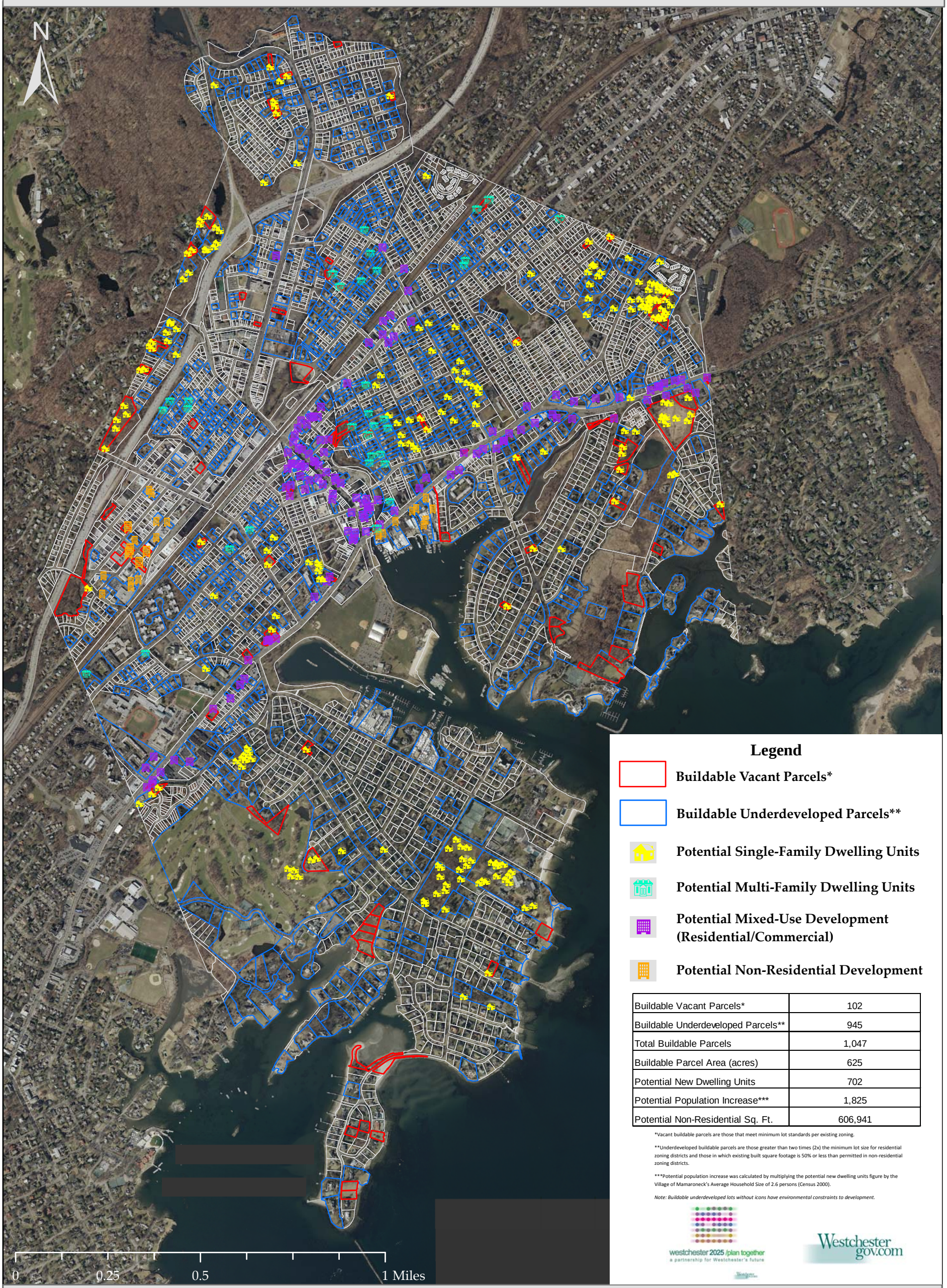
Village of Mamaroneck
Westchester County, New York



Legend

- Buildable Vacant Parcels*
- Buildable Underdeveloped Parcels**
- Potential Single-Family Dwelling Units
- Potential Multi-Family Dwelling Units
- Potential Mixed-Use Development (Residential/Commercial)
- Potential Non-Residential Development

Buildable Vacant Parcels*	102
Buildable Underdeveloped Parcels**	945
Total Buildable Parcels	1,047
Buildable Parcel Area (acres)	625
Potential New Dwelling Units	702
Potential Population Increase***	1,825
Potential Non-Residential Sq. Ft.	606,941

*Vacant buildable parcels are those that meet minimum lot standards per existing zoning.

**Underdeveloped buildable parcels are those greater than two times (2x) the minimum lot size for residential zoning districts and those in which existing built square footage is 50% or less than permitted in non-residential zoning districts.

***Potential population increase was calculated by multiplying the potential new dwelling units figure by the Village of Mamaroneck's Average Household Size of 2.6 persons (Census 2000).

Note: Buildable underdeveloped lots without icons have environmental constraints to development.

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Build-Out Analysis Results:
C. Vacant and Underdeveloped Parcels Composite

Village of Mamaroneck Draft Buildout Results

	Vacant Parcel Buildout	Underdeveloped Parcel Buildout	Future Buildout Potential *(Vacant + Underdeveloped)*	Existing Conditions	Total Buildout *(Vacant + Underdeveloped + Existing)*	Total Buildout Increase	Vacant Parcel Increase
Total Parcels	208	1,053	1,261	4,685			
Buildable Parcels	102	945	1,047	1,661			
Dwelling Units	95	607	702	7,328	8,030	10%	1%
Population	247	1,578	1,825	18,763	20,588	10%	1%
School Children	59	831	890	***TBD***	***TBD***	***TBD***	***TBD***
HH Energy Use (BTU/Year)	9,595	61,307	70,902	740,128	811,030	10%	1%
HH Water Consumption (Gal/Year)	13,557,925	86,628,005	100,185,930	1,045,815,520	1,146,001,450	10%	1%
Vehicle Trips per day	565	3,612	4,177	43,602	47,779	10%	1%
Non-Residential sq. ft.	59,119	547,822	606,941				
Non-Residential Energy Use (BTU/Year)	5,031,027	46,619,652	51,650,679				

Prepared by the Westchester County Department of Planning, 9/2010

*Vacant buildable parcels include those that meet minimum lot sizes per existing zoning.

**Underdeveloped buildable parcels include parcels two times (2x) the minimum lot size for residential zones and those in which existing built sq. ft. is less than 50% of what is permitted under zoning in non-residential zones.

Village of Mamaroneck Draft Buildout Results

Buildout Map Tables

A. Vacant Buildout	Buildable Vacant Parcels	102
	Buildable Parcel Area (acres)	55
	Potential New Dwelling Units	95
	Potential Population Increase	247
	Potential Non-Residential Sq. Ft.	59,119

B. Underdeveloped Buildout	Buildable Underdeveloped Parcels	945
	Buildable Parcel Area (acres)	570
	Potential New Dwelling Units	607
	Potential Population Increase	1,578
	Potential Non-Residential Sq. Ft.	547,822

C. Composite Buildout	Buildable Vacant Parcels*	102
	Buildable Underdeveloped Parcels*	945
	Total Buildable Parcels	1,047
	Buildable Parcel Area (acres)	625
	Potential New Dwelling Units	702
	Potential Population Increase***	1,825
	Potential Non-Residential Sq. Ft.	606,941

Potential New Students

		Dwelling Units	Students
Vacant Buildout	Single Family	57	40
	Multi-Family/Apts	38	19
		95	59

		Dwelling Units	Students
Underdeveloped Buildout	Single Family	170	121
	Multi-Family/Apts	437	214
		607	831

Student Multipliers: Single Family Unit = .71 students

Multi-Family Unit = .49 students

Source: Rutgers University Center for Urban Policy Research