

VILLAGE OF MAMARONECK, NEW YORK REAL ESTATE MARKET ANALYSIS AND REDEVELOPMENT PLAN FOR THE INDUSTRIAL AREA



HISTORY

1661

John Richbell, an English merchant living at Oyster Bay on Long Island, purchases three necks of land from the local Siwanoy Indians (Orienta, Larchmont Manor, and Premium Point).

1664

An English fleet captures New Amsterdam from the Dutch, New Netherland becomes the colony of New York. The Mamaroneck River is designated as the eastern boundary of the colony of New York.

1697

The first Mamaroneck town meeting of the 'freeholders' (settlers) takes place and the first recorded elections.

1732

The first regular stagecoach route is established along the (Old) Boston Post Road.

1776-1782

During the American Revolution the Village has no civil government.



1788

New York State organizes townships and Mamaroneck is officially designated a town.

1800

The Westchester Turnpike Corporation is chartered by the State to provide a toll road (along the Post Road). Tolls occur every 10 miles.

1812 (+/-)

British warship fires a cannon at the Village of Mamaroneck.

1848

Single line track service begins onthe New York & New Haven Railroad.

1854

The dam serving a factory on the Mamaroneck River is torn down as a public nuisance that encouraged flooding and mosquito breeding.

1867

The end of tolls on the Boston Post Road.

1885

Pipes laid through the village supplied water from the Mamaroneck River to residents.

1888

The railroad is upgraded to a four-track system.



1895

Village of Mamaroneck is incorporated and population of Mamaroneck village reach 1,500.

1900

Mary Mallon, AKA Typhoid Mary, worked for a family in the village.

1919-1924

D.W. Griffith's has a 28-arce motion picture studio in Mamaronek, New York.



1955

Major flood on the Mamaroneck and Sheldrake River Basin.

1951-1961

Construction began in of the New England Thruway (I-95).

1995

Neighborhoods of the town of Mamaroneck and the town of rye, that cluster near the harbor on both sides of the river incorporate as the village of Mamaroneck.

2008

Mamaroneck Harbor used the first vegetable oil powered garbage truck in the State of New York.

2011

Hurricane Irene.

2012

Hurricane Sandv.

Village of Mamaroneck, New York

Industrial District of the Village of Mamaroneck

1880s

Industrial Area is known as the Waverly Section or the Strawberry Patch.

1888

German immigrant constructs a rubber factory on Fayette Ave.



1902

Pan-American Motor Company builds a few cars in Mamaroneck's Industrial District.

1920s-1930s •

Residents establish small industries in their garages and backyards.

1968

Institution of new zoning code made residences a non-conforming use.

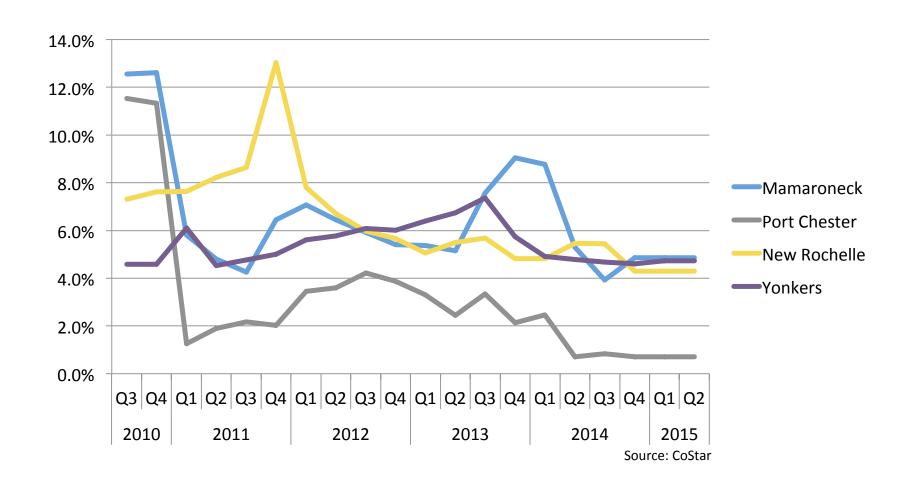
1972

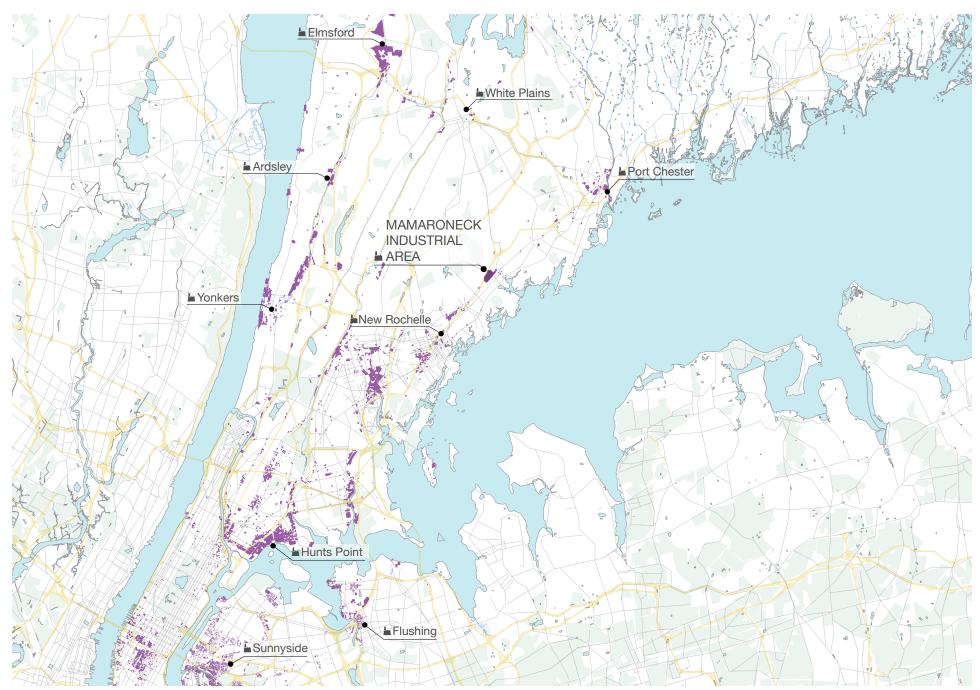
Industrial Area evacuated by boats because of major flooding -flooding damages 26 Industrial structures.

PROCESS









ECONOMIC SYSTEMS

Goal: To strengthen and grow the economic capital.

PHYSICAL SYSTEMS

Goal: To strengthen and grow the built resources (man-made assets).

SOCIAL/ CULTURAL SYSTEMS

Goal: To strengthen and grow the social and cultural capital.

NATURAL SYSTEMS

Goal: To strengthen and grow the natural capital.



40 STRATEGIES IN 4 GROUPS

Presentation to the Village Board of Trustees OPEN SPACE BUFFER (NATURAL 001A & B) **Concept Plan** GREEN ZONE OWELLEWI BUFFER WAVERLY AVE ZONE A CHILLIAN Turner time to the same of the BUFFER ZONE METRO NORTH QFT 100 FT 200 FT re PLACE 8

Presentation to the Village Board of Trustees **HEALTHY MIX OF USES (PHYSICAL 001A) Concept Plan** & TECH **MIXED-USE ZONE** INDUSTRY PRODUCT SUPPLY & EXPORT METRO NORTH STATION 0 FT 100 FT 200 FT 500 FT



Illustrative Site Plan











Presentation to the Village Board of Trustees **Kev Concepts**

Illustrative Site Plan













Thank you