

Memorandum

To: Mamaroneck Planning Board

From: BFHK

Job: Neighborhood Master Plan - Washingtonville

Date: May 7, 1985

We have reviewed the goals and policies of the attached report. We recommend that the Planning Board forward the report to the Village Board so that the Village could approve and adopt the concepts contained in the report. This would allow the Planning Board to begin specific implementation procedures.



HUMAN RESOURCES ADMINISTRATION

Village Hall, Mamaroneck, New York 10543

EXECUTIVE BOARD

Anthony Fava
Donald Brown
Ida Fernandez
James Vaughn

DIRECTORS

Jule Sibley
Marzella Garland
James DeLéo
Anthony Pergola

April 11, 1983

Mayor and Board of Trustees
Village of Mamaroneck
Village Hall
Mamaroneck, New York 10543

Ladies/Gentlemen:

Enclosed please find The Washingtonville Neighborhood Analysis prepared by the Westchester County Department of Planning in conjunction with the Washingtonville Neighborhood Program, Inc. This report or "master plan" presents the findings and conclusions of a community-based planning process together with the courses of action that might be undertaken to improve the neighborhood. Additionally, we have also included an executive summary which outlines the enclosed report.

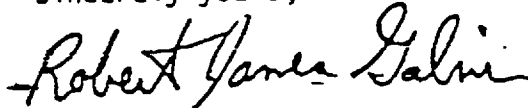
It is our understanding that The Washingtonville Neighborhood Analysis is the only neighborhood "master plan" in Westchester County. This is a unique compliment to the desires of Washingtonville residents to encourage the beautification and development of their neighborhood and furthermore, it signifies that neighborhood residents will support responsible development within a planning framework that they have assisted in formulating. The Washingtonville Neighborhood Analysis represents an opportunity to involve residents and local government in a meaningful dialogue concerning the future of their neighborhood.

Documents such as the enclosed report are not meant to remain "on the shelf" but rather should be used as a responsible guide for the future development of Washingtonville. With this in mind, the Washingtonville Neighborhood Program, Inc. is requesting that the Village Board with the advice of the Village Planning Board formally review The Washingtonville Neighborhood Analysis and adopt it as a basis for development in Washingtonville. We would strongly urge that the enclosed report be recognized within the legal framework of the Village's Master Plan or incorporated into a newly revised Village Master Plan. We would also request that the Village Board examine the conclusions of the report, particularly those related to zoning changes, traffic/pedestrian improvements and measures to strengthen the neighborhood's retail and housing sectors and adopt the necessary zoning amendments and other legislation/policies to implement the recommendations outlined in the enclosed report.

GROWTH • UNITY • PRIDE

The Executive Board of the Washingtonville Neighborhood Program, Inc. stands ready to meet with the Village Board or any other boards designated by you concerning any aspect of the enclosed report. We have included five (5) copies of the report for the Village Board and an additional ten (10) copies to be forwarded to the Village's Planning Board and Board of Appeals. We will forward the report under separate cover to the Village Manager, Village Engineer and Coastal Zone Management Commission. Thank you for your cooperation.

Sincerely yours,



Robert James Galvin, AICP
Chairman
The Washingtonville Neighborhood Program, Inc.

RJG/rdp

Enclosure

Summary and Conclusions

This report presents the findings and conclusions of the Washingtonville Neighborhood Analysis along with courses of action that might be undertaken to improve the neighborhood. It was prepared by the Planning Division of the County Department of Planning in cooperation with the Washingtonville Neighborhood Program, Inc.

The report starts by presenting those issues and concerns as expressed by neighborhood leaders and citizens. Included among those issues and concerns identified are the elimination of flooding; continued housing improvements and the construction of new housing; strengthening of the neighborhood business center; traffic flow, pedestrian circulation and off-street parking improvements; expanding the commercial property tax base through use of vacant and underutilized properties including the Mamaroneck train station.

For purposes of analyzing land use, the Washingtonville Neighborhood is divided into three sub-areas, each with its distinctive character. The availability of vacant and underutilized lands along with parking needs is discussed for these sub-areas. An assessment of the potential vacant and underutilized parcels is contained in the appendix to the report.

Other subjects covered include a review of housing improvement programs, current zoning patterns, traffic and pedestrian circulation, and environmental conditions.

Included among those actions put forth for the consideration in directing the neighborhood's future are the following:

- carrying out zoning changes that will permit a mix of residential and neighborhood business uses in the Core Area, and that will permit desirable office and related uses on the upper end of Mamaroneck Avenue.
- Strengthening of clearly defined residential areas through diversion of commercial thru traffic, housing code inspection, street tree plantings, and additional off-street parking in the Core Area.
- Improving the Core Area retail base through a design study of building frontage, and a market feasibility analysis.
- Undertaking traffic and pedestrian improvements including a feasibility study of the extension of Plaza Avenue to Hoyt Avenue; the possible addition of access ramps to the New England Thruway at Fenimore Road; and pedestrian and traffic signal improvements on Mamaroneck Avenue.

- Finding a suitable use for the Mamaroneck train station.
- Maintaining the existing housing stock through: continuation of the rehabilitation loan and grant program; use of Section 8 Moderate Rehabilitation funds; and working with both landlords and tenants to improve housing quality.
- Supporting the efforts of the Washingtonville Housing Alliance, Inc., in providing opportunities for new housing that is affordable by neighborhood residents desiring to remain in Washingtonville.

INTRODUCTION

This report presents the narrative portion of the requested Washingtonville Neighborhood Analysis and includes a review of the major planning issues and conditions that confront this neighborhood.

The main thrust is to identify general conditions in Washingtonville and plan for the neighborhood's future. The report presents the staff findings regarding the physical, economic, and social conditions of the area as well as observations on what the community might do to improve the quality of life within this neighborhood. Also presented are observations on possible land use changes for certain large vacant or underutilized properties.

During the course of our study, the staff worked with the Washingtonville Neighborhood Program, Inc., and obtained the comments of neighborhood residents through a general survey to find and determine their views on neighborhood conditions and what can be done to make the neighborhood better.

The findings and recommendations set forth are presented as points of departure for review with the residents and village officials who will ultimately decide what will be done to guide Washingtonville's future.

ISSUES AND CONCERNS

In discussions with community leaders and neighborhood residents, six major issues and concerns were identified. These include:

- flooding and resolution of the flooding problems within the community.
- improvement of housing conditions so that those present residents who desire, can remain in Washingtonville
- considering the adaptive re-use of existing public and commercial buildings, should they no longer be needed, for possible conversion to housing for senior citizens and small households
- improving the appearance and stability of the neighborhood business area and providing more convenience shopping for neighborhood residents

- lessening the impact of commercial traffic from the surrounding industrial areas on residential streets
- the need for traffic and pedestrian circulation improvements along Mamaroneck Avenue, especially at the intersection of Mamaroneck Avenue/Waverly Avenue and Old White Plains Road
- the provision of more off-street parking in the Core Area to reduce the impact of business parking on residential streets, and to meet the evening and weekend parking needs of neighborhood residents
- finding a suitable use for the Mamaroneck Railroad Station and the refurbishing of the structure
- increasing employment opportunities and the local tax base through additional commercial development that is properly located.

With the assistance of the Washingtonville Neighborhood Program Inc., a survey was conducted of neighborhood residents to ascertain their view on the adequacy of community services and the general conditions of the neighborhood. Residents indicated the greatest satisfaction with garbage collection, fire protection services, the quality of local education, bus service and police services. On the other hand, neighborhood residents saw the greatest need for improvement in the availability of medical services, lighting and street appearance, provisions for a broader array of stores carrying a variety of merchandise, and providing for more off-street parking.

OVERVIEW

The Washingtonville neighborhood consists of 125 acres situated in the north central section of the Village of Mamaroneck. A relatively flat area, this neighborhood lies at the southern end of the Mamaroneck River drainage basin and is the location for the confluence of the Mamaroneck and its tributary, the Sheldrake River. It is this drainage configuration that has resulted in this neighborhood's periodic flooding during heavy rains.

The 1980 Census data released in March of 1981 showed a population of 1,746 for the Washingtonville area, a drop of 120 persons or a 6.5% decline in the 1970's. This population decline has been characteristic of the older more urbanized communities in Westchester. Mamaroneck Village as a whole declined 7.4% in the past decade. This drop in population is related to national trends associated with lower birth rates and smaller household size, and should not be viewed as a serious threat to the Village or the Washingtonville community.

The racial composition of the community has remained relatively unchanged. The 1970 Census recorded a 72% white population. The 1980 figure was 71%. The change in the "other" racial categories was minor, increasing from 0.7% in 1970 to 1.7% in 1980. During the same period, Washingtonville's small Hispanic population increased from 7.2%

of the population to 14.5%. Unfortunately, since the 1970 "Spanish Language" and the 1980 "Spanish Origin" definitions are not the same, we can only suggest a noticeable increase in the Hispanic community. Further analysis of population change is not possible since only these data are available at this time.

Building permit activity and a review of 1980 Census housing data show a slight decline in the number of housing units in the neighborhood. In 1980, housing remains a critical element in the overall portrait of the Washingtonville community. The in-house research conducted by the Westchester County Department of Planning (1980 Census data is not yet available on housing) indicates a decrease of approximately 7 units to a total of 635 units in the neighborhood. This represents a decrease of one percent in the housing stock from a decade ago. According to recent data, the community contained 261 dwelling units in buildings of four or more units. Seventy percent of these housing units (183 apartments) were located in buildings of less than 10 units. According to information recently supplied, there are 16 owner occupied multi-family buildings of 4 units or more. It should also be reiterated that a number of units in multiple dwellings are subject to some form of rent control. The remaining thirty percent (78 apartments) were located in structures having ten units or more.

The Washingtonville Neighborhood serves as the location for many public and private organizations and institutions that serve the Village as a whole. There are approximately twenty such facilities including two schools, five churches, two fire/rescue units, two community services centers, five fraternal organizations, and the Mamaroneck Railroad Station of Conrail's New Haven Division.

LAND USE

Based on the characteristics of land use and the local street system, the Washingtonville neighborhood, for purposes of this analysis, was divided into three sectors. These are:

Sector 1 - Southwest Area

This area is bounded by Old White Plains Road, Waverly Avenue, the Sheldrake River and Plaza Avenue, and the New England Thruway. Predominantly a residential neighborhood, it is composed of a mixture of single, two and three family residences, with scattered buildings containing six to eight dwelling units.

Sector 2 - Southeast Area

This sector is bounded by Mamaroneck Avenue, Hoyt Avenue, the Sheldrake River, and Waverly Avenue. It is a mixed use area with manufacturing, warehousing, and auto related uses situated along Hoyt Avenue and Plaza Avenue. Residential uses having frontage on Waverly Avenue are directly impacted along their rear property.

lines by the auto salvage and other non-residential uses abutting these properties. Waverly Avenue also has non-residential uses mixed with residences on its south side.

Sector 3 - Mamaroneck Avenue North

This sector constitutes the largest sub-area in the Washingtonville neighborhood and is situated on both sides of Mamaroneck Avenue between Old White Plains Road and North Barry Avenue. It is a mixed use area with commercial uses including retail, auto service, general commercial and industrial warehouse storage situated along Mamaroneck Avenue with some of these non-residential uses extending into side streets along Mamaroneck Avenue. These include Grand Street, New Street, Gertrude Avenue and Jefferson Avenue. Concentrations of residential uses, composed primarily of single and two family homes, are located further back off both sides of Mamaroneck Avenue. Two residential concentrations are centered around Lester Avenue and Howard Avenue on the east side of Mamaroneck Avenue and properties fronting on Bradford Avenue, Louise Avenue and Andrew Street located on the west side of Mamaroneck Avenue.

This sector also contains the bulk of what is identified as the Core Area of Washingtonville. The Core consists of the blocks bounded by Old White Plains Road, Grand Street, Jefferson Avenue, Van Ransst Place and those properties fronting on Mamaroneck Avenue between Plaza Avenue and Washington Street. This Core Area contains a concentration of neighborhood retail/service businesses as well as buildings with a mix of residential and non-residential uses. Also situated in Sector 1 are Columbus Park, the major open space facility in Washingtonville and the adjacent Mamaroneck Railroad Station.

VACANT AND UNDER-UTILIZED LANDS

As one of the oldest areas in the Village, Washingtonville has very little vacant land available for development. Less than 6% of the properties in the neighborhood are classified as vacant. The majority of these vacant properties are found in Sector 3 with the largest number along Mamaroneck Avenue. The remainder are scattered throughout Washingtonville. There are also several vacant or under-utilized properties such as the Mamaroneck Railroad Station and the old Tattletale Inn Building which offer re-use potential.

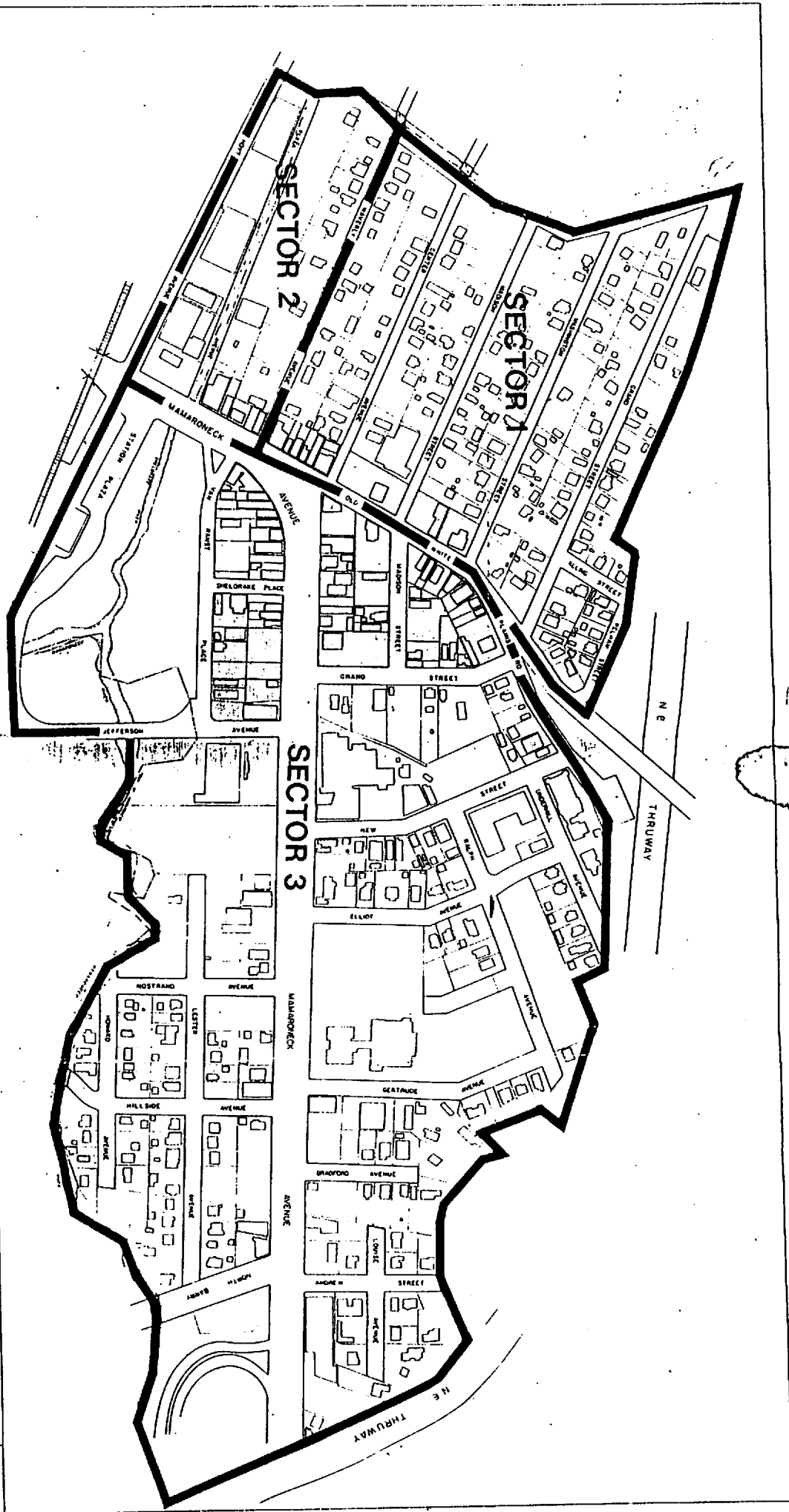
The potential of fourteen such vacant or under-utilized sites with a total land area of approximately 8 acres is discussed in the appendix. The overall comments concerning potential re-use of these properties are that those situated along Mamaroneck Avenue in Sector 3 be considered for office use, those in the Core Area for a combination of commercial and residential uses, and in one instance, off-street parking and the bulk of the other sites for housing.



URBAN COUNTY COMMUNITY DEVELOPMENT
Washington
Mammoth Village

DATE: July 20, 1990
SHEET: 1 - 275
PROJECT: TOWN OF AREA PRESERVATION
DRAWN BY: [Signature]
CHECKED BY: [Signature]

CORE AREA



The mixed land use which characterizes large areas of Washingtonville is the major land use issue facing the community. The most evident land use conflicts occur where industrial/warehouse/storage uses as well as auto service uses abut residences. While this type of mixed land use situation can cause problems, there are other land use combinations that can benefit the neighborhood. At present, there is a mixture of retail and residential uses in the Core Area. Encouraging a retail/residential mix with buildings containing residences over stores can help strengthen the convenience retail base in Washingtonville through the market represented by persons living in buildings located in the Core.

The mixed use which characterizes portions of the Washingtonville community also raises questions about parking. This is especially important for the Core Area in its ability to attract retail services that require adequate parking for the convenience of their customers. The adequacy of parking is also an issue where industrial/warehousing/storage operations are located adjacent to residential areas. In those instances in which such facilities adjoin residential streets, these streets have been impacted by on-street parking of both employees and visitors. Future expansion of both the retail Core Area and the non-residential uses cited should be based on a Village parking policy insuring that there will be adequate off-street parking for such uses.

The residential quality of Sector 1, the largest residential concentration in Washingtonville, should be strengthened. Included among those things to be considered to achieve this goal would be the elimination of through commercial traffic originating from the industrial area on the opposite side of the Sheldrake River as well as lessening the visual impact of these industrial uses on this residential area.

Also to be considered in maintaining the residential quality of this sector is the enforcement of zoning and housing code compliance programs to insure that the area is not over-developed with more units than are permitted under Village zoning, as well as to insure that safe building conditions exist through the elimination of code violations.

HOUSING

Concern for the future of housing in Washingtonville has spawned a number of housing preservation programs. The County Planning Department's Division of Housing and Community Development has offered a Housing Rehabilitation Loan and Grant Program which has had a beneficial impact on the community. Since the program's inception, 147 structures containing 247 units have been improved.

The Section 3 Moderate Rehabilitation Program is just getting started in Washingtonville. This program requires a minimum of \$1,000 of rehabilitation per unit (but not to exceed an amount that will be paid back by the fair market rent at 120% of the Existing Housing Section 3 Program). The loans are made by cooperating local banks, and the United States Department of Housing and Urban Development guarantees the cash flow. The rental assistance in this program is tied to the dwelling unit. The Village Housing Authority has received a commitment for 25 of these units.

There is also the Section 8 Rental Assistance Program that offers rental assistance to individual families living in units that meet HUD standards. The program pays the difference between 25% of an eligible family's income and the fair market rent level including utilities. The Village Housing Authority has 260 units committed to them by HUD as of July, 1981. To date, approximately 92% have been leased.

Locally generated housing activity has been taking place as well. The Washingtonville Housing Alliance, Inc. (incorporated in 1979) has made a commitment to improve housing conditions in the community. The recipient of a State Neighborhood Preservation Corporation grant in early 1980, the Alliance has initiated a diverse program including rehabilitation and ownership of multiple dwellings through purchase, involvement in the CD and Section 8 Programs and service programs such as a fuel co-op to purchase fuel in bulk at a lower cost. They also operate an apartment referral program intended to bring owners and prospective tenants together. A newsletter and energy and flood related programs of assistance are also part of the Alliance's agenda. An energy audit service (through Con Edison) will be available for structures containing one to four dwelling units. The newsletter will aid in spreading information on programs available to both owners and renters in Washingtonville.

The Community Action Program (CAP, funded by the United States Department of Health and Human Services) is also involved in neighborhood housing and development. CAP provides assistance and referral to the community and also has conducted a door-to-door housing survey. These two programs along with the Washingtonville Tenants Association are a part of a number of locally generated programs that work to better the housing situation in the community.

ZONING

The Washingtonville community is covered by eight zoning classifications. These include five residential zones ranging from R-20 single-family houses on minimum lot sizes of 20,000 square feet to the RM-3 multi-family zone permitting approximately 40 units to the acre. There are also two non-residential zones, the C-1 commercial zone and the M-1 manufacturing zone. Finally, there is a one block area which is in an RM-3/C-1 zone which permits a combination of multi-family and general commercial uses.

As was noted in the discussion of land use, there are a number of areas where non-conforming uses, those not in compliance with the zoning regulations, exist. These are generally located off of Mamaroneck Avenue where there are non-residential uses extending into residential zones as well as industrial, warehousing, and storage uses which are not in conformance with the provisions of the C-1 zone located along Mamaroneck Avenue.

A community zoning ordinance is a primary means by which it can influence land use patterns. With this in mind, there are a number of things the village should consider. If it is the Village's intent and the desire of local residents to strengthen the retail base of the Washingtonville Core Area, consideration might be given to the extension of the R-M3/C-1 district through the blocks bounded by Grand Street, Mamaroneck Avenue and Old White Plains Road as well as to the area presently zoned C-1 along Mamaroneck Avenue between the Sheldrake River and Washington Street. Permitting both apartment and retail uses in this Core Area would help strengthen the residential and retail base of the community.

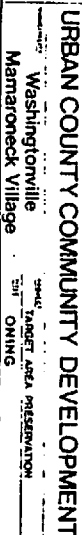
In addition, if it is the community's policy to encourage additional commercial activities in those blocks which currently have both residence and businesses, the Village should consider extending the boundaries of the C-1 zone to these areas as well as amending the C-1 zone to include certain types of light manufacturing uses and thus encourage the redevelopment of isolated residential lots presently surrounded by, or in close proximity to, manufacturing and warehouse uses. To carefully control such uses they can be handled as special permit uses in the C-1 district.

Similarly, with regard to parking, the Village should give consideration to making greater use of its money-in-lieu of parking provisions as a way to provide centralized parking lots in areas of concentrated commercial development including the Core Area as well as those locations where the Village considers it appropriate to expand non-residential uses along the upper end of Mamaroneck Avenue.

TRAFFIC AND PEDESTRIAN CIRCULATION

As the major link between the Long Island Sound area and White Plains and other locations in central Westchester, Mamaroneck Avenue is the major arterial highway running through Washingtonville. This roadway bisects Sector 3 and, because of the high volume of traffic it carries, has five high accident locations. In descending order, these include the following intersections with Mamaroneck Avenue: North Barry Avenue, Waverly Avenue, Hoyt Avenue, between Nostrand and Gertrude Avenue, and the intersection with the New England Thruway ramps. Of concern to residents, is the ability of pedestrians to safely cross this roadway both in the Core Area and those intersections without traffic signals.

The planned TOPICS improvements for Mamaroneck Avenue between Centre and the New Haven Division rail line will improve traffic and pedestrian circulation in the Core Area. The present schedule for this \$705,000 funded project has preliminary design underway in early 1982, contract letting later in the year, and work completed within nine months to a year of that time.



TARGET AREA PRESERVATION
ONING

July 29, 1990
Miles 1' : 275'
44729

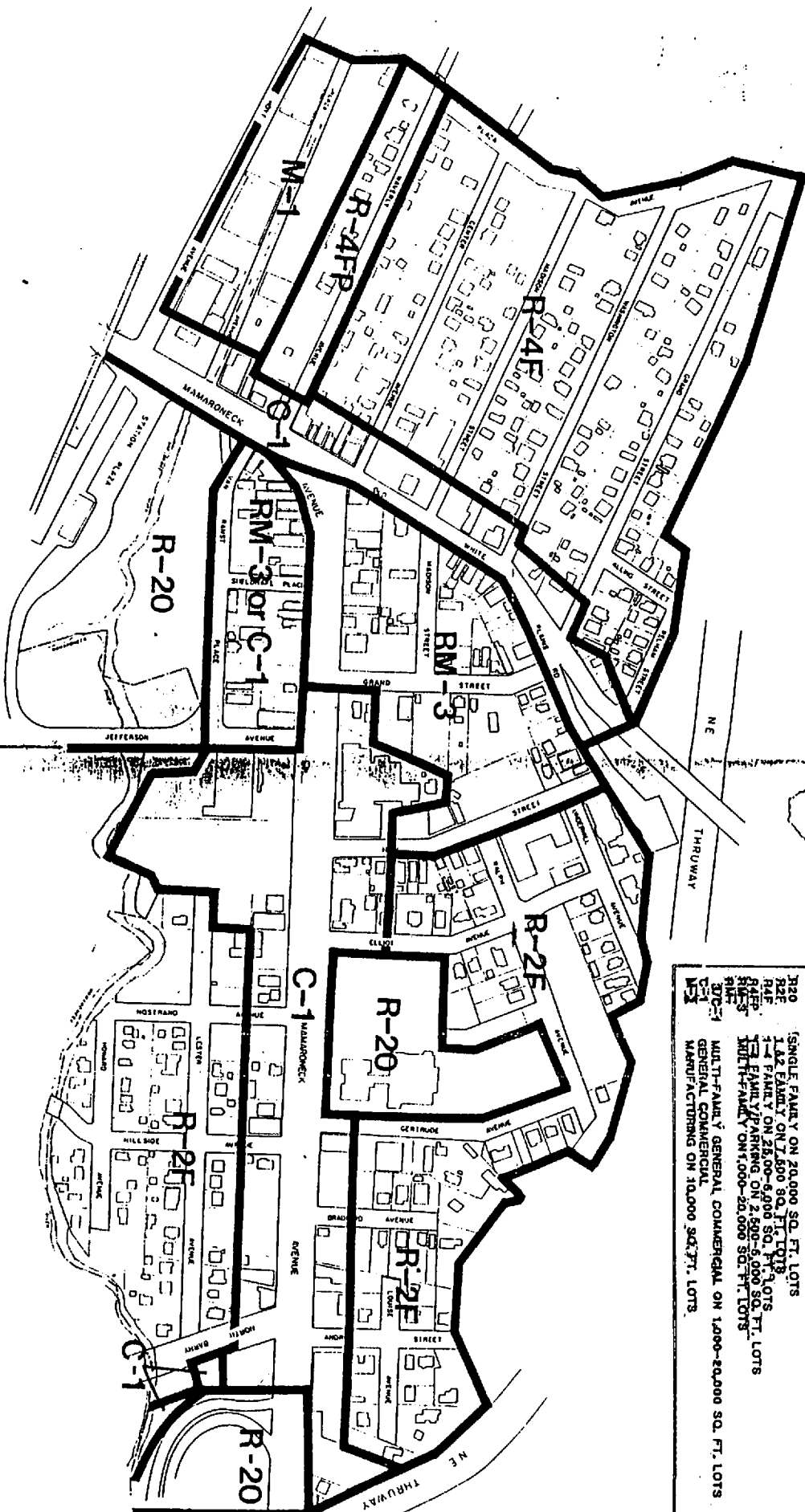
செய்தியின் விவரம்	தேதி	பகுதி
செய்தியின் விவரம்	தேதி	பகுதி

4

[illegible]

11





B30 SINGLE FARM Y ON 20,000 SQ. FT. LOTS
B26 1-42 FAMILY ON 7,600 SQ. FT. LOTS
B4F 1-42 FARM Y ON 28,000-6,000 SQ. FT. LOTS
B4P 1-42 FARM Y/PARKING ON 2,500-6,000 SQ. FT. LOTS
B4S MULTIFAMILY ON 1,000-20,000 SQ. FT. LOTS
B4H
B4C
B4J
MULTI-FAMILY & GENERAL COMMERCIAL ON 1,000-20,000 SQ. FT. LOTS
GENERAL COMMERCIAL
MANUFACTURING ON 10,000 SQ. FT. LOTS

In addition to these improvements, clearly marked pedestrian crosswalks should also be considered for other heavily used crossings along with the installation of additional signals at intersections along Mamaroneck Avenue with heavy peak hour cross traffic.

Further traffic concern is the use of the residential streets by truck traffic from nearby manufacturing, warehousing, and related businesses. Recommended for consideration in relieving streets in Sector 1 and 2 of truck traffic is a study of the feasibility of extending Plaza Avenue to Hoyt Avenue to give truck traffic an alternative to reaching Mamaroneck Avenue and ultimately I-95 at the North Barry Avenue interchange. Also put forth for consideration is the possibility of expanding the Fenimore Road interchange with I-95 to improve access to and from the industrial area.

ENVIRONMENTAL CONDITIONS

Environmental uses affecting Washingtonville include: the problems associated with flooding along the Mamaroneck and Sheldrake Rivers, the need to maximize open space and recreational opportunities for residents, and improving the visual qualities of the area through a program of street tree planting and landscaped buffers.

The problem of flooding is a major environmental issue and will continue to be so in the future. Through the Urban County Community Development Program, over \$160,000 has been spent on projects in Larchmont and Mamaroneck Town and Village designed to help with flood abatement in Washingtonville. These include \$140,000 provided for a larger outfall at the Saxon Woods Reservoir along the Mamaroneck River, and \$20,000 drain valve improvement at the Larchmont Reservoir.

Other flood abatement projects being funded through Urban County include repairs to the river wall along Plaza Avenue, the removal of existing concrete abutments along the Sheldrake River, sediment removal from Mamaroneck and Sheldrake Rivers, and improvements to storm drains on Grand Street.

Since the Corps of Engineers flood improvement projects are not likely to be funded in the near future, there is a need for the Village to take actions that will minimize future flood damage. These actions include: 1) limiting the use of Village owned properties subject to flooding to open space, or uses that would not be subject to flood damage such as parking lots; 2) adherence to flood abatement development standards for areas affected by the 100-year flood level; this would include permitting building height variances on flood prone property as a means of insuring that portions of building that would be subject to extensive flood damage are above flood level; 3) encourage owners of existing structures in flood prone areas to flood-proof; 4) implementation of interim flood protection projects of a minor scale to provide some flood relief until the major flood improvements

are undertaken by the Corps of Engineers; 5) following soil and water siltation and erosion control procedures recommended by the County Soil and Water Conservation District in carrying out interim flood control projects.

In the area of improving the community's aesthetics, consideration should be given to providing landscaped buffer areas and screening from industrial and manufacturing uses located along the Sheldrake River and Plaza Avenue. Also to be considered is the possibility of providing planting buffers along the New England Thruway to lessen noise impact from the Thruway on adjoining residences. This is particularly true for those properties located along Underhill and Ralph Avenues.

CONCLUSIONS

There are a number of specific actions which the Village may want to consider for the Washingtonville area based on observations made while conducting this neighborhood analysis as well as the comments made by the Washingtonville Neighborhood Program, Inc. These actions include:

- making zoning modifications that more closely reflect Village policies regarding the strengthening of the Washingtonville Core Area and the provision of expansion possibilities for non-residential uses in areas currently characterized by a mix of residential and non-residential development. The area recommended for the commercial zoning expansion possibilities would cover the upper end of Manaroneck Avenue where conflicts between commercial and residential uses presently exist.
- To promote the retail revitalization of the Core Area the following should be considered: the preparation of a design study of the Old White Plains Road/Waverly Avenue/Manaroneck Avenue street frontage; conducting a market feasibility analysis of the retail potential of the Core Area with a follow-up active marketing campaign based on the market feasibility results.
- The strengthening of clearly defined residential areas. In Sector 1, this would include investigating the possibilities of extending Plaza Avenue to Hoyt Avenue and thus providing a convenient way for commercial traffic to reach Manaroneck Avenue and eventually the New England Thruway as contrasted with traveling along either Centre or Madison Avenues; continuing the present code inspection and enforcement program to eliminate housing code violations leading to unsafe or overcrowded housing conditions; continuation of the planting

- program along Plaza Avenue as a means of decreasing the visual impact of industrial/warehousing, and associated vehicle storage uses on this residential area, and the provision of a similar screening program along the New England Thruway in the vicinity of Underhill and Ralph Avenues. The institution of a Village parking program for the Core Area to provide adequate off-street parking that would encourage expansion of retail activities.
- A number of traffic and pedestrian circulation improvements including the following are suggested for consideration: feasibility study of the extension of Plaza Avenue to Hoyt Avenue for use as a truck by-pass of the Sector 1 and 2 residential areas; investigation of the possibility of an expanded interchange with I-95 at Fenimore Road; provision of clearly demarcated pedestrian crosswalks at the Mamaroneck/Old White Plains Road/Waverly Avenue intersections, and other highly used pedestrian crossings in the Core Area and the upper end of Mamaroneck Avenue and the possible signalization of the Grand Street intersection with Mamaroneck Avenue.
- Continued effort to find a suitable use for the Mamaroneck Railroad Station. The Village may want to consider an active marketing campaign in conjunction with local realtors to promote the availability of this imposing structure for re-use.

The Washingtonville neighborhood faces a dilemma regarding housing. It has a housing resource of over 600 units that range from excellent to poor. It is also in a convenient location within the County and the New York Metropolitan area. Washingtonville is near shopping, trains to New York City, and Long Island Sound. The neighborhood's housing stock has neither grown nor has it exhibited dynamic change over the years.

To improve the conditions of housing and the appeal of the Washingtonville community as a place to live, there are five issues that must be addressed:

- improving the physical condition of its older housing stock. This can be accomplished by continuing to encourage participation in the Rehabilitation Loan/Grant Program operated by the County and supporting the efforts of the Washingtonville Housing Alliance, Inc. Resources such as reduced interest CDBG loans/grants and Section 3 Moderate Rehabilitation funds should be targeted on a priority basis at the multi-family rental stock.
- Encouraging landlord investment in their properties. Problem rental structures should be identified by local resources and the systematic code inspection continued to assure the health and safety of residents.

- Working with tenants who must know about their rights, obligations, etc. The locally based organizations, Washingtonville Housing Alliance, Inc., and Community Action Program, should be encouraged to continue and expand programs which deal with tenant education. Resources are also available through the County Planning Department's Division of Housing and Community Development for such activities.
- Assuring that rent levels are adequate to maintain the buildings and make needed improvements while doing so within the ability of the occupants to pay fair rentals. To this end, maximum use of the Section 8 Moderate Rehabilitation Program must be made. Reduced interest rehabilitation funding would be made available and Section 8 rental assistance payments would be made to assure the continued tenancy of low/moderate income households.
- Reducing the impact of adverse environmental and land use impacts on the residential character of the community. Those recommendations dealing with adverse environmental and land use impact on the area should be instituted thereby helping to eliminate some of the negative influences on the housing stock.

31/81

APPENDIX

VACANT AND UNDERUTILIZED LANDS

In the course of conducting the neighborhood analysis, the Washingtonville Neighborhood Program, Inc. reviewed a number of vacant or underutilized sites. The following represents a description of the properties involved and identification of possible future uses.

Parcel A

This half acre site is located at the northeast corner of Barry Avenue and Mamaroneck Avenue. It is adjacent to the Mamaroneck Rescue Squad. Located in a C-1 zone, the property is situated at a very critical intersection adjacent to the northbound on and northbound off ramp to the New England Thruway at Barry Avenue. Future uses considered for the site would include use as off-street parking for the Rescue Squad or low traffic generators such as light manufacturing or offices.

Parcel B

This 34,000 square foot parcel is located on the east side of Mamaroneck Avenue and extends back to Lester Avenue. It is located immediately south of the Yankee Clipper Beer Distributor and is in a C-1 zone. A retail or office use would be considered appropriate.

Parcel C

Situated at the northeast corner of Mamaroneck and Nostrand Avenues this 21,000 square foot site is presently used as parking for the Mamaroneck Avenue School faculty. With C-1 zoning, the parcel is considered suitable for office use and presently has a proposal for a 26,000 square foot office pending. Because of potential flood hazards affecting the site, any building on the site should be designed so that the first floor level is above the established flood elevation. Alternatively, any areas below the flood elevation should be adequately flood proofed.

Parcel D

This site is presently occupied by the Alpax Building located on the north side of Jefferson Avenue immediately off the intersection with Mamaroneck Avenue. This parcel has been recommended in the Neighborhood Renewal Plan contained in the former Master Plan as a possible community center. This proposal is no longer active and as such the re-use of the parcel and building for office development or possibly as a residential conversion because of its proximity to Columbus Park should be considered. In addition, its proximity to the Core Area would also make it an appropriate candidate for residential development since it would help reinforce the Core Area's retail base.

Parcel E

This parcel, located near the intersection of Jefferson and Mamaroneck Avenues, is currently occupied by two single family homes and adjoining vacant lot and contains approximately 23,000 square feet. It is in the Village's C-1/RM-3 zone and is located across from the Mamaroneck Railroad Station. Situated as it is immediately adjoining the Gevyn Building, the property offers re-use potential for office use or possible redevelopment for a combination of commercial and residential use.

Parcel F

Located on Van Ranst Place south of its intersection with Sheldrake Place, this 11,800 square foot property is currently vacant and is located directly across from Columbus Park and the Mamaroneck Railroad Station. The property's location immediately behind the Mamaroneck Avenue business district and across from the railroad station, make it suitable for consideration as a site for additional short-term off-street parking.

Parcel G

Consists of the existing Mamaroneck Railroad Station building which offers re-use potential as a possible restaurant or professional office building. The ground floor of the building contains approximately 6,000 square feet.

Parcel H

Located at the southeast corner of Grand Street and Old White Plains Road, this parcel consisting of 13,700 square feet presently contains some multi-family housing but because of the size of the parcel it is underutilized. Possible redevelopment for higher density housing, along with open space activities should be considered.

Parcel I

Situated on the south side of New Street opposite St. Vito's School, this 29,500 square foot parcel is currently used as a parking area for the Pure Foods Company. It is currently zoned RM-3. Should the property no longer be required for parking, it should be considered for housing, possibly for senior citizens, because of its proximity to St. Vito's and the nearby Washingtonville Core Area. One potential problem with developing this site is the periodic flooding to which it is subject. Any residential building on the site should be designed so that the first floor level is above the established flood elevation.

Parcel J

This 1.3 acre parcel is situated on Ralph Avenue between Elliot and Gertrude Avenues. At present, the site is a parking lot and school playground. If, at some future time, it is no longer needed for recreational purposes, consideration should be given for its use as a site for senior citizen housing in a townhouse or garden apartment building configuration.

Parcel K

Situated on the west side of Mamaroneck Avenue just north of the Sheldrake River, this 7,000 square foot site contains a warehouse which once housed the old Tattletale Inn. Its location in a C-1 zone would appear to make it suitable for conversion to office or a low traffic generating retail use.

Parcel L

Found on the west side of Old White Plains Road between Centre and Madison Avenues, this property also known as the Lehrman property, consists of a vacant lot and adjoining commercial building. Containing approximately 20,000 square feet, the property is well situated and would serve as an excellent site for additional housing of up to 20 units. This housing could, depending on market feasibility, be designed for senior citizen and small households. An alternative, possible interim use, would be to have the site serve as a centrally located parking area serving the Core Area of Washingtonville. It would accommodate approximately 50 spaces.

Parcel M

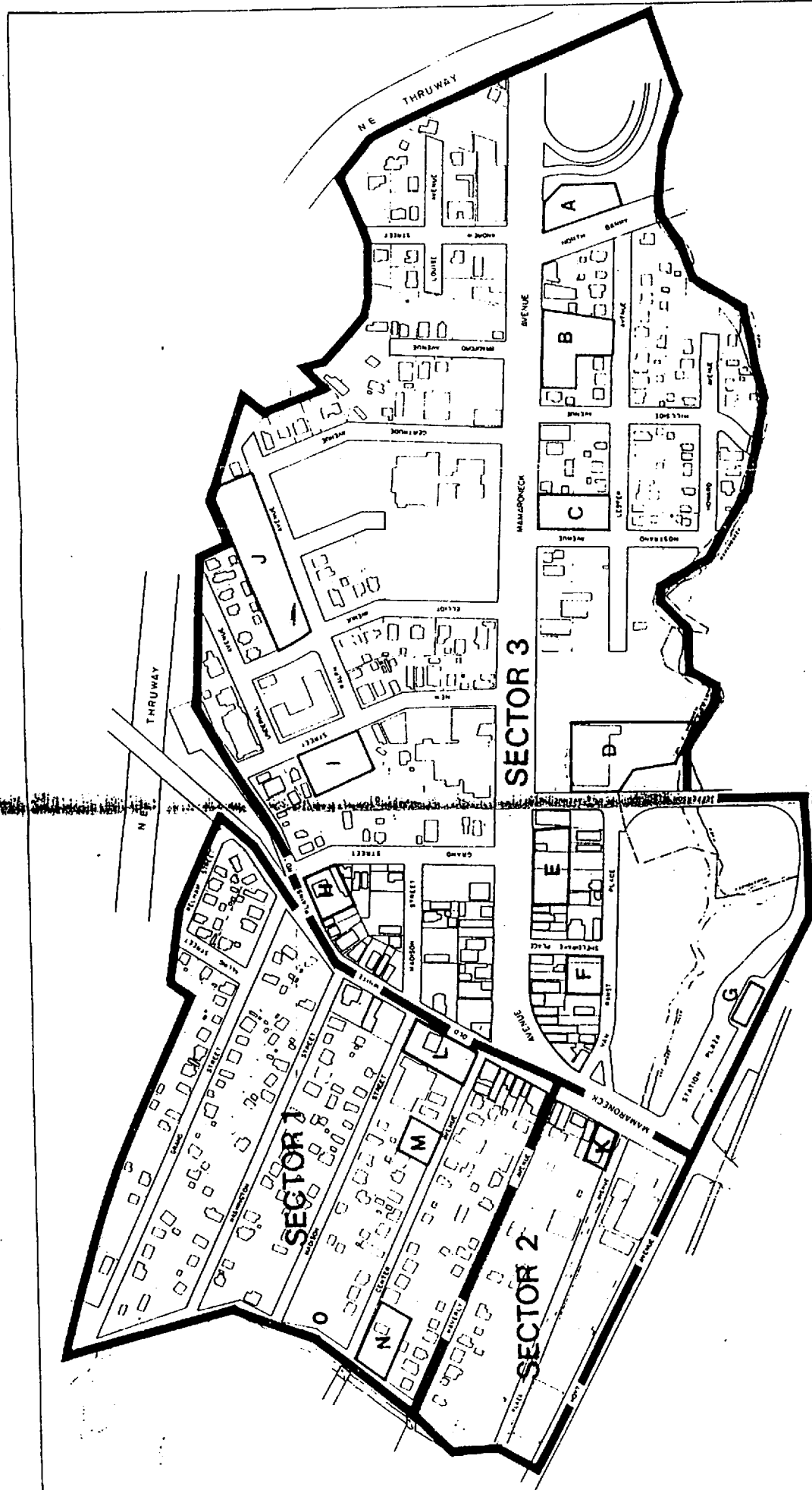
This 10,500 square foot vacant property is situated on the north side of Centre Avenue between Old White Plains Road and Plaza Avenue. Currently zoned R-4F, it offers potential as a two or three family housing site.

Parcel N

A vacant parcel consisting of 19,400 square feet located at the southeast corner of the intersection of Plaza and Centre Avenues this property should be considered for residential use.

Parcel O

The vacant, approximately 16,000 square feet, property located on Plaza Avenue between Centre Avenue and Madison Street, is zoned R-4F and should be utilized for residential purposes.



		URBAN COUNTY COMMUNITY DEVELOPMENT Washingtonville Mamaroneck Village		DATE: July 28, 1980 SHEET: 1 of 275 PROJECT: TARGET AREA PRESERVATION	CORE AREA <input type="checkbox"/>
--	--	--	--	---	---------------------------------------