

AGENDA

Village of Mamaroneck TOD Zoning Study

Steering Committee Meeting
 November 29, 2012
 5:30 p.m., Village Hall at the Regatta

1. Project Schedule (see attached timeline)

- Date of final Public Charrette: Tuesday, Dec. 18 or Wednesday, Dec. 19

2. Public Charrette #2 Debriefing

- Summary Report (see handouts)

3. Draft TOD Zoning Regulations

- Eliminate O-1 zone
- Rezone Mamaroneck Ave. frontage to C-1, keep RM-3 in neighborhoods on Madison and Van Ranst
 - Allows for mix of retail/housing along Mamaroneck Avenue
 - Existing retail becomes conforming
 - Maintains character of residential neighborhoods
 - Eliminates dual zones in study area

▪ Proposed RM-3 Changes:

| | Existing RM-3 District | Proposed Changes |
|------------------------|---|--|
| Minimum Lot Area | 20,000 square feet | 10,000 square feet |
| Minimum Lot Depth | 150 feet | 100 feet |
| Minimum Required Yards | Front: 50 feet Lesser side: 25 feet Both sides combined: 50 feet Rear: 30 feet | Front: 10 feet Less side: 10 feet Both sides combined: 25 feet Rear: 25 feet |
| Parking Requirements | 1 space per unit, plus ½ space per bedroom | Studio: 1 space 1 BR: 1.25 spaces 2 BR: 1.50 spaces 3 BR: 1.75 spaces 4 or more BR: 2 spaces |

- No changes to area/bulk standards or uses for C-1 district

BFJ Planning

- Proposed TOD Overlay District:
 - FAR bonus of up to 1.2 in exchange for:
 - Payment into a flood mitigation fund
 - Use of green technology and/or flood mitigation technologies
 - Compliance with design guidelines
 - Reduction in parking requirements as consistent with proposed RM-3 changes:
 - Studio: 1 space
 - 1 BR: 1.25 spaces
 - 2 BR: 1.50 spaces
 - 3 BR: 1.75 spaces
 - 4 or more BR: 2 spaces

4. Washingtonville Housing Alliance Analysis of Census Data and Area Demographics

- Report from Jeremy Ingpen/Lina Fedirko

Mamaroneck Village Proposed Transit-Oriented Development (TOD) Study

| | | Month | | | | | |
|--|---|---|----------------------------------|----------------------------------|---------------------------------|---------------------------------|-----------------------------|
| | | July | August | Sept. | Oct. | Nov. | Dec. |
| Task | Description | | | | | | |
| Task 1: Project Kickoff and Public Outreach Plan | | [Blue bar spanning July and August] | | | | | |
| 1.1 | Develop Outreach Plan | | [Blue bar with dot in August] | | | | |
| Task 2: Existing Conditions Survey & Analysis | | [Blue bar spanning July, August, and September] | | | | | |
| 2.1 | Analysis of Existing Land Use | | [Blue bar with dot in September] | | | | |
| 2.2 | Public Charrette #1 | | | [Orange square in September] | | | |
| Task 3: Analysis of Existing Zoning and Barriers to Development | | [Blue bar spanning September and October] | | | | | |
| 3.1 | Zoning Analysis | | | [Blue bar with dot in September] | | | |
| 3.2 | Analysis of Other Potential Barriers to Development | | | [Blue bar with dot in October] | | | |
| 3.3 | Public Charrette #2 | | | | | [Orange square in November] | |
| Task 4: TOD Zoning Regulations | | [Blue bar spanning October, November, and December] | | | | | |
| 4.1 | Preparation of Draft TOD Zoning Regulations | | | | [Blue bar with dot in November] | | |
| 4.2 | Public Charrette #3 | | | | | | [Orange square in December] |
| 4.3 | Preparation of Final TOD Zoning Regulations | | | | | [Blue bar with dot in December] | |

Meetings

| | | | | | | | |
|----------------------------------|------------------|------------|-----------------|------|------------|-----------------|----------------------|
| <i>Public Charettes (3)</i> | | | [Orange square] | | | [Orange square] | [Orange square] |
| <i>Project Working Group (5)</i> | | [Blue dot] | [Blue dot] | | [Blue dot] | [Blue dot] | [Blue dot] |
| <i>Board of Trustees (2)</i> | [Green triangle] | | | | | | [Green triangle] |
| | | | | 9/19 | | 11/17 | 12/18 or 12/19 |