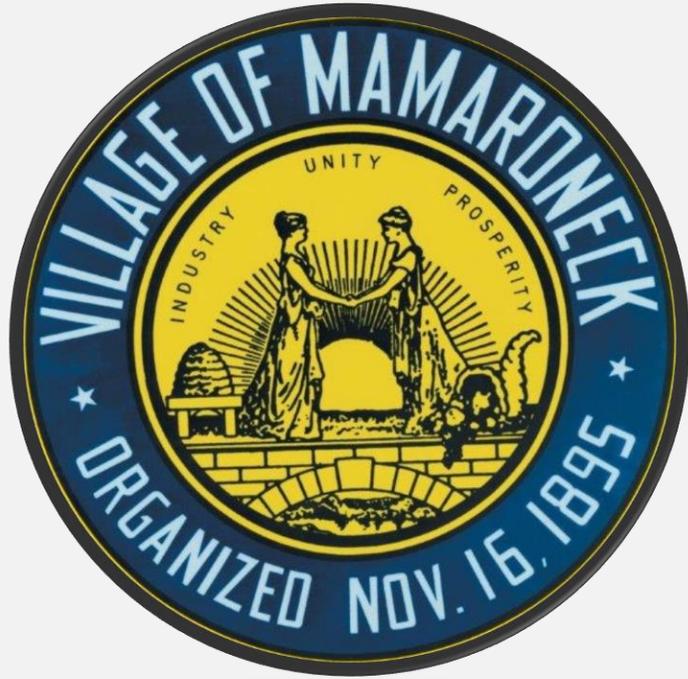


Industrial Area Committee Recommendations



Mamaroneck Village Industrial Area Committee

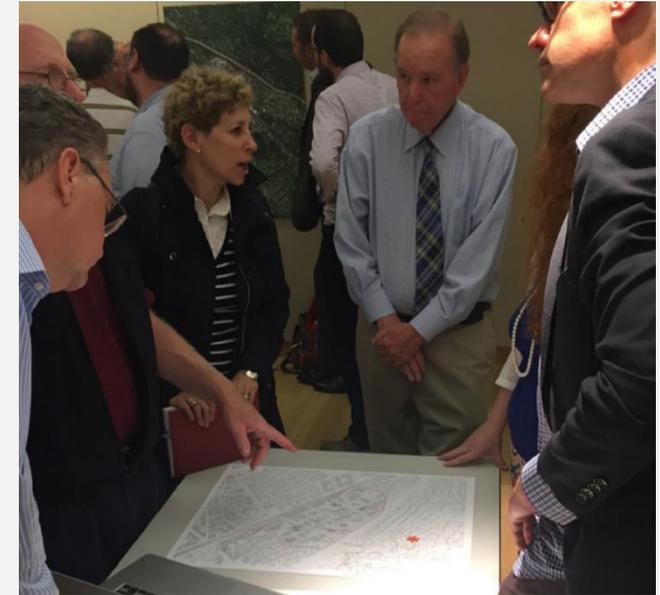
December 6, 2018

Pace Land Use and Sustainable Development
Conference



Background

- The IAC has met for over four years.
- Two well attended public workshops.
- Summit meeting held with Land Use Boards.
- **Identifying Stakeholders:** The Village of Mamaroneck, residents, business owners, workers, property owners, and visitors alike.
- Strategic Plan was developed with rePLACE Urban Studios, an architectural and design firm based out of Manhattan.





ROTO-ROOTER
PLUMBING & DRAIN SERVICE

Shelbige Brewery

Shelbige Brewery

AUTOPART

Mamaroneck Fitness Center

adidas







Vision: Maker Zone

Manufacturing

Artisanal Foods and Arts

Knowledge Economy

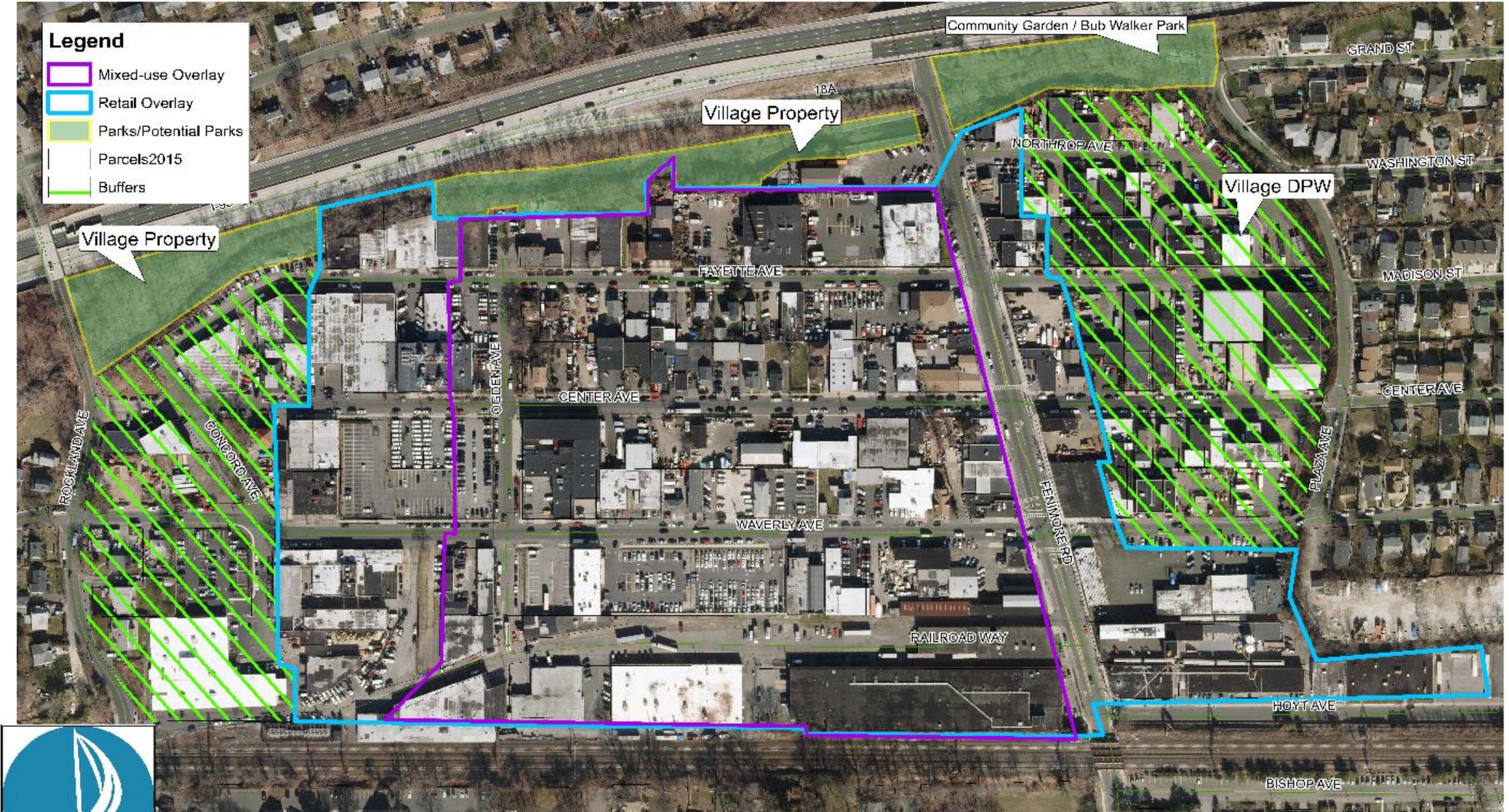
Environmental Buffers

Recreation

“A coordinated effort to preserve existing uses and incentivize the growth of the “maker” economy in Mamaroneck as an economic engine for jobs, tax revenue, environmentally-sensitive redevelopment, neighborhood and eco-friendly buffering, flood mitigation, and new recreational activities all aimed at the revitalization and sustainability of the manufacturing district in Mamaroneck.”



Village of Mamaroneck



Draft MAKER Zoning

0 75 150 300 450 800 Feet

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Zoning Recommendations: Retail Overlay

- Indoor recreational facilities
- Micro-alcohol establishments
- Theatres
- Art and Film Studios
- Art Galleries
- Artisanal Food
- Boutique Hotels
- Pet day care



Zoning Recommendations: Mixed-Use Zone

- Office uses above retail uses.
- Work-live units.
- Require buildings to front on Waverly Ave.



Zoning Recommendations: Environmental Buffers

- Leave uses the same in areas adjacent to residential zones.
- Require 15 foot vegetated screening area on new projects on properties that are adjacent to residential areas.



Implementation Recommendations

Immediate Next Steps Phase I:

- Prepare a Generic Environmental Impact Statement.
- The Comprehensive Plan Update and the Industrial Area Implementation are integrated.
- IAC to continue meeting until full implementation of phase II.

Implementation Recommendations: Phase II

- Targeted recruitment of tech industry.
- Targeted recruitment of food industry.
- Encourage co-working spaces.
- Invest in transportation improvements.
 - Improve connectivity by installing walkways on long blocks.
- Create publicly accessible Riverwalk.
- Encourage or directly install EV charging stations, microgrids, commercial solar panels and other sustainable initiatives.
- Continue street markets.
- Branding and wayfinding.
- Celebrate historical significance.
- Create pocket parks.

Questions & Contact

IAC Co-Chairs:

Andrew M. Spatz

John A. Verni

For more information contact the Village of Mamaroneck Planning
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