

## RECORD OF COMMUNITY SUGGESTIONS

The Town of Mamaroneck’s Comprehensive Plan consists of Goals, Policies and General Actions. However, throughout the community engagement process, the Comprehensive Plan Steering Committee received a robust set of suggestions for possible implementation strategies that should be carefully considered as part of the Town’s ongoing implementation of the Comprehensive Plan. The below chart serves as a record of the suggestions received. The community suggestions are highly specific and subject to changing circumstances and will be further evaluated only *after* the Comprehensive Plan is adopted. The suggestions were used to shape the scope and purpose of the higher-level elements of the policy-based draft comprehensive plan.

### RECORD OF COMMUNITY SUGGESTIONS: HEALTHY COMMUNITY

#### HC GOAL 1: ENHANCE RECREATIONAL AND OPEN SPACE RESOURCES

PROPOSED ACTIONS
<b>HC POLICY 1A: ENHANCE VISITOR EXPERIENCE AT PARKS, TRAILS, AND OPEN SPACES</b>
<b>HC ACTION 1A1: Allow additional uses at the Town’s parks</b>
Build an off-leash, enclosed dog park with amenities, such as benches and tables.
Attract more users at parks by adding features like: (benches, dog bag collection stations, picnic tables, lighting, clean drinking fountains, more public bathrooms).
Establish community gardens with allotments for residents to grow vegetables.
<b>HC ACTION 1A2: Continue to maintain, improve and beautify the Town’s parks and recreational facilities</b>
Create a citizen-based committee responsible for green stewardship of parks, trails and waterfront.
Improve and expand Town playgrounds.
Adopt beautification and landscaping improvements at park and conservation areas, such as tree pruning, flower gardens, and removal of invasive plants and poison ivy.
Enforce maintenance of fields and open space after use by organized sports.
Create pocket parks.
Reduce pollution and trash in parks and trails by installing more trash cans, recycling bins and compost bins.
Replace railings on the Hommocks Conservation Area viewing platform.
Replace aging sidewalks in parks with wider sidewalks that are up to code.
Remove and replace existing walkways, sidewalks, and concrete curbing at Memorial Park.
Reconstruct Hommocks Pool Complex to add new pool, hardscape, shade structure, landscape, and spray pad.
Resurface Memorial Park tennis courts or renovate them to include four doubles courts and possibly two pickleball courts.

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
Renovate Memorial Park comfort station.
<b>HC POLICY 1B: OPTIMIZE PERFORMANCE OF ATHLETIC FACILITIES</b>
<b>HC ACTION 1B1: Redesign, renovate, and maintain existing athletic facilities</b>
Explore improvements to existing athletic facilities, including drainage and lighting.
Inventory existing recreation assets, programs, costs, gaps, and administrative structures.
Work with Villages and community groups on improving Town fields to better serve students and sport registrants.
<ul style="list-style-type: none"> <li>- Remodel the contiguous space behind Hommocks school, including Hommocks Field, Alma Field and the parking lot.</li> <li>- Repair, fill and repave the Town’s portion of the parking lot.</li> </ul>
Renovate Hommocks Field by building it back up, re-leveling, removing grass and weeds, and planting new grass seed.
Study the removal of fence at Hommocks field.
Consider parking improvements to Hommocks field.
Work with Village of Mamaroneck and school district to remodel Mamaroneck High School baseball field into a multi-sport turf field for a variety of school and community sports programs.
Add lighting at Hommocks field.
Improve the ice rink, such as by restoring heat and air conditioning in the lobby, installing air conditioning in the offices, and installing new air ducts, louvers, and fans to aid in dehumidification of the building, and fresh air circulation. Upgrades to existing rink envelope mechanical systems and ductwork will improve control and ice sheet maintenance.
Upgrade and maintain the Town’s playgrounds, like replacing playground equipment at Sheldrake and Memorial Parks.
<b>HC ACTION 1B2: Explore the potential for creating additional athletic facilities</b>
Create an inventory of spaces within the Town that could potentially be used for creating new recreational spaces, athletic fields, playgrounds, and active recreation (indoor lap pool, outdoor tennis, pickleball courts).
Investigate purchase of any available private property for public recreation use.
Leverage new developments and private donations to expand or create new fields and courts.
<b>HC ACTION 1B3: Explore adopting operational changes and user fee modifications that maximize utilization, inclusiveness, and accessibility of existing and future recreation facilities</b>
Allow more sports leagues and residents to use existing athletic fields.
Make Hommocks field available to Hommocks Middle School students when not otherwise in use.
On weekends and during extended hours and the off-season, provide more access to existing recreational facilities: (hockey rink, pool, tennis courts).
Reduce fees for recreational areas and facilities: (pool, courts, and hockey rink) through single-use fees, senior and student discounts and/or discounted fees during the off-season.
Offer more sports programming for children to play and explore sports, such as spring hockey camps.
<b>HC POLICY 1C: ENCOURAGE SHARED USE OF PUBLIC RECREATIONAL SPACES</b>
<b>HC ACTION 1C1: CONTINUE COORDINATION AND COLLABORATION WITH THE VILLAGES, SCHOOL DISTRICT, AND COMMUNITY GROUPS</b>
Designate a representative from each of the three localities to serve on a tri-local recreation committee.
Host quarterly joint meetings between the recreation committees of the Town and two villages.
Host an annual recreation summit for residents from all three localities to recreate together and think about ways of improving town wide recreation facilities.

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
Form a local Larchmont-Mamaroneck Athletic Council including representatives from all of the local youth sports organizations.
<b>HC ACTION 1C2: ENHANCE ACCESS TO NATURE AREAS, PARKS, AND TRAILS</b>
Regularly clear trails of obstructions, debris and overgrown vegetation.
Replace old pedestrian bridge on Sheldrake River Trail.
Connect all trails, parks, nature areas through safe walking and bicycling paths.
Install more trail blazers.
Improve and provide more parking opportunities at nature areas, parks and trail heads.
Post educational signs or kiosks and add wayfinding signage.
Create designated bicycle trails: (Sheldrake, Hommocks conservation area).

**HC GOAL 2: ENHANCE OPPORTUNITIES FOR COMMUNITY GATHERING**

<b>PROPOSED ACTIONS</b>
<b>HC POLICY 2A: OPTIMIZE FUNCTIONALITY AND DIVERSITY OF COMMUNITY SPACES AND PROGRAMMING</b>
<b>HC ACTION 2A1: Improve the physical condition of existing indoor and outdoor community spaces, and create new places for gathering</b>
Create a community room or center.
Create a safe space for young adults to gather, like a youth center with teen and young adult centered programming.
Renovate the senior center to accommodate greater breadth of community activities.
<b>HC ACTION 2A2: Provide community programming to serve all segments of the Town’s population</b>
Offer and better publicize more community-building programs and seasonal events: (parades; music and movies in the parks during summer; window decorating).
Provide more enrichment programs for seniors like hobby groups and volunteer opportunities.
Ensure equitable access to Town recreational programs by underserved populations, possibly through a program funded by donations given with recreation fees.
Provide educational programming on Town history that includes acknowledgment of indigenous land settlement.

**HC GOAL 3: ENHANCE COMMUNICATION AND PUBLIC ACCESS TO INFORMATION**

<b>PROPOSED ACTIONS</b>
<b>HC POLICY 3A: PROVIDE RESIDENTS WITH CLEAR AND UPDATED INFORMATION ABOUT TOWN EVENTS AND INITIATIVES</b>

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
<b>HC ACTION 3A1: Improve the performance of existing communication channels</b>
Provide multi-lingual translations.
Adopt a budget line for LMC-TV/communication channels.
Use a variety of communication technologies, including texting, social media, and press releases.

**HC GOAL 4: ENSURE EFFICIENT AND EQUITABLE SERVICES, UTILITIES AND GOVERNMENT**

<b>PROPOSED ACTIONS</b>
<b>HC POLICY 4A: OPTIMIZE PHYSICAL CONDITION OF TOWN’S INFRASTRUCTURE</b>
<b>HC ACTION 4A1: Make upgrades to Town Center building and facilities</b>
Replace windows and HVAC and repair brick work at Town Hall.
Repair Tree Garage in Maxwell Avenue Highway Department Yard, including relocation of building front wall, foundation improvements, creation of new storage loft, and bringing roof up to
Replace existing parks department building to eliminate mold, safety and code issues, and replace sign shop production office.
Replace bay doors on old garage.
Replace worn flooring, paint, lockers and fixtures at police station, including creating new women's locker room and lactarium for nursing mothers.
<b>HC ACTION 4A2: Upgrade, strengthen and protect the Town’s telecommunications and utility infrastructure</b>
Provide public Wi-Fi and facilitate better alternative broadband.
Facilitate better cell service, especially along Weaver by facilitating the installation of a cell tower by Bonnie Briar Country Club.
Address frequent power outages by burying power lines where feasible.
Automate reservoir valve and level reads to improve safety when taking measurements.
Dredge Duck Pond in Larchmont Gardens to remove sediment buildup.
<b>HC POLICY 4B: OPTIMIZE DELIVERY OF MUNICIPAL SERVICES</b>
<b>HC ACTION 4B1: Maintain efficient waste management services</b>
Continue to identify cost efficient ways of collecting refuse at commercial and residential sites in Town
<b>HC ACTION 4B2: Ensure cleanliness of the Town’s public and private space</b>
Sweep and remove garbage and litter from streets more often.
Remove graffiti near parks and railroad and wherever else it appears.
Enforce property maintenance laws to prevent trash and vegetation from encroaching on sidewalks and streets.
<b>HC ACTION 4B3: Address service needs of lower income, elderly, and limited-ability households</b>

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

**PROPOSED ACTIONS**

Establish a community wholesale food pantry.

Offer more services and programming for seniors, including those in underserved populations (discounted access to recreational facilities; discounted food access; counseling and mental health care services; multi-lingual translation at the senior center; social programming).

RECORD OF COMMUNITY SUGGESTIONS: QUALITY NEIGHBORHOODS

QN GOAL 1: ENSURE A BALANCED APPROACH TO DEVELOPMENT AND PRESERVATION

<b>PROPOSED ACTIONS</b>
<b>QN POLICY 1A: PRESERVE THE TOWN’S EXISTING NEIGHBORHOOD-SCALE, QUALITY OF LIFE AND SMALL-TOWN FEEL</b>
<b>QN ACTION 1A1: Update land use regulations to ensure that new development, alterations, additions and demolitions/rebuilds take into account the physical context of neighbors and of the surrounding neighborhood, while providing opportunities for appropriate modifications to properties</b>
Update zoning, subdivision, site plan and Board of Architectural Review (BAR) regulations and the land use approval process to ensure that housing demolitions, new development, redevelopment, and expansions of existing single-family homes harmonize with the physical character of the surrounding area, such as: <ul style="list-style-type: none"> <li>– Limiting the size of replacement homes to a percentage of the prior home).</li> <li>– Apply site plan requirements to residential expansions that leave only a single wall or the original foundation and/or subfloor.</li> <li>– Amend Town Code Section 178-4(2) to reflect that tear-downs of this nature constitute removal of 70% or more of the square footage of the existing principal use.</li> </ul> Amend Code Section 178-12 to set clear, objective standards for reviewing site plans that will adequately address and limit specified impacts on neighboring properties, such as shadows, and define its terms, or apply definitions from other code chapters as necessary, to ensure clarity. <p>Require standards limiting impacts, as well as planning board approval, for accessory uses like swimming pools, generators and AC condensers that impact neighboring properties and/or sensitive environmental areas such as wetlands or watercourses.</p>
<b>QN ACTION 1A2: Continue to engage residents in the Town’s development and ensure appropriate public notice.</b>
Increase use of social media to share information, announce land use meetings, and encourage greater resident involvement in Town planning initiatives.
Partner with community organizations, the school districts, faith-based organizations, and neighborhood associations to distribute updates on the comprehensive plan’s implementation.
<b>QN ACTION 1A3: Evaluate land use laws and application processes to ensure efficiency and consistency.</b>
Undertake comprehensive audit of the Town’s zoning and land use laws to ensure that codes and regulations are clear, communicative, and consistent.
Work with Town land use and zoning committees to review existing procedures and identify opportunities for increasing transparency and consistency.
<b>ACTION 1A4: Study purview of boards and analyze the opportunities and constraints, and legal issues around expanding their scope to assess off-site and community impacts and benefits of proposed developments, alterations, and site plans.</b>
<b>QN POLICY 1B: CREATE MORE VIBRANT MIXED-USE CENTER</b>
<b>QN ACTION 1B1: Develop redevelopment strategies for areas supported by infrastructure</b>
Evaluate the viability of intensifying and diversifying development in selected areas of the Town including Madison Avenue; Myrtle Blvd; Vine Street; Fifth Avenue; Boston Post Road, including Senior Center; and areas around the Larchmont Metro North Station
Identify parcels ripe for development and strategies for their potential reuse.
Amend zoning where appropriate to accommodate new development consistent with the scale and design of the surrounding neighborhood.
Increase roadway, sewage, parking, and school capacity, where and when necessary, to accommodate new growth.

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

**PROPOSED ACTIONS**

Consider a development impact fee for luxury housing development to assist community in infrastructure improvements, park upgrades or donation to the school district.

**QN GOAL 2: CREATE A MORE DIVERSE HOUSING STOCK**

**PROPOSED ACTIONS**

**QN POLICY 2A: DIVERSIFY THE TYPES OF HOUSING AVAILABLE FOR ALL RESIDENTS ACROSS DIFFERENT AGES, ABILITIES, INCOME LEVELS AND HOUSEHOLD TYPES, WITHIN THE TOWN**

**QN ACTION 2A1: Encourage reuse of underutilized properties for housing**

Identify opportunity sites for housing development (such as Fifth Avenue, Boston Post, Staples shopping center, senior center, behind the stores on Mamaroneck, around the train stations, underutilized municipally owned sites, old gas stations, industrial locations).

Assess feasibility of new housing development on opportunity sites.

Perform outreach to housing developers to promote collaboration on the redevelopment of candidate sites.

**QN ACTION 2A2: Analyze as to whether there are any existing regulatory barriers to the development of multifamily housing, senior housing, smaller homes, affordable and missing middle housing**

Amend zoning to allow a more diverse variety of homes in appropriate locations in the Town (multifamily, low-rise apartments, duplexes and two-family homes, townhomes, condominiums, housing)

Explore the allowance of accessory dwelling units in single-family neighborhoods, where they can be created in a visually unintrusive manner.

Revise building regulations that restrict the subdivision of large lot properties in areas conducive for a greater density of housing.

**QN GOAL 3: PROMOTE A MORE INCLUSIVE RESIDENTIAL POPULATION**

**PROPOSED ACTIONS**

**QN POLICY 3A: INCENTIVIZE CREATION OF MORE AFFORDABLE HOUSING UNITS**

**QN ACTION 3A1: Regularly evaluate opportunities for improving access to affordable housing**

Educate and engage community in dialogue around affordable housing issues through community forums, in partnership with community groups and not-for-profits.

Identify concrete action steps for creating more opportunities for affordable housing in the community.

**QN ACTION 3A2: Explore potential modifications to the Town's Fair and Affordable Housing policy that specifies the number of units required for new developments.**

SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK

PROPOSED ACTIONS
Explore higher shares of affordable units in new multifamily development.
Explore pathways for increased affordability levels through a variety of steps, including modifications to the Town’s inclusionary housing policy, coordination with the State and County through direct subsidies, contributions of publicly owned land, and the creation of an affordable housing trust fund, etc.
Ensure high quality standards for affordable housing units through similar design standards as those for market-rate units (flooring, cabinets, bathrooms, appliances, etc.).
<b>QN ACTION 3A3: Explore opportunities to access affordable housing funding assistance from County, State and Federal government</b>
Identify funding opportunities in the Consolidated Funding Application.
Coordinate with Westchester County and NYS HCR on housing programs.
<b>QN ACTION 3A4: Promote community awareness of rental assistance programs to help individuals locate affordable housing units within the Town</b>
Track federal programs that expand eligibility for rental assistance.
Increase the supply of housing units for which housing choice vouchers can be used.



RECORD OF COMMUNITY SUGGESTIONS: SAFE CONNECTIONS

SC GOAL 1: BALANCE THE MOBILITY NEEDS OF PEOPLE AND CARS

<b>PROPOSED ACTIONS</b>
<b>SC POLICY 1A: PRIORITIZE COMPLETE STREETS AND PATHS THAT ARE ACCESSIBLE, SAFE AND CONNECTED TO DESTINATIONS THROUGHOUT THE TOWN</b>
<b>SC ACTION 1A1: Undertake physical improvements to pedestrian and bicycle infrastructure</b>
Install sidewalks, dedicated bicycle lanes on roads, and off-street multi-use paths to calm traffic and connect neighborhoods to major Town destinations like train stations, commercial areas, parks, trails and schools and waterfront: (Rockland, Forest, Fenimore, Weaver near Bonnie Briar Country Club, Boston Post, Old White Plains, Bryson, Palmer, Myrtle, Lakeside, Palmer, and Leatherstocking and access into the Village of Larchmont).
Require site plan and subdivision applicants to install sidewalks and appropriate landscaping along their road fronts.
Support pedestrian mobility for persons with disabilities by installing ADA compliant sidewalks, curb cutouts and shoulders along roads leading to major destinations.
Plant trees and landscaping along sidewalks and street medians.
Improve physical condition of sidewalks at key locations (Weaver, Edgewood, Palmer, Fenimore, Washington Square, Maple Hill, Howell, Meadow Place, Carleon, Hawthorne).
Enforce property maintenance regulations to ensure homeowners keep sidewalks clear of debris and vegetation.
Create a Mobility Action Plan.
<b>SC ACTION 1A2: Improve roadway operations to enhance pedestrian and bicycle safety</b>
Install signage, lighting, crosswalks and signal systems that support all users at key locations (train stations; schools, trail and park access points; entrance to the upper parking deck on Myrtle intersections like Preston / Myrtle, Myrtle / N. Chatsworth, N. Chatsworth / New Jefferson, Palmer / Weaver, intersections along Weaver from Sheldrake to Hommocks Middle School).

SC GOAL 2: ENHANCE TRAFFIC SAFETY AND FLOW THROUGHOUT THE TOWN

<b>PROPOSED ACTIONS</b>
<b>SC POLICY 2A: MAINTAIN AND IMPROVE ROADWAY INFRASTRUCTURE</b>
<b>SC ACTION 2A1: Study Traffic Conditions and Feasibility of Design Alternatives for Key Roadways &amp; Intersections</b>
Complete a broad Town-wide traffic study that examines volumes, access, and safety concerns: <ul style="list-style-type: none"> <li>- Explore redesign dangerous intersections (N. Chatsworth / Myrtle; Madison / Jefferson; at Hommocks Middle School; I-95 exit).</li> </ul>
Explore redesign traffic patterns along busy streets (Weaver near Hommocks; Boston Post; Weaver; N. Chatsworth; Edgewood; thruway entrance; Washington Square).
Improve street connectivity to Town destinations (shopping centers, parks).

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
Retrofit streets to accommodate emergency vehicles, where necessary, especially in northern end of Town.
<b>SC ACTION 2A2: Undertake physical improvements to roadway infrastructure</b>
Repair potholes and uneven pavement and resurface roads (Boston Post, Old Hommocks, Manor, Forest).
Replace dilapidated guard rails on Old White Plains Road.
Remove and replace structurally deficient bridges: <ul style="list-style-type: none"> <li>- Waverly Ave. Bridge, including relocation of utilities and ROW acquisition.</li> </ul> East Valley Stream Bridge.
Subject to traffic study, install traffic calming measures like speed bumps, speed registering signs, traffic light cameras and landscaped medians in neighborhoods at key intersections (Palmer / Weaver to Turtle Park; Murray / Memorial Park to parking lot; N. Chatsworth / Larchmont; Myrtle).
Trim vegetation to improve visibility on key road segments (Glenn, Murray, Brookside, West Garden).
Subject to traffic study, modify roadway design at selected locations: <ul style="list-style-type: none"> <li>- Traffic roundabouts at Madison, Jefferson, Maxwell, Fifth, I-95 exit/entrance.</li> <li>- I-95 N access from intersection of Weaver/Harmon.</li> </ul> Reconfiguration of Madison Ave and intersection with New Jefferson St, and I-95 ramp.
Eliminate on-street parking where appropriate.
<b>SC ACTION 2A3: Modify roadway operations, directional signage and traffic regulations</b>
Change Roadway Circulation and Geometry: <ul style="list-style-type: none"> <li>- Where appropriate, move stop lines closer to intersections.</li> <li>- Make Preston one-way towards Myrtle.</li> <li>- Coordinate with County to make Murray Ave. one-way during Murray Avenue School pickup.</li> <li>- Restrict commercial truck routes to reduce noise and traffic on local streets, especially in Washington Square.</li> </ul> Explore and coordinate with State/County in installing dedicated turn lanes at key intersections (Murray/Weaver; Boston Post / Palmer; along Weaver, I-95 / Myrtle; Boston Post near Stop and Shop at Trader Joe's).
Adjust traffic lights and signals: <ul style="list-style-type: none"> <li>- Add dedicated left-hand signals at key intersections (Boston Post / Palmer; along Weaver, I-95 / Myrtle; Village Shopping Center exit; Boston Post near Stop and Shop; Trader Joe's).</li> <li>- Install traffic lights at dangerous intersections (Maxwell / Madison; I-95 / Myrtle; N. Chatsworth / thruway; New Jefferson / N. Chatsworth; Madison / Washington Square off I-95).</li> </ul> Replace and upgrade existing traffic signals and controls at intersections of Myrtle / Murray, Palmer / Richbell, and Murray / Forest.
Add stop signs and traffic lights in underserved areas to ensure traffic safety.
Add visible street signs, street lights and wayfinding signage throughout the Town for important destinations, including better signs for the right-hand turn from Murray to N. Chatsworth.
Advocate for police to continue to enforce the speed limit.
<b>SC ACTION 2A4: Coordinate with other entities on access, safety, and traffic flow improvements</b>
Work with NYS DOT to improve truck flow and safety along Weaver.
Work with school district to increase school bus service and stagger school arrival and dismissal times.
Work with Villages on a community shuttle.

**SC GOAL 3: ENSURE PARKING FACILITIES ARE EASY TO ACCESS, EFFICIENTLY OPERATED, AND WELL-DESIGNED**

<b>PROPOSED ACTIONS</b>
<b>SC POLICY 3A: ADOPT PHYSICAL, OPERATIONAL, AND DESIGN IMPROVEMENTS TO THE TOWN’S PARKING FACILITIES THAT MANAGE THE SUPPLY OF PARKING SPACES WHILE LIMITING THEIR ADVERSE IMPACTS ON QUALITY OF LIFE</b>
<b>SC ACTION 3A1: Manage the number of parking spaces where needed</b>
Evaluate building parking lots or structures at train stations and near multifamily housing.
<b>SC ACTION 3A2: Adopt operational changes, signage and physical improvements that make it easier and faster for drivers to find parking spaces at existing parking facilities</b>
Assess ways of making it possible to pay for parking via a phone application.
Explore different modifications of metered parking including provision of first 15 minutes for free; payment exemptions for nearby residents; and total elimination of parking fees.
Enforce parking regulations (Myrtle / N. Chatsworth parking lot).
Provide enhanced security at Myrtle parking lot.
Repair public garage on Myrtle by coating underside of parking deck to prevent leaking water causing calcium damage to parked cars.
Assist with creating a loading zone at the Murray entrance to 14 N. Chatsworth.
<b>SC ACTION 3A3: Undertake urban design, landscape, and operational modifications that help reduce the visual blight created by parking facilities</b>
Locate parking lots and structures behind land uses and away from sidewalks.
Plant trees and landscaping within parking lots.

**SC GOAL 4: ENHANCE TRANSPORTATION OPTIONS AND CONNECTIVITY**

<b>PROPOSED ACTIONS</b>
<b>SC POLICY 4A: DEVELOP CREATIVE, MULTIMODAL SOLUTIONS AIMED AT REDUCING CAR-DEPENDENCY, MINIMIZING PARKING DEMAND, AND INCREASING CONNECTIVITY TO DESTINATIONS WITHIN THE TOWN AND VILLAGES AND BEYOND</b>
<b>SC ACTION 4A1: Expand bicycle, pedestrian, and mass transit infrastructure to improve access without using an automobile</b>
Explore potential for free shuttle or shared rides between train stations and Town destinations.
Coordinate with Village to explore a bicycle share program that connects higher density neighborhoods, business districts and the waterfront.
Coordinate with Village to coordinate a program for pay-to-ride electric scooters.
Install bicycle infrastructure along bicycle paths and at significant Town destinations.
Install more EV charging stations and related infrastructure throughout Town, especially at train stations and parking lots.
Require EV stations for all commercial properties.

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
Work with other agencies/authorities that have jurisdiction over Boston Post Road and Palmer to redesign and/or install barriers to improve bicycler safety along these major routes to/from
Mark bicycle lanes as part of the Town's road maintenance program.
<b>SC ACTION 4A2: Work with other agencies to improve transit access</b>
Support MTA's maintenance of the train stations.
Advocate with Westchester Beeline for more frequent bus service, more stops between the Town and the villages and NYC, and greater schedule reliability that reflects the need.
Ask school to explore, purchase of electric school buses for Mamaroneck schools.
Ask school district to explore providing bus service for school children.

RECORD OF COMMUNITY SUGGESTIONS: RESILIENT ENVIRONMENT

RE GOAL 1: PRESERVE THE SCENIC, VISUAL, AND ECOLOGICAL VALUES OF OPEN SPACES, NATURAL AREAS, TREES, WETLANDS AND VEGETATION

<b>PROPOSED ACTIONS</b>
<b>RE POLICY 1A: LIMIT THE ADVERSE IMPACTS OF HUMAN ACTIVITY AND DEVELOPMENT ON THE TOWN’S NATURAL ENVIRONMENT</b>
<b>RE ACTION 1A1: Protect the Town’s open space, wetlands, and natural areas</b>
Acquire more open space potentially from privately owned recreation areas.
Work with the villages to protect the green spaces cataloged in the Town’s open space inventory.
Protect critical environmental areas from development, including the East Creek area and Premium Marsh.
Focus public support for redeveloping existing sites instead of new construction on environmentally sensitive land.
Mitigate environmental impacts that may be associated with development.
Conduct an updated natural resource inventory.
<b>RE ACTION 1A2: Maintain, protect, and expand trees and vegetation in the Town</b>
Create and implement a tree management plan aimed at identifying protected trees and vegetation and providing strategies for their maintenance.
Strengthen the Town’s tree removal regulations to ensure new development does not result in a smaller tree canopy, eliminate the 20,000 sq ft exemption, include more stringent penalties removing trees without a permit, and limit removal of trees to accommodate utilities.
Amend Subsection F of Town Code section 178-12 to define “major stands of trees” and include specified review criteria for site plan approvals.
Educate residents about how to remove invasive plants and protect the trees on their yards and plant native and pollinator-friendly species.
Create a local tree subcommittee of the Sustainability Committee to assist the Town in reviewing and evaluating tree removal permit applications and tree replacements.
Remove invasive plants.
Plant new native trees and plants especially along the I-95 corridor to mitigate traffic sounds and pollution; along the Sheldrake Riparian Zone to enhance wetlands; and on municipal land.
Expand the memorial tree planting program from 40 trees/year to 100 trees/year.
Study potential viability of financial incentives for tree plantings on private property.
Update servers and software to improve mapping access for Town staff in the field.
Review and update local ordinances to ensure they sufficiently protect and expand tree cover and vegetation, based on current best management practices.
<b>RE ACTION 1A3: Support efforts that protect and restore the quality and function of the Long Island Sound ecosystem</b>
Protect and restore State Significant Coastal Fish and Wildlife Habitat and locally designated significant habitats.
Protect and restore all tidal and freshwater wetlands.
<b>RE ACTION 1A4: Reduce sources of noise and air pollution in the Town</b>
Restrict the use of outdoor gas-powered equipment and rock removal to times and levels that respect neighbors.
Adopt and enforce anti-idling ordinance.
Switch Town from gas-powered leaf blowers to electric-powered leaf blowers.
Extend the existing seasonal ban to year-round ban in use of gas-powered leaf blowers for commercial and private residential use, municipal properties, institutions, and clubs.

**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
Enforce noise ordinances for yard maintenance equipment and construction activities, especially at golf courses.

**RE GOAL 2: PROTECT AND IMPROVE WATER QUALITY AND SUPPLY IN THE TOWN**

<b>PROPOSED ACTIONS</b>
<b>RE POLICY 2A: ENSURE THE USE OF BEST MANAGEMENT PRACTICES TO MINIMIZE POLLUTION OF RIVERS, STREAMS, AND COASTAL WATERS</b>
<b>RE ACTION 2A1: Seek to eliminate direct or indirect discharges into coastal areas and residential neighborhoods</b>
Identify and seek to eliminate all illicit connections that carry stormwater runoff into the sanitary sewer system.
Wherever feasible at a reasonable cost, eliminate existing on-site sewage disposal systems and replace by direct connection to the public sewage disposal system.
<b>RE ACTION 2A2: Manage land use activities aimed at minimizing pollution of rivers, streams, and coastal waters</b>
Require new development, redevelopment, and alterations to protect vegetated buffers, including wetland buffers, maintain existing vegetation on a site, and add appropriate vegetation to
Condition new development and activities that interfere with vegetated and wetland buffers on:
<ul style="list-style-type: none"> <li>- Reducing the need for watering, fertilizing and pesticide application by planting native plants in landscaping and revegetation of sites.</li> <li>- Wherever feasible, retaining, protecting and supplementing natural vegetation, and in particular trees.</li> <li>- Minimizing erosion by eliminating or modifying adverse practices such as stripping vegetation, regrading, or undertaking other development.</li> </ul>
Installing permanent (final) vegetation and erosion control measures as soon as possible.
Require new development and redevelopment to employ best management practices like green infrastructure (e.g., retention ponds), reducing the extent of existing and proposed impervious surfaces, mitigating beyond a “no net increase” in the rate of storm water runoff insensitive locations, and collecting and treating stormwater runoff from an entire site.
<b>RE ACTION 2A3: Use Town operations and infrastructure installations to demonstrate innovations in water quality protection and stormwater control</b>
Include green infrastructure in new parks department building construction, including adding native plants and shrubs
Include green infrastructure in redesign of Madison Ave and intersection with New Jefferson St, and I-95 ramp.
Encourage installation of rain gardens in various large parking lots - Hommocks, Stop n Shop/Gap.
Evaluate potential water quality improvements for Highway Department Yard.
Install pervious open-grid pavement systems for roads and sidewalks.
Change sidewalk from hard edges to permeable paving to save large trees
Limit using pesticides on municipal property.
Plant a large tree canopy on both sides of Boston Post Road
Add native plants and shrubs to Town properties

RE GOAL 3: PREVENT AND MINIMIZE POTENTIAL FLOODING FROM EXTREME WEATHER EVENTS

<b>PROPOSED ACTIONS</b>
<b>RE POLICY 3A: UNDERTAKE INFRASTRUCTURE IMPROVEMENTS, NATURAL RESOURCE PRESERVATION AND COMMUNITY ACTIVITIES AIMED AT FLOOD PREVENTION</b>
<b>RE ACTION 3A1: Upgrade existing stormwater infrastructure</b>
<p>Improve or replace stormwater drain systems at selected locations:</p> <ul style="list-style-type: none"> <li>- Easement between Murray/Colonia and Homer and Myrtle Boulevard.</li> <li>- Adams Street/ Lafayette Avenue.</li> <li>- Highway Department Yard drainage facilities, including connecting hopper area trench drain to existing piping and oil water separator structure.</li> <li>- Myrtle Blvd / East and West Brookside Road.</li> <li>- Train station Area.</li> <li>- Along Town’s waterways.</li> <li>- Along Country Road.</li> <li>- Pine Brook culvert.</li> </ul> <p>Washington Square Area.</p>
<p>Install catch basins at selected locations:</p> <ul style="list-style-type: none"> <li>- Nancy Lane with pipe connection to drainage system on Palmer Ave.</li> </ul> <p>Beechmont Lake (in coordination with New Rochelle).</p>
<p>Reestablish catch basin inlet filters at approximately 50 Town drainage structures.</p>
<p>Purchase and install water level monitoring instruments, signal transmitter and controls for remote valve operation at Larchmont Dam.</p>
<p>Evaluate current condition of existing underground stone culvert within roadbed of Fenimore Road and opportunities for flood mitigation improvements and access/maintenance.</p>
<p>Require new development and redevelopment to install retention and drainage infrastructure to keep all stormwater runoff on-site.</p>
<p>Promote green infrastructure practices where feasible including permeable paving and bioswales.</p>
<p>Seek funding from all available sources to upgrade storm water system.</p>
<b>RE ACTION 3A2: Promote community awareness about best practices in stormwater management</b>
<p>Publish materials on techniques for introducing green infrastructure on private property.</p>
<p>Host community education events on flood prevention, including planting of native species, trees, installing permeable paving, etc.</p>
<b>RE ACTION 3A3: Preserve and restore natural protective features and natural resources</b>
<p>Continue to limit development in areas such as parks, open spaces, wetlands, and forested areas that help collect and channel water in ways that prevent flooding.</p>
<p>Minimize development on natural catchment areas such as wooded areas and wetlands.</p>
<p>Optimize river flow through removal of obstructions and reconnection of floodplains.</p>
<p>Implement relevant actions from Resilience Implementation Strategic Enhancement (RISE) and Local Waterfront Revitalization Program.</p>
<p>Ensure alternative energy systems do not interfere with coastal resources, including migratory birds, and coastal processes.</p>

## RE GOAL 4: MINIMIZE STORM DAMAGE TO THE BUILT ENVIRONMENT

<b>PROPOSED ACTIONS</b>
<b>RE POLICY 4A: ADOPT DEVELOPMENT PRACTICES THAT REDUCE THE IMPACTS ON HOMES &amp; COMMUNITY INFRASTRUCTURE FROM FLOODING, EROSION, AND SEA LEVEL RISE</b>
<b>RE ACTION 4A1: Ensure new buildings, additions, expansions, and other structures are sited and constructed in a manner that protects lives and minimizes damage to property</b>
Secure FEMA funding to reimburse homeowners who improve homes to avoid flooding.
Seek to improve resiliency of the Town’s infrastructure so it can withstand natural disasters and storm events.
Consider sea level rise when siting and designing projects involving substantial public expenditures and when approving other development.

## RE GOAL 5: REDUCE THE TOWN’S CARBON FOOTPRINT

<b>PROPOSED ACTIONS</b>
<b>RE POLICY 5A: ADOPT BEST PRACTICES IN ENERGY CONSERVATION, BUILDING DEVELOPMENT, WASTE MANAGEMENT, TRANSPORTATION OPERATIONS, AIR QUALITY MANAGEMENT AND COMMUNITY OUTREACH THAT DIRECTLY ADDRESS CLIMATE CHANGE</b>
<b>RE ACTION 5A1: Reduce carbon emissions and support energy efficiency and renewable energy use in municipal and community buildings, transportation, and infrastructure</b>
<p>Replace windows at Town Center and other municipal buildings with energy-efficient, commercial grade windows.</p> <p>Facilitate installation of renewable energy systems.</p> <p>Upgrade all outdoor lighting to more efficient and/or solar technology.</p> <p>Install water efficient fixtures in municipal building.</p> <p>Upgrade HVAC equipment in municipally owned buildings.</p> <p>Participate in New York State’s Green Purchasing Communities Program, committing to follow GreenNY purchasing specifications that New York State government uses</p> <p>Add solar panels on Town owned properties and schools.</p> <p>Opt into C-PACE to facilitate energy efficiency upgrades.</p> <p>Develop a plan for phasing out the use of fossil fuels in municipal facilities and replacing with renewable energy systems, such geothermal heat pumps</p> <p>Utilize a green or sustainability rating system for infrastructure improvement projects.</p> <p>Implement a water conservation and reuse program.</p>
Facilitate or require new construction to incorporate green building practices.
Develop a refrigerant management plan for Hommock’s ice rink to minimize leakage of refrigerants and consider a climate-friendly refrigerant.



**SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK**

<b>PROPOSED ACTIONS</b>
Retrofit municipal facilities using green building techniques.
Convert municipal fleets to all electric vehicles.
Town to facilitate energy efficiency upgrades for commercial and multi-family residential buildings.
Town to create incentives for neighborhood distributed clean energy generation.
<b>RE ACTION 5A2: Reduce carbon emissions from waste management services</b>
Pilot curbside pickup of food scraps and, if feasible, community composting.
Study pros and cons of pay-as-you-throw-away system for garbage and compost.
Reduce municipal solid waste.
Provide recycling bins with proper signages next to all trash receptacles in local government buildings, public places and Town events.
Provide organic waste collection and composting in local government buildings.
Expand access to food scrap drop-offs to increase participation.
Consider a construction and demolition waste reduction program.
Consider expanding other recyclable options (i.e., books).
Conduct a local government waste audit and track diversion rate over time.
<b>RE ACTION 5A3: Find ways to increase the number of EV chargers at high demand locations and multifamily residential buildings</b>
<b>RE ACTION 5A4: Engage the community in dialogue and actions around climate change mitigation and adaptation</b>
Create a hotline for residents to report locations experiencing flooding during storm events.
Educate citizens about environmental and sustainability issues, such as flooding and stormwater runoff prevention, native and pollinator-friendly plants, mulch mowing, pesticides, reducing food, and food scrap recycling/composting.
Coordinate environmental regulatory compliance with other jurisdictions, including the villages, county and state.
Conduct a vulnerability assessment.
<b>RE ACTION 5A5: Align the Town’s climate change actions with the Town’s Climate Emergency Declaration Response and New York State’s Climate Smart Communities and Clean Energy Communities Programs.</b>
Follow the Sustainability Collaborative’s 2022 Climate Emergency Declaration Response recommendations to the Town Board and draft 2014/2015 “The Plan for a Resilient and Sustainable Mamaroneck .”
Develop a Town Climate Action Plan and Community Climate Action Plan.
Achieve next status of Climate Smart Community certification.
Work towards NYS Climate Act and goals.

RECORD OF COMMUNITY SUGGESTIONS: SOUND ECONOMY

SE GOAL 1: ADOPT AN ECONOMIC DEVELOPMENT STRATEGY THAT CREATES A BUSINESS-FRIENDLY ENVIRONMENT AND ENHANCES THE TOWN’S FISCAL POSITION

<b>PROPOSED ACTIONS</b>
<b>SE POLICY 1A: SUPPORT LOCAL BUSINESSES</b>
<b>SE ACTION 1A1: Improve patronage and enhance spaces and attractiveness of existing and new local business areas</b>
Work with a marketing and public relations expert to develop branding concepts that promote local businesses and restaurants.
Install landscaping, benches and spaces for pop-up businesses in commercial areas.
Use developer impact fees to offset the costs of physical improvements to commercial business areas.
<b>SE ACTION 1A2: Ensure that permitting and approvals process for businesses is clear, consistent, and transparent</b>
Amend zoning to apply the same rules to similar uses, e.g., equitable special use permit requirements for businesses.
Streamline special use permit renewals for businesses by amending zoning to include specific requirements that are less stringent than the original application requirements.
Streamline development application approval process and make administrative changes that make it easier for developers to exchange information with the Town, such as: <ul style="list-style-type: none"> <li>- Scan all live land use files (building, engineering, planning, zoning, etc.) into Laserfich.</li> <li>- Update Building Department operating software system after it sunsets.</li> </ul> Improve over-the-counter system processes.
<b>SE POLICY 1B: DIVERSIFY AND STRENGTHEN THE TOWN’S TAX BASE</b>
<b>SE ACTION 1B1: Attract new commercial and mixed use (residential/commercial) development that generates local jobs and tax revenues</b>
Generate redevelopment strategies and zoning changes for activating the Town’s vacant or underutilized parcels with new mixed-use and commercial uses.
Develop tenanting strategies for filling vacant store fronts, along Boston Post Road within the Town of Mamaroneck.
Consider public-private partnerships to advance development.
Help businesses find affordable rental spaces.

SE GOAL 2: CONTINUE RESPONSIBLE AND TRANSPARENT FINANCIAL PRACTICES

<b>PROPOSED ACTIONS</b>
<b>SE POLICY 2A: REDUCE THE LEVEL OF TAX BURDEN ON HOMEOWNERS</b>

SUPPLEMENT TO THE DRAFT COMPREHENSIVE PLAN FOR UNINCORPORATED TOWN OF MAMARONECK

PROPOSED ACTIONS
<b>SE ACTION 2A1: Strive to limit increases in property taxes for homeowners</b>
Review assessment consistently and annually.
<b>SE ACTION 2A2: Diversify revenue sources</b>
Promote redevelopment of underutilized sites with fiscally positive commercial development.
Maximize acquisition of local, state, and federal grant monies.
<b>SE ACTION 2A3: Strive to maximize operating cost-efficiencies for Town services</b>
Identify opportunities for sharing costs with other governmental units or private partners.
<b>SE POLICY 2B: MAINTAIN HIGH FINANCIAL RATING</b>
<b>SE ACTION 2B1: Engage in responsible bonding practices for capital and other projects</b>
Establish criteria for determining eligibility and priority for bond finance.