

PROPOSED LOCAL LAW Q – 2025

A Proposed Local Law to Amend Chapter 342 of the Code of the Village of Mamaroneck
(Zoning) Regarding Housing.

Be it Enacted by the Board of Trustees of the Village of Mamaroneck as Follows:

Section 1.

Section 342-56 (A) of the Code of the Village of Mamaroneck is amended as follows:

...

Use	Minimum Number of Spaces
Fair and affordable residences in a multifamily dwelling	3/4 space per dwelling unit plus 1/4 space per bedroom in excess of one.

Section 2.

Section 342-103 of the Code of the Village of Mamaroneck is amended as follows:

...

~~B. If 100 percent of the dwelling units in a development in the C-2 Districts for which a special permit is granted under § 342-50(B) are fair and affordable residences in accordance with this article, the Planning Board may allow the development to contain up to six stories, the building height to be up to 60 feet and the floor area ratio (FAR) be increased up to 2.5 if either:~~

~~(1) the development is undertaken in cooperation with the Village of Mamaroneck through the Village Economic Development Program, a state or local affordable housing program or in conjunction with a not-for-profit corporation whose purpose is the creation of fair and affordable housing; or~~

~~(2) the Board of Trustees has determined that the proposed development will enhance the vitality of the area both by the provision of housing and the provision of ground floor retail and/or office uses.~~

Section 3.

Section 342-50 (C)(1) of the Code of the Village of Mamaroneck is amended as follows:

~~(1) Site size. The site must be less than 40,000 square feet in area, unless the site is used for fair and affordable residences in accordance with Article XV of this chapter.~~

Section 4.

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other

authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 5.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 6.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

10.27.2025 – v.4