

**RESOLUTION RE:
ADOPTION OF PROPOSED LOCAL LAW Q OF 2025 TO
AMEND CHAPTER 342 OF THE CODE OF THE VILLAGE OF MAMARONECK (ZONING) RE: HOUSING.**

WHEREAS, Proposed Local Law Q of 2025 has been introduced to amend Chapter 342 of the Code of the Village of Mamaroneck (Zoning) Re: Housing; and

WHEREAS, The Board of Trustees, having considered the proposed local law during its October 27, 2025 meeting, scheduled a public hearing on the proposed local law for November 24, 2025; and

WHEREAS, notice of the public hearing for Proposed Local Law Q was published in accordance with the law; and

WHEREAS, on November 24, 2025, the Board of Trustees held the public hearing for Proposed Local Law Q;

On motion of _____, seconded by _____:

NOW, THEREFORE, be it resolved by the Board of Trustees of the Village of Mamaroneck, as follows:

1. The Board of Trustees finds and determines that the adoption of Proposed Local Law Q of 2025 is a Type II action under Section 617.5(c)(33) of the New York State Environmental Quality Review Act (SEQRA); and
2. Proposed Local Law Q of 2025 is adopted and shall read as follows:

LOCAL LAW 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% of the dwelling units in a development in the C-2 Districts for which a special permit is granted under § 342-50B are fair and affordable residences in accordance with this article and the development is undertaken in cooperation with 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, the Planning Board may allow the development to be up to six stories and 60 feet, but not more than five stories and 50 feet on Mamaroneck Avenue, and may allow the floor area ratio (FAR) to be up to 2.5.~~

Section 3.

Section 342-50 (C)(1), Section 342-50 (E)(1) and Section 342-50 (F)(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, ~~except that the site may be up to 60,000 square feet in area for a development that consists of all 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.

18-2025