



Washington Square Neighborhood Resident Engagement May 4, 2022

The Town of Mamaroneck held a public workshop on the Town’s Comprehensive Plan on May 4, 2022, from 4:00 pm to 6:00 pm at Washington Square Neighborhood. Approximately 70 people joined the open house event. The Town’s Comprehensive Plan Committee members welcomed residents to the event and staff from the Land Use Law Center (Center) facilitated the event. Residents participated by visiting three stations at the event, and each station displayed a poster board that posed a different question for participants to answer. The questions asked participants:

- 1) What do you love about Mamaroneck and what would you like to stay the same?
- 2) What are some challenges faced by Mamaroneck?
- 3) What is your big idea for Mamaroneck in the next 10 to 20 years?

Participants divided into small groups to enhance effective conversation with facilitators and wrote their answers to the questions on post-it notes, which were affixed to the poster boards at each station. A trained facilitator chatted with small groups, explained the activity, and recorded further input on large flip charts. Center staff collected the notes and compiled them into one document, arranged by topic (**Housing, Land Use, Economic Development, Transportation and Infrastructure, Services, and Environmental Conditions**). Below, this report presents a summary narrative of the collected comments, organized by discussion question.

What do you love about Mamaroneck and what would you like to stay the same?

Public workshop participants identified the features they love about Mamaroneck that they want to preserve in the future. Assets that participants appreciate include the Town’s family-oriented community and small-town ambiance, its seasonal events and art scene, and Mamaroneck’s diversity and access to NYC. They also value the Town’s current affordable housing and transportation and infrastructure assets like Mamaroneck’s walkable and bikeable streets and its train access. Services the participants love include its parks and trails and the Town’s Senior Center. Finally, participants enjoy Mamaroneck’s high quality environmental assets, including its green spaces and waterfront.

What are some challenges faced by Mamaroneck?



During the public workshop, participants also identified many challenges that Mamaroneck faces. For **Housing**, some participants think the Town lacks enough affordable housing, including for senior residents, but participants are also concerned about impacts associated with accessory dwelling units (ADUs) and multi-family housing, such as traffic, school, and environmental impacts. Participants also identified **Economic Development** challenges, including the cost of living in Mamaroneck, the availability of well-paying jobs, and the vitality of the Town's commercial areas.

Identified **Transportation and Infrastructure** challenges include several dangerous street intersections and highway exits in Town, including Chatsworth Avenue and Myrtle Boulevard and Exit 17 off of I95, as well as poor traffic visibility on some streets, inadequate traffic signage in some areas, and road impairments, such as potholes, that need to be repaired. Participants also mentioned traffic hazards caused by speeding cars and traffic congestion due, in part, to commercial thru traffic, including large trucks. Participants cited dangerous street conditions for pedestrians, including unsafe crossings at intersections with no crosswalks or signage and not enough time allotted for pedestrians to cross, as well as sidewalks that need repair. Identified parking and loading challenges include a shortage of off-street parking, too much metered parking, metered parking spaces that are too far apart, and commercial loading on sidewalks where loading zones do not exist.

Participants also identified challenges with the Town's **Services**. Many participants expressed frustration with chronic drainage and flooding problems due to blocked sewers and inadequate stormwater infrastructure, especially in the northwest corner of North Chatsworth Avenue and Myrtle Boulevard. Participants also identified a problem with litter and trash on sidewalks, as well as graffiti. Additionally, participants mentioned the need for better park and infrastructure maintenance, additional street landscaping, traffic enforcement, more and all-weather recreation facilities, better waterfront access, and more modern school facilities and playing fields. Participants also want the Town to address power outages, the lack of composting services for food waste, and safety issues.

Challenges with **Environmental Conditions** include noise pollution and emissions from gas powered leaf blowers.

What is your big idea for Mamaroneck in the next 10-20 years?

Participants expressed many big ideas to address these challenges, including several regarding **Housing, Land Use and Economic Development** within Mamaroneck. While some residents expressed concerns about adding more housing in the Town, including ADUs and large apartment complexes, others think Mamaroneck should offer more affordable housing. Participants also added that they wanted to become more racially inclusive. Participants also suggested redeveloping areas like Fifth Avenue with restaurants and a food market and brainstorming ways to ensure the health and longevity of small retail stores in Mamaroneck.

Participants' big ideas for **Transportation and Infrastructure** include improving traffic safety by adding traffic lights and reconfiguring dangerous intersections within the Town, like New Jefferson Street and North Chatsworth Avenue and Madison Avenue near the intersection of Jefferson Street and I95. Participants also suggested improving street and highway connectivity to reduce traffic congestion, adding signage to better guide traffic, and implementing traffic calming measures like one-way streets, restriction of commercial traffic in certain areas, and installing electronic speed registering signs. To facilitate pedestrian safety, participants suggested adding crosswalks at certain streets and ensuring that traffic lights give pedestrians sufficient time to cross streets at intersections. To encourage alternative transportation, participants proposed adding a bus service to New York City, offering a shuttle service between Town destinations, and installing a bicycle share program. Participants also proposed adding more electric car charging stations and repairing and increasing security at public garages and parking lots. Finally, many participants expressed concern about Mamaroneck's stormwater infrastructure, recommending that the Town prioritize managing storm drainage to prevent flooding.



The public workshop yielded several big ideas about improvements Mamaroneck can make to the **Services** the Town provides. Many participants would like to see more recreational facilities within the Town, including pickleball courts, and suggested improving existing facilities, such as increasing lighting in parks. Participants also suggested offering more services for seniors, food waste collection, more frequent street washing and community services like a wholesale food pantry. Additionally, participants would like to see an enhanced police presence in the Town, including administering sobriety tests for drivers entering I95.

Finally, participants expressed some big ideas for enhancing Mamaroneck's **Environmental Conditions**, including protecting and maintaining the Town's trees, preserving the Mamaroneck's parks and green spaces, and banning leaf blowers that emit loud noise and exhaust.

The outreach event at the Washington Square Neighborhood is just one of many community engagement activities that will be held over the coming months to ensure that residents have a broad variety of forums for sharing their ideas for Mamaroneck's Comprehensive Plan. Further input may be sent to compplan@townofmamaroneckny.org.