

PROPOSED LOCAL LAW R - 2026

A Proposed Local Law to Amend Chapter 342 of the Code of the Village of Mamaroneck Re: Eligibility standards; Terms defined; Residence uses in commercial districts and Transit-Oriented Development Overlay District; Supportive housing.

WHEREAS, there has been presented to this Board of Trustees the following Proposed Local Law:

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

Section 1.

Chapter 342 of the Village of Mamaroneck is hereby added to and amended to read as follows:

“...

§ 342-106. Eligibility standards.

- A. Eligibility priorities. Eligible families applying for fair and affordable housing units and fair and deeply affordable housing units will be selected for occupancy on the basis of a lottery drawing conducted on an as-needed basis by the Village or its designated agent. The Village or its designated agent will establish the list of lottery winners based on bedroom count and provide the list to the owner or manager. The owner or manager will then notify the selected families. **During the selection process, first opportunity to rent or purchase a unit shall be given to persons with an Occupational Preference, defined herein. Within the Occupational Preference pool, applicants shall be prioritized as follows: first preference to employees in the emergency service industry, second preference to employees in the medical service industry, and third preference to United States Veterans. If no qualified applicants with an Occupational Preference are available from the current pool, the remainder of the qualified applicant pool may rent or purchase a unit. The Village or its designated agent will establish the final list of lottery winners based on these preference tiers and required bedroom count, and provide the list to the owner or manager. The owner or manager will then notify the selected families.**

...”

Section 2.

Chapter 342 of the Village of Mamaroneck is hereby added to and amended to read as follows:

“...

§ 342-3. Terms defined.

...

B. As used in this chapter, the following terms shall have the meanings indicated:

...

EMERGENCY SERVICE INDUSTRY/EMPLOYEE

A person responsible for responding to emergencies and urgent situations to ensure public safety, health, and well-being. This shall include first responders and agencies and organizations like fire departments, police forces, emergency medical services (EMS), and search and rescue teams.

...

OCCUPATIONAL PREFERNCES

A person who is a United States Veteran or has been and is presently employed for at least twelve (12) months in the medical service industry or emergency service industry as defined herein.

...

MEDICAL SERVICE INDUSTRY/EMPLOYEE

A person who provides medical services or otherwise facilitate the provision of healthcare to patients. This shall include individuals acting as home health aides and paraprofessionals who provide personal care and assistance with daily living activities to individuals in their homes, often elderly, disabled, or recovering from illness.

...

SUPPORTIVE HOUSING

Housing that engages tenants in on-site and community-based support services for persons with low incomes who have one or more disabilities and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing may include the following: transitional housing, single-room occupancy, permanent housing, congregate living housing, independent living housing, and assisted living housing.

SUPPORTIVE HOUSING FACILITY

A facility where supportive housing is located.

...

UNITED STATES VETERAN

A person who has served in the active military, naval, air, or space service of the United States and was discharged or released under conditions other than dishonorable.

...

Section 3.

Chapter 342 of the Village of Mamaroneck is hereby added to and amended to read as follows:

“...

§ 342-50. Residence uses in commercial districts and Transit-Oriented Development Overlay District.

...

B. Requirements for residence uses where permitted in the commercial districts and the Transit Oriented Development Overlay District. Each permitted residence use in the commercial districts and the Transit-Oriented Development Overlay District must satisfy the following requirements.

...

(6) In order to provide a choice of housing opportunities for a variety of income groups within the Village, in accordance with the purposes of this article and the policies established by the Village Comprehensive Plan, residence uses in the commercial districts must provide fair and affordable housing units in accordance with Article XV and the following schedule:

Zoning District	Maximum FAR or Coverage - 5 or more Units	Percentage Required
C-1	0.8	5 to 10 units: 1 FAHU 11 to 20 units: 2 FAHU 21 or more units: 10% 15% of units rounded up to the nearest whole number
C-2	2.0	5 to 10 units: 1 FAHU 11 to 20 units: 2 FAHU 21 or more units: 10% 15% of units rounded up to the nearest whole number
TOD	0.8 (up to 1.1 if other TOD incentives are utilized)	5 to 10 units: 1 FAHU 11 to 20 units: 2 FAHU 21 or more units: 10% 15% of units rounded up to the nearest whole number

...

Section 4.

Chapter 342 of the Village of Mamaroneck is hereby added to and amended to read as follows:

“...

§ 342-52.4 Supportive housing.

Within the M-1 District, the Planning Board may grant a special permit for construction and operation of a supportive housing facility subject to the following standards and the requirements set forth in Article X of this chapter.

- A. Minimum site size and frontage. The minimum site size for supportive housing shall be one acre.**
- B. Density. There shall be a minimum of 800 square feet of lot area for each supportive housing bedroom, and the total development shall not exceed a floor area ratio (FAR) of 0.80. No supportive housing facility shall have more than 10 supportive housing bedrooms.**
- C. Other requirements. In addition to the special standards described above, to the extent not inconsistent herewith, supportive housing facilities shall comply with any other requirements of this chapter, any other special requirements deemed appropriate by the approval agency in accordance with the requirements of Article VII, and all other applicable laws and regulations.**

...

Section 5.

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 6.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3). It supersedes the provisions of the Village Law, including those provisions which provide for the approval of a land use application on the basis of the passage of time, and the Code of the Village of Mamaroneck, including those provisions which authorize or require the approval of a land use application, to the extent that they are inconsistent with this local law.

Section 7.

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.