

## TOWN OF MAMARONECK

New York



- F&A served as consultant to Town Board in the preparation of Draft, Supplemental and Final Generic Environmental Impact Statements to analyze the development potential of three large country clubs – Bonnie Briar, Winged Foot and Hampshire – comprising 12 percent of Town's land area. Alternatives included cluster residential, public and private recreation, and various combinations thereof. Environmental findings resulted in rezoning of these sites to a newly created Recreation Zone. F&A served as the Town's expert witness in litigation successfully defending the zone change. The case is now a landmark and the recreation zone and approach have been emulated by other communities.
- F&A was retained by the Town to analyze land use, zoning, parking, traffic and aesthetics in the Town's BMUB District encompassing the Myrtle Boulevard area abutting the Village of Larchmont's downtown and New Rochelle's border. The Plan/process included significant stakeholder involvement, focused primarily on residents and merchants in the area. The result of this study was the **Myrtle Boulevard Plan**, which included amended zoning, traffic re-routing, a streetscape and capital improvement plan, and alternative parking arrangements. The firm also provided environmental documentation for this study, which resulted in an amendment to the Town's Comprehensive Plan. F&A also prepared the Town's application for CDBG funds to help finance a portion of the recommended improvements.