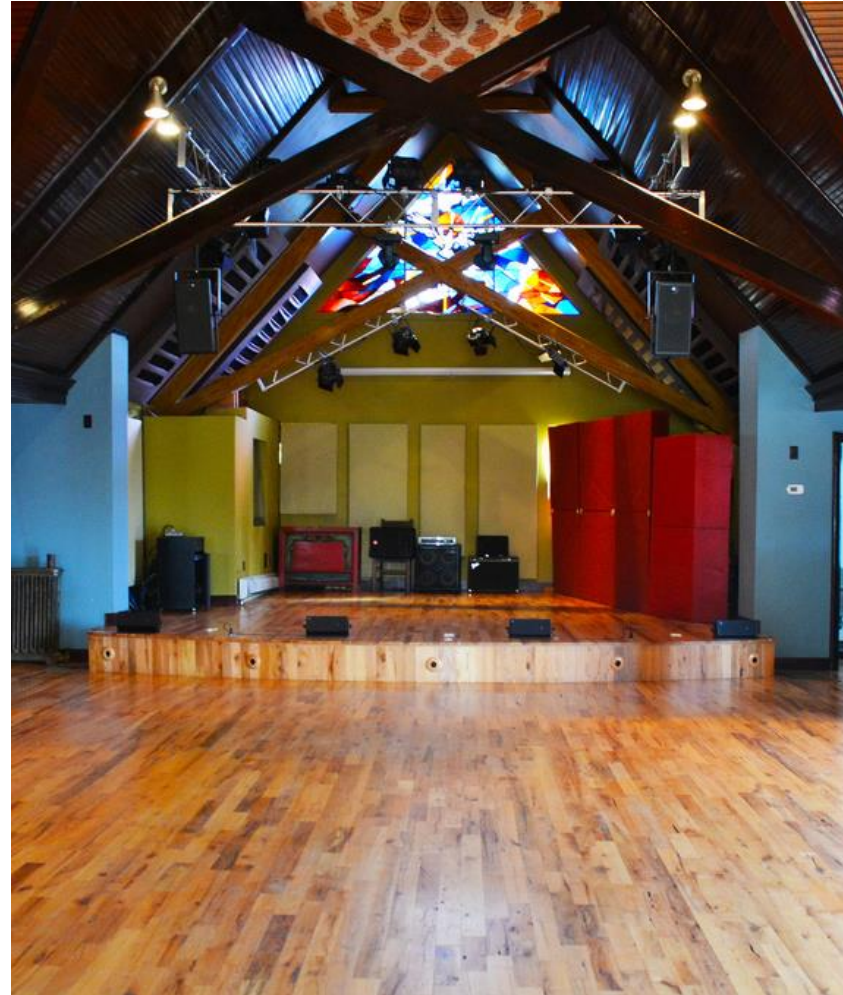




Arch 22, Sleepy Hollow



The Purpl, Hastings



Aqua Tots, Mamaroneck

AN APPROACH TO ADAPTIVE REUSE OF RELIGIOUS AND EDUCATIONAL BUILDINGS



Planning Department
Village of Mamaroneck
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AGENDA

- Why should we promote adaptive reuse?
- Selected examples of adaptive reuses.
- “What not to do”- A case study in the Village of Mamaroneck.
- Solutions- Zoning for Adaptive Reuse
- Eligible buildings & split zones
- Most Holy Trinity Example
- Where are we now?
- Q & A

WHY SHOULD WE PROMOTE ADAPTIVE REUSE, WHY RELIGIOUS BUILDINGS?

- *Adaptive reuse, or re-use*, is the process of repurposing buildings—old buildings that have outlived their original purposes—for different uses or functions while retaining their historic features.
- Gained Traction in the 1970's and 1980's w/increased focus on historic preservation
- Primarily Public Buildings, Train Stations, Factories
 - Public Purposes such as libraries, civic use, condominiums, restaurants, museums, entertainment, cultural uses
- Recent Examples in Mamaroneck
 - **Mamaroneck Train Station** – extensive adaptive reuse w/Preservation Architect (Restaurant on ground floor, offices on 2nd Floor) - 2012 WMPF Award
 - **Old Hook & Ladder Firehouse** on Mamaroneck Ave – discussions with LMCTV for new studios

WHY SHOULD WE PROMOTE ADAPTIVE REUSE, WHY RELIGIOUS BUILDINGS?

- **“ Architecture is Memory ”**
 - Churches and Schools have an emotional bond to families in the community (religious services, baptisms, weddings, funerals, education, relationships to fellow parishioners)
 - Familiar structures connecting to neighborhoods
- **Historical and Architectural Significance**
 - **St. Thomas** – listed on the National Register
 - Oldest congregation in Mamaroneck - established in 1814
 - Church/Parish Hall built in 1886
 - Heathcote Hall – 1925 – Endowment Building - 1887
 - **Mamaroneck United Methodist Gothic Church** - Listed on National Register
 - established in 1812
 - Church – 1859
 - **Most Holy Trinity**
 - Church/Rectory – 1886
 - School – 1928
 - Convent - 1914



St Thomas Church, Mamaroneck

WHY SHOULD WE PROMOTE ADAPTIVE REUSE, WHY RELIGIOUS BUILDINGS? – NEW DEVELOPMENTS

- New York Archdiocese – “Making All Things New” (2010 – 2015)
 - Largest restructuring of the Catholic Archdiocese in 200 Years
 - Closed/Merged 1/3 of the 368 Parishes
 - Westchester County – 12 Parishes (Churches/Schools) closed
 - Seven Schools Closed in Scarsdale, Valhalla, West Harrison, Yonkers
 - Four Schools in Yonkers being reused by Yonkers Public Schools
 - Remaining Schools reused for private/public special needs children
- Village of Mamaroneck – merger between St. Vito’s and Most Holy Trinity (MHT)
 - New Parish is St. Vito’s and MHT w/buildings closed at MHT
 - MHT has had school and convent vacant for over 10 years
- Strait Gate Church in Mamaroneck went into bankruptcy and closed (see case study)

SELECTED EXAMPLES OF ADAPTIVE REUSE

Westchester County



1715 E. Main Street, Yorktown- Chapel turned into winery.



The Purpl, Hastings- Church turned into Music Venue/Co-Working Space.

ARCH 22 – SLEEPY HOLLOW

■ Site Details

- 22 Depeyster Street
- Former Chapel/Parish Hall Adjacent to Immaculate Conception
- Built in 1990
- Architecturally Interesting Stone Building
- R-5 Zoning District – Multiple Residence
- Site – 5,227 Square feet
- 1 Block from Patriot Park and North Broadway
- Located in single and two family area
- Under-utilized Property - acquired from Immaculate Conception in 2000
- Non-Profit Community Group Developed Property for Affordable Housing
- With Technical Assistance of Housing Action Council – developed 5 affordable condominium units
- Parking – 10 spaces (2 per unit)



WINERY AT ST. GEORGE – MOHEGAN LAKE/YORKTOWN

■ Site Details

- 1715 E. Main Street
- Long History – associated w/Rev. John LaFarge (stained glass windows)
- Stone Norman-Style Chapel – Built in 1911 and Chapel of St. John the Evangelist
- St. John closed in 1918 and became part of St. Patrick's in Yorktown
- St. Elizabeth Ann Seton formed in 1963 and became owner of Chapel
- Closed in 1983 and remained vacant until early 2000's
- Site is in residential zone w/wetland buffer - Attempts to develop it as a restaurant
- Current Owner bought it in 2005
- After 9 years and significant litigation, site received following approvals:
 - Town Board, rezoning from Residential to Transitional, wetland permit, land swap
 - Planning Board – site plan
 - ZBA – special permit



THE PURPL – HASTINGS-ON-HUDSON

■ Site Details

- Formerly St. Stanislaus Kostka RC Church 1912 - 2005
- Building acquired by the NY Archdiocese from Baptist Church originally built in late 1800's
- Church merged into St. Matthews in Hastings in 2005
- Building located at 52 Main Street in the downtown of Hastings-on-Hudson
- Zoning is CC – Central Commercial
- Building (wood structure) first floor – 2,000 square feet; basement 1,500 square feet
- Sold by the NY Archdiocese in 2014 to a non-profit The Purple Crayon Learning Center
- Church turned into a Music Venue/Co-Working Space – rebranded as The Purpl in 2015



SELECTED EXAMPLES OF ADAPTIVE REUSE

New York City



99 Clinton Street, a church-turned-condo in Brooklyn Heights



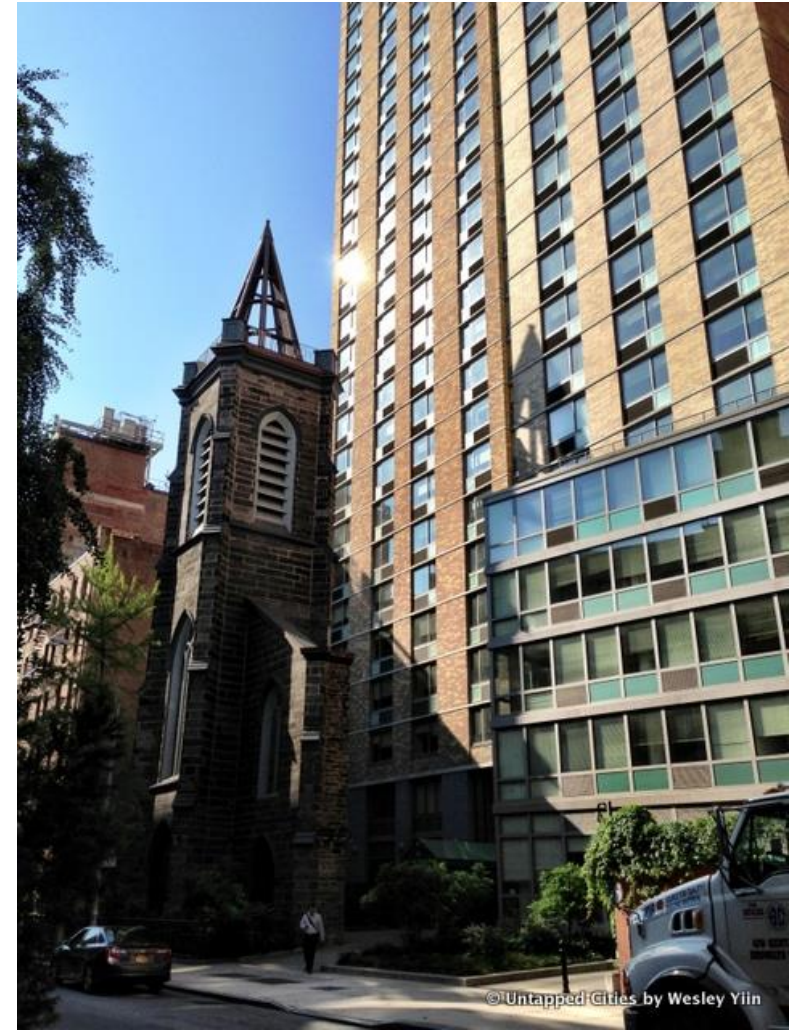
The Arches at Cobble Hill formerly St. Peter's Church- also condo

SELECTED EXAMPLES OF ADAPTIVE REUSE

New York City



656 6th Avenue, *Church turned nightclub (Limelight), turned into retail space, turned into gym*

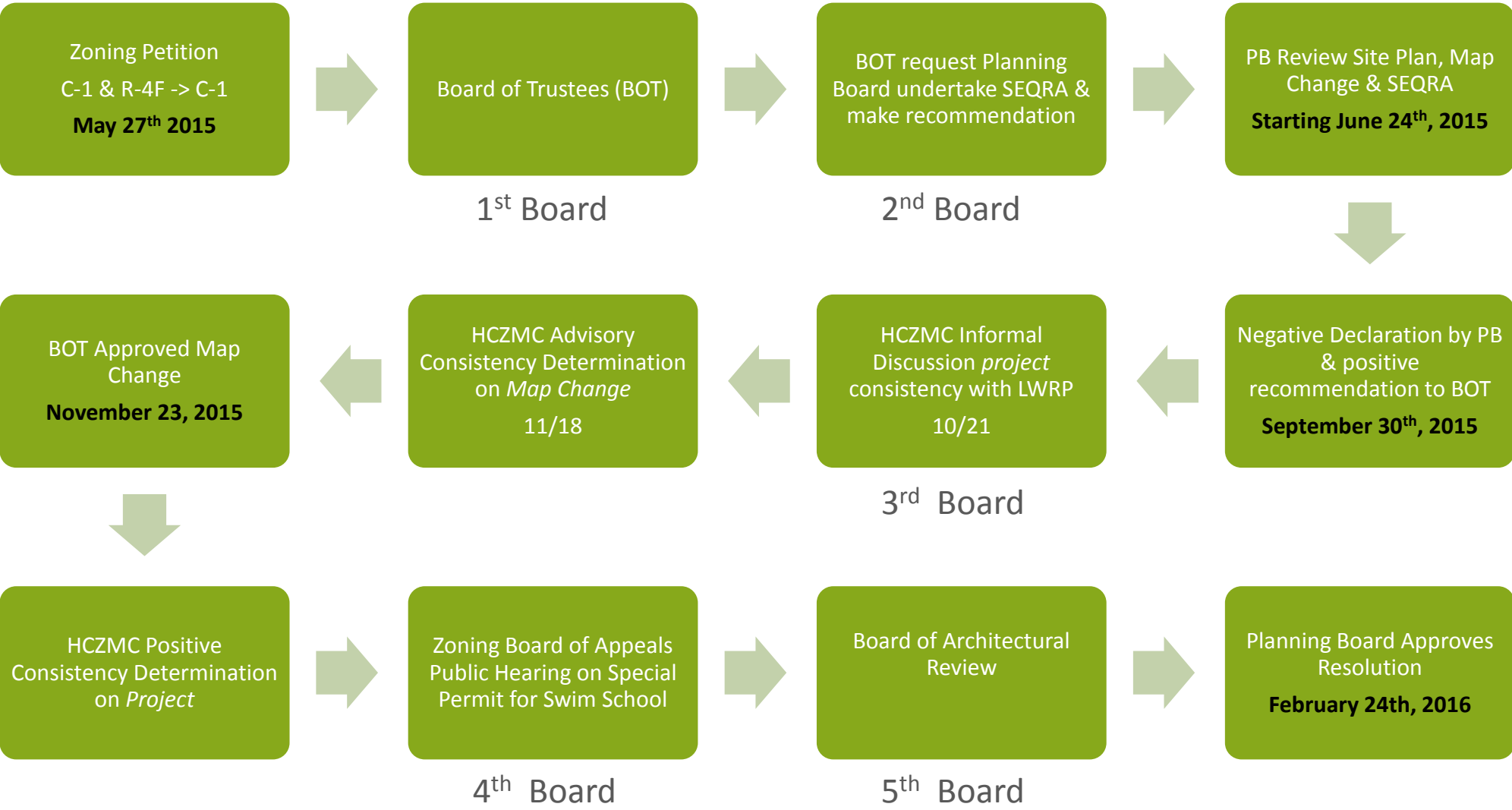


St. Ann's Church turned into NYU dormitory- maintained facade

120 MADISON- AQUA TOTS

12 Month Process

“WHAT NOT TO DO” (FORMER STRAIT GATE CHURCH)



AQUA TOTS - BEFORE



AQUA TOTS- AFTER



SOLUTIONS- ZONING FOR ADAPTIVE REUSE

- Purpose – provide for a flexible and streamlined land use review to:
 - Encourage the adaptive reuse of religious and educational buildings
 - Preserve their historical and architectural significance
 - Prevent such buildings from becoming vacant, under-utilized or deteriorated.
- Provides Special Permit by Planning Board for Adaptive Reuse of Eligible Buildings
 - Allows for reuse within existing footprint
 - Allows for PB modification of specified dimensional standards
 - Allows for modification of off-street parking requirements
 - Off-street Parking may also be provided on private lots within 500 feet of the building
 - Compliance with site plan review
 - PB Special Permit is in lieu of any ZBA special permit authority related to private schools and places of worship and religious instruction, including parish houses in residential zones.
- Eligible Buildings
 - Any building originally constructed for religious or educational purposes including buildings previously occupied as a primary or secondary school, place of worship, accessory building to a place of worship (such as a rectory, convent, school gym or similar use) on properties less than 5 acres in size.

SOLUTIONS- ZONING FOR ADAPTIVE REUSE

- **Conditions of Special Permit**

- **Exterior Alterations:** generally consistent or sympathetic to the original structure's architecture and the neighborhood in which it is located.
- **Additional Conditions:** Special Permit conditions may be imposed as may be necessary to protect the surrounding neighborhood and to encourage the most appropriate adaptive reuse of the buildings and property.

- **Split Zoned Properties**

- **For Eligible Buildings** on a lot split between residential and commercial zones, Planning Board may permit an adaptive reuse for any use permitted in either of the applicable zoning districts.

- **Single and 2-Family Zones**

- **For Eligible Buildings** - only uses permitted in such zone shall be allowed
- Need to be located on or with direct access to an arterial or collector road
- Planning Board may permit multi-family housing for senior citizens 62 years of age or older subject to the open space (300 sf per unit) and maximum FAR requirements (0.80 FAR) in the RM-2 District.

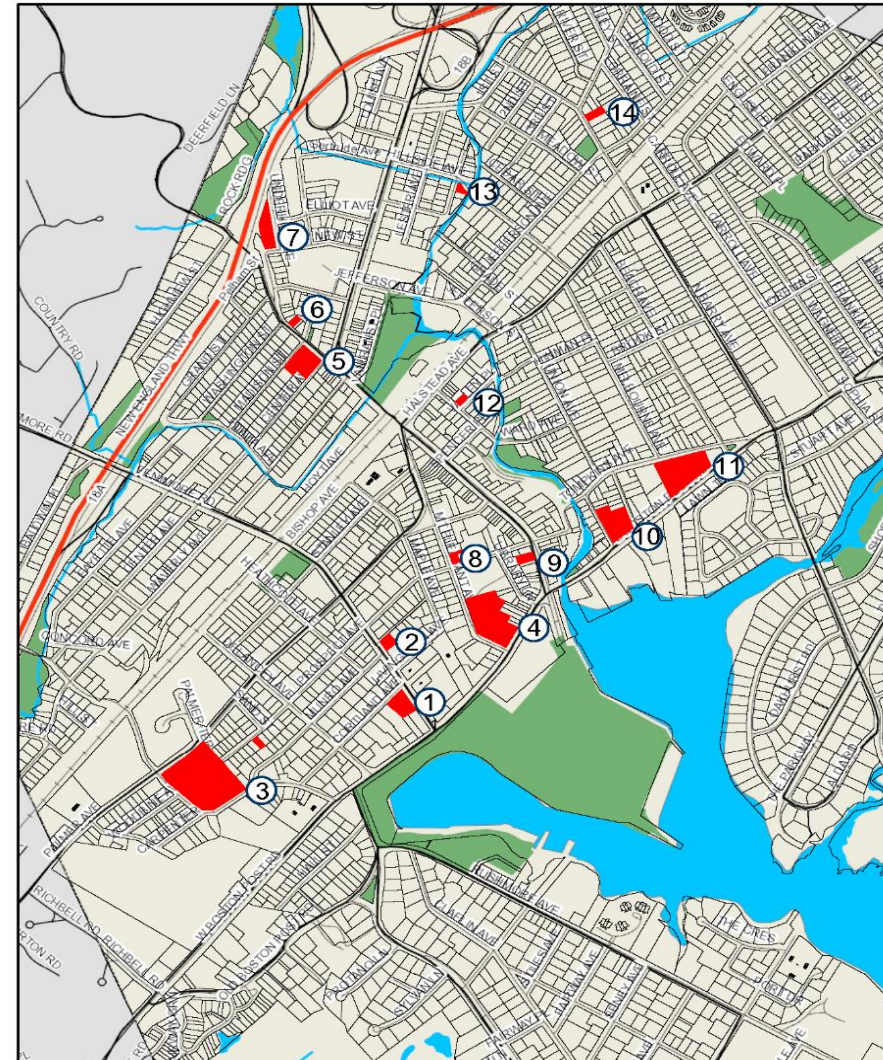
- **Other Applicable Multi-Family and Commercial Zones**

- **Adaptive Reuse of Eligible Buildings allowed as a Permitted Use**
- **Only uses permitted in such zone shall be allowed**
- **Applicants can take advantage of the provisions, flexibility and streamlined review provided by the special permit process**

ELIGIBLE BUILDINGS & SPLIT ZONES- VILLAGE OF MAMARONECK

Religious Institutions

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. St John's Lutheran Church
122 Fenimore Road
R-7.5 2. First Church Christ Scientist
155 Fenimore Rd
RM-2 3. Westchester Jewish Center
175 Rockland Ave
R-20 4. St Thomas Church
125 Mt Pleasant Ave
R-5 and C-1 5. (Former) Strait Gate Church
120 Madison St
C-1 6. Second Baptist Church/Mamk (Victory Temple Pentecostal)
727 Old White Plains Rd
RM-3 7. Church Of St Vito
159 New St
R-2F 8. Mamaroneck Seventh-Day Adventist Church
191 Prospect Ave
R-5 9. First Church of Christ (Christian Science Reading Room)
142-44 Mamaroneck Ave
C-2 10. Holy Trinity Church
320 E Boston Post Rd
R-5 and C-1 11. Methodist Episcopal Church
514-546 E. Boston Post Rd
R-5 and C-1 12. Trinity Independent Assembly of God
421 Ward Ave
C-2 13. First Baptist Church
817 Howard Ave
R-2F | <ol style="list-style-type: none"> 14. A.M.E. Zion Church
645 N Barry Ave
C-1 |
|--|---|



Sources: Westchester County GIS, Village of Mamaroneck Planning Department, Town of Mamaroneck & Town of Rye Assessment Data

0 275 550 1,100 1,650 2,200 Feet

Religious Institutions



MOST HOLY TRINITY- MAMARONECK CASE STUDY



0 20 40 80 120 160 Feet

■ Zoning
■ Property Line



MOST HOLY TRINITY CASE STUDY (CONT.)

- **Project Specifics**

- Site Size – 55,082 square feet
- Not on National Register
- Split Zoned Property on Boston Post Road
 - C-1 – 80 feet depth into the property
 - Remainder is R-5
- School divided in half by C-1 and R-5
- Church and Rectory are in C-1
- Convent and Gym are in R-5
- All Interior Work
- Buildings
 - School – 24,795 sf
 - Gym – 7,440 sf
 - Rectory – 5,060 sf
 - Convent - 4,704 sf

MOST HOLY TRINITY CASE STUDY (CONT.)

- **Project Specifics – FASNY Proposal**
 - Buildings are all vacant
 - School, Gym and Convent have been vacant for 10+ years
 - School closed in 1980's and then occupied by BOCES and nursery school at rear part
 - Long Term Lease w/NY Archdiocese and new Parish of St. Vito's/MHT
 - Proposal for School – FASNY H.S. (10th, 11th & 12th)
 - Projected # of Students – 140 (280 elementary students at MHT in 1960's)
 - Convent/Rectory – to be used for FASNY Offices/Admissions
 - Gym – used by FASNY H.S.
 - Parking – 24 spaces on-site – potential of 50 spaces off-site within 500 feet
- **Current Split Zoning does not allow this proposed use except for Rectory use as offices**
- **Planning Board Special Permit allows and facilitates Proposal**
 - Preserves existing buildings and their architecture
 - Maintains Highly Visible and Historically Significant Group of Buildings along the Post Road
 - Bring Vacant Buildings back into Use
 - Modifies existing non-conforming dimensions
 - Provides for off-site parking to accommodate uses

WHERE ARE WE NOW?

- Planning Department presented legislative recommendations to the Board of Trustees on adaptive reuse of religious and education properties in the Village of Mamaroneck – November 2, 2015
- Planning Board made a positive recommendation to the Board on November 19 ,2015
- Draft Legislation developed and sent to the Board of Trustees – March 2016
- Planning Board reviewed legislation and made a positive recommendation – March 2016
- Legislation referred to Westchester County Planning – March 2016
- Legislation referred to HCZM for advisory LWRP consistency determination for meeting on March 16, 2016
- Public Hearing scheduled on March 28, 2016
- Anticipated Approval in April/May 2016



Q&A