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The Regatta Residential Project
Mamaroneck, New York

The Regatta is located on Mamaroneck Avenue near the Boston Post Road (Route 1) and the Village harbor on Long Island Sound. The project site backed onto the Mamaroneck River. Portions of the site are in the 100-year floodplain. Environmental issues addressed in the Draft and Final Environmental Impact Statements prepared by Mr. Lynch included drainage, the potential for flooding impacts, views of the Long Island Sound from surrounding adjacent residences, compatibility with the surrounding neighborhood and consistency with the Village's recently-adopted waterfront revitalization program polices. Concerns about the building's appearance and affordability were ameliorated through the inclusion of retail uses. A Village administrative center was also included allowing for access for disabled residents to Village services. This project involved extensive review by Village boards.