



155 FENIMORE ROAD, MAMARONECK, NY (Including vacant lot 161 Fenimore Road)

This offering presents a distinguished religious structure, utilized by the First Church of Christ, Scientist with a long standing role within the community. The structure combines historic period architecture with a functional, large assembly space and exudes strong Tudor Gothic architectural influence, characterized by its heavy masonry, arched openings, and decorative elements, giving it substantial curb appeal.

The Village of Mamaroneck overlaps the Towns of Mamaroneck and Rye. Incorporated in 1895, the village encompasses 3.25 square miles of land area, and borders the Long Island Sound, and is approximately twenty-three miles from New York City. The Village is considered to be among the most desirable residential communities in Westchester County. Metro-North Railroad's New Haven line is located within five blocks, and the neighborhood has good visibility and accessibility.

The neighborhood is well supported by residential development, including midrise Condos & Co-ops, a six (6) story rental building next door. To the north and south of the subject, the area is generally comprised of one and two family dwellings.

SITE INFORMATION:

155 FENIMORE ROAD: 97 foot frontage w/average depth of 110 feet on Highland Drive, aggregate lot area is 10,670 SF/ 0.24 acres. VOM: Section 9, Block 48, Lot 8 | TOM: Section 9, Block 8, Lot 15. Assessment: Land \$590,000 | Total \$1,900,000

The Special Permit to operate as a Church in this location requires off street parking. This is made possible by including the adjacent property owned by First Church of Christ, Scientists Mamaroneck.

161 FENIMORE ROAD: Unimproved (438-parking lot) 60 foot frontage w/average depth of 128 feet on Highland Drive, aggregate lot area is 7,680 SF/ 0.17 acres. The current residential zoning allows for a single family home. VOM: Section 9, Block 48 and Lot 8 | TOM Section 9, Block 8 and Lot 248. Assessment: \$420,000.

DESCRIPTION:

One and part two story building with a story height of 16 feet | masonry and brick construction circa 1930 | contains a gross floor area of 3,600 +/- square feet on the main level and a full basement with a perimeter of 2,800 +/-square feet.

The main level is home to the sanctuary with exposed vaulted ceilings and loft. The Church conference room/main office is in the side wing, and there are multiple rooms used for a variety of purposes including office space and storage. The lower level is set up for use as an open classroom. There are addition rooms in the rear including the utility room which houses the oil fired heating system.

The entrance is highlighted by a deep, arched recess framing large, dark wood doors. A classic stone staircase with brick-and-metal railings leads from the sidewalk up to the entrance walkway. A stone walkway continues around the building, bordered by mature, well-maintained shrubbery and lawn.

The building is flanked on one side by a large, multi-story residential apartment building, underscoring its location in a dense, high-visibility residential area

The building features a timeless red-brown brick exterior with decorative and unique diamond-patterned brickwork on the main gabled facade. The structure includes striking stone and slate-style roofing on both the main sanctuary and the adjoining sections. Iconic features; a prominent, decorative copper or painted dome/spire tops a brick tower/steeple element, providing a distinct neighborhood landmark.

FEATURES:

- **High Vaulted Ceiling:** The sanctuary features a dramatic, high-pitched vaulted ceiling with exposed dark wood trusses and beams, creating an airy, majestic volume.
- **Natural Light:** The space is bathed in light from multiple tall, Gothic-arched stained-glass windows lining the walls. A key feature is the round stained-glass window centered above the rear entrance/balcony.
- **Seating:** The sanctuary is fitted with numerous rows of classic, well-polished wood pews with book racks, set against a background of deep red carpeting in the aisles. Chancel Area: The front is defined by a slightly raised chancel/stage area, backed by wood paneling and a large, arched recess (likely for organ pipes). The area is configured for flexible use, including altar and space for contemporary audio/performance equipment.
- **Rear balcony/choir loft** provides additional seating/projection space, overlooking the assembly area.
- **Condition\Amenities:** The walls are bright white, offering a clean contrast to the dark wood & include visible modern amenities such as ceiling fans, mounted speakers, & heating/cooling units.
- **Architectural Significance:** Unique, historic Tudor Gothic design with excellent curb appeal.
- **Prime Location:** Situated in a dense residential neighborhood adjacent to a large apartment complex.
- **Essential Amenity:** Large, dedicated on-site parking lot adjacent to the building capable of accommodating a substantial number of vehicles is a *significant advantage* in a residential setting.
- **Adaptable Interior:** High-volume sanctuary space suitable for religious, event, performance, or potential **adaptive reuse (subject to zoning)**

An Adaptive Reuse Special Permit in the Village of Mamaroneck is a requirement for converting existing educational or religious buildings into new uses. The permit is issued by the Village's [Planning Board](#), and the application process involves submitting a building permit application, followed by a special permit application to the Planning Board after receiving a building determination letter. The process is governed by specific sections of the village code. Further Guidance: It is recommended to contact the Village Planning Department for detailed instructions and to confirm all specific requirements before submitting.

Regulatory Advantage: While the 0.24-acre lot (10,454 SF) is severely undersized for the RM2 (Residential Multi-Family) zoning minimum of 20,000 SF, the Village of Mamaroneck's specific Adaptive Reuse Special Permit legislation is designed for this exact scenario. This process empowers the Planning Board to grant modifications for density, lot area, and parking requirements, overriding conventional zoning constraints to preserve the building.

Optimal Density: By pursuing age-restricted (62+) multi-family housing, the project aligns with an exception in the zoning code. Based on the RM-2 density formula (1,500 SF of land per dwelling unit) and applying the maximum 20% Affordable Housing Unit Bonus, the site has a theoretical development capacity of up to 8 dwelling units.

Senior Citizen Specific Provisions: The Village has a specific **RM/SC Residence District** classification which has tailored requirements for senior citizens and handicapped persons, including specific design standards and open space rules. The user's query may be referencing the existence of this specific, purpose-built district as the "exception" that allows for multi-family senior housing, subject to Planning Board approval to ensure the units are necessary and used exclusively by senior citizens

Architectural Asset: The existing structure, built in 1931, features a highly unusual 16-foot story height. This high volume allows for the creation of mezzanines or lofts within the existing footprint, maximizing the habitable floor area without increasing the building's height or coverage, which is a key factor for Planning Board approval and preservation mandate.

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