

Part I. Plan Vision and Background

I-1. Introduction and Vision

Introduction

Port Chester is entering a new chapter, and this Comprehensive Plan update offers a timely opportunity to build on the Village's historic strengths and recent progress while setting a bold, shared vision for the future. Guided by the 2012 Village of Port Chester Comprehensive Plan, the Village has made significant progress advancing long-term goals for growth, land use, housing, infrastructure, community services, and economic vitality. Over the past 14 years, Port Chester has invested in the revitalization of its downtown and waterfront, reinforced the role of its industrial areas, and embraced mixed-use development through major policy initiatives such as the Village's Form Based Zoning Code.

As Port Chester looks to the next decade and beyond, the Village faces new opportunities and challenges shaped by changing demographics, housing needs, technology, the environment, mobility patterns, and economic trends.

The Plan provides a fresh assessment of key areas including land use, housing, economic development, transportation, infrastructure, natural and environmental resources, parks and open space, recreation, sustainability, resiliency, and municipal services. It is intended to guide Village decision-making related to zoning, new development, capital investments, public policy, and partnerships that will shape Port Chester's future.

Vision

The Plan is guided by a shared vision for the future of Port Chester, shaped by input from the community visioning survey, stakeholder meetings, and an initial public workshop. It reflects the community's aspirations for the Village and establishes a clear direction for the Comprehensive Plan. By articulating the values, priorities, and opportunities that matter most to the people of Port Chester, this vision provides the foundation for the Plan's goals, policies, and land use recommendations and helps ensure they work together to advance a common purpose.

Port Chester envisions a future that builds on its rich history, cultural diversity, vibrant downtown, unique waterfront, and strong regional transportation connections to create a cleaner, safer, more walkable, and inclusive community.

The Village will guide thoughtful, well-organized, and sustainable growth that strengthens neighborhoods, celebrates historic character, expands opportunity for workers and local businesses, and supports a diverse range of affordable housing choices that allow people of different incomes, ages, cultural backgrounds, and household types to thrive. New growth will be carefully shaped to enhance Port Chester's quality of life, supported by investments that reduce congestion, improve roads, parking, and infrastructure, and enhance public spaces, parks, and recreation.

By advancing development patterns that promote affordability, sustainability, economic vitality, and community well-being, Port Chester will continue to evolve as a beautiful, welcoming, and forward-looking village with a strong sense of place and a lasting commitment to its people and the environment.

Goals

Each element of the plan provides a set of overarching goals that align recommendations with the Vision Statement. The goals of each plan element are presented below.

The goals will be added after the development of the plan element chapters.

Economic Development

Housing

Transportation

Community Resources

Environment

DRAFT 7/17/26

Planning Process

Why does Port Chester need a new Comprehensive Plan?

This Comprehensive Plan update reassesses the Village's long-term vision, goals, and recommendations to respond to emerging trends and new community priorities. It provides a clear framework to guide future development, zoning decisions, capital investments, and public policy and ensures that future development and zoning changes are guided by a well-considered plan. The successful implementation of many 2012 Plan recommendations, along with evolving planning priorities and socioeconomic shifts, makes this the right time to develop an updated plan that addresses current needs and goals. This new plan established a new set of goals and recommendations to guide the Village over the next ten years and beyond.

Legal Requirement:

New York State zoning enabling acts require that municipal zoning be undertaken "in accord with a well-considered plan." This requirement ensures that local comprehensive plans provide a basis for local zoning law. It's common for comprehensive plans to be updated every ten years or so to ensure that zoning reflects current community priorities, economic trends, new data, and evolving technologies.

Efficient Allocation of Resources

The Comprehensive Plan will help to guide the Village's efficient allocation of resources. The plan balances land use and infrastructure development policies to encourage long-term economic stability and an enhanced quality of life.

Environmental and Social Responsibility

While Port Chester can regulate only within its municipal borders, the Village's choices affect neighboring communities, the region, and beyond. As a result, Port Chester has a responsibility to plan locally while thinking regionally and globally. This means making policy decisions that help to address shared challenges, such as regional housing needs and climate change, by making policy

What is a Comprehensive Plan?

A comprehensive plan is an official, long-range planning document that provides policy guidance on future growth, development, land use, infrastructure, and services, while also setting a shared vision for the next 10 years and beyond. It evaluates existing conditions, identifies challenges and opportunities, and establishes goals and actions to implement community priorities.

Comprehensive plans provide guidance to municipal leaders, government agencies, organizations, businesses and residents to help ensure that the community's needs are met both now and in the future. Comprehensive plans are implemented through a variety of tools including land use policies, regulatory measures, zoning changes, and local laws.

decisions that promote housing diversity and environmental sustainability. It also means working collaboratively with regional partners and all levels of government, such as Westchester County.

Planning Process

While the Village of Port Chester Board of Trustees is responsible for adopting the Comprehensive Plan, its development will be shaped by input from the broader Port Chester community. The Comprehensive Plan Advisory Committee, Village staff, and consulting team worked collaboratively through a public planning process to develop a plan that reflects the community's shared vision for the future.

Comprehensive Plan Advisory Committee (CPAC)

The Comprehensive Plan Advisory Committee (CPAC) is a group of 12 volunteers appointed by the Village Board of Trustees to assist Village staff and the consultant team throughout the comprehensive planning process. The CPAC represents a cross-section of the community, including Village elected officials and representatives, residents, business owners, and community leaders. Starting in April 2026, the CPAC was responsible for attending and participating in monthly committee meetings, for reviewing and providing comments on draft plan content, representing the Committee at public events and workshops, and to ultimately forward the proposed planning document to the Board of Trustees for their approval.

Public Involvement

Throughout the development of the Comprehensive Plan, there were numerous opportunities for the public to get involved and share input. Public engagement included both in-person events and online resources and activities. The project website, compplan.portchesterny.gov, was updated throughout the planning process, providing information on upcoming and past events and draft documents for public review.

There were three public workshops, two public surveys, and two public hearings. Additionally, members of the planning team and the CPAC attended community events to raise awareness about the Comprehensive Plan and engage residents where they already gather, allowing the team to connect with community members who might not have been able to attend a formal workshop.

Comprehensive Plan Advisory Committee (CPAC)

Philip Dorazio, Deputy Mayor

Sylvia Dundon, Trustee

Juliana Alzate

Jessica Berkowitz

Jake Borden

Joseph DeVita

Monica Fonseca

Gustavo Passarelli

Michael Scarola

Brian Sullivan

Kieran Tobias

With the majority of Port Chester residents identifying as Hispanic or Latino,¹ print and online materials were translated into Spanish, and in-person events included Spanish language presentations and Spanish-speaking staff.

Visioning Survey

The Visioning Survey was open to the Public from April through May, 2026. This brief, three-question survey gathered initial input to support the development of the vision for the Comprehensive Plan. It asked the Port Chester community to describe their ideal Port Chester in ten years through three aspirational words, describe what makes them feel connected to their neighborhood and the Village, and asked about areas in which the Village has the greatest opportunity to improve (e.g. housing, public safety, and infrastructure).

The survey received 154 responses. Responses to the first question on participant's vision for the Village's future are shown in a word cloud in Figure 1. Many of these terms or sentiments are captured in the Vision Statement for this Comprehensive Plan. A full summary of the survey results is available on the project website.

Figure 1. Aspirational Words to Describe Your Vision for Port Chester in Ten Years



Public Workshops

The Village of Port Chester hosted the first of three public workshops for the Comprehensive Plan Update on June 17, 2026, at the Senior Community Center. Approximately 60 people were in attendance, in addition to Village Staff and Trustees. Following an introductory presentation, attendees participated in a roundtable discussion activity. For planning themes—Economic Development, Housing, Transportation, Community Resources, and Environment—participants were instructed to identify the top issues and opportunities, develop recommendations addressing each issue or opportunity, and outline overarching goals. Following the roundtable discussions, a

¹ 60% of Port Chester residents were estimated to identify as Hispanic or Latino in the 2023 American Community Survey Five-Year Estimates by the U.S. Census Bureau.

speaker from each table reported back to meeting participants some of the key takeaways from their discussion.

In addition to the roundtable activity, participants were invited to fill out comment cards, place stickers on maps indicating where they live or work and their favorite places in the Village, and to comment on the draft vision statement.

Feedback from the workshop was incorporated into subsequent chapters of this plan. A summary of the public workshop, including key insights was posted to the project website.

This text will be updated following completion of public engagement activities.

Pop-Up Events

Pop-up events are pre-existing community events that the planning team and CPAC attended to raise awareness about the Comprehensive Plan and engage residents where they already gather. Pop-ups allowed the team to inform the public and conduct interactive visioning exercises with community members who might not otherwise attend a formal workshop.

This text will be updated following completion of public engagement activities.

Stakeholder Engagement

The consultant team and Village staff also met with a variety of stakeholders, including department heads, board and committee representatives, community and local organization representatives, and business owners. These discussions helped the team assess existing conditions, identify key issues and opportunities, and develop an understanding of how demographic, technological, legal, and social trends may affect future services. Table 1 below provides a summary of the stakeholders that were involved.

This text will be updated following completion of public engagement activities. The table below reflects stakeholder engagement through July 15, 2026.

Table 1. Stakeholder Engagement

STAKEHOLDER	ENGAGEMENT TYPE	DATE
PLANNING COMMISSION	CALLS	6/11/2026
		7/15/2026
ZONING BOARD OF APPEALS	CALL	6/10/2026
CODE ENFORCEMENT DEPARTMENT	CALL	6/12/2026
FIRE DEPARTMENT	CALL	5/15/2026
POLICE DEPARTMENT	CALL	5/19/2026
PUBLIC WORKS DEPARTMENT	CALL	6/9/2026

PARKS AND FACILITIES DEPARTMENT, RECREATION DEPARTMENT, AND YOUTH BUREAU	CALL	5/13/2026
SENIOR COMMUNITY CENTER	CALL	5/22/2026
PORT CHESTER SCHOOL DISTRICT	CALL	6/12/2026
DELAWARE ENGINEERING AND VILLAGE MANAGER	CALL	6/24/2026
CLAY ARTS CENTER	QUESTIONNAIRE RESPONSE	6/3/2026
COMMUNITY RESOURCE CENTER	QUESTIONNAIRE RESPONSE	6/30/2026
HISPANIC ADVISORY BOARD	QUESTIONNAIRE RESPONSE	6/15/2026
HISTORICAL SOCIETY	QUESTIONNAIRE RESPONSE	6/22/2026
HOUSING TASK FORCE	QUESTIONNAIRE RESPONSE	6/14/2026
MEALS ON MAIN STREET	QUESTIONNAIRE RESPONSE	6/9/2026
PARKS COMMISSION	QUESTIONNAIRE RESPONSE	6/15/2026
PORT CHESTER-RYE BROOK PUBLIC LIBRARY	QUESTIONNAIRE RESPONSE	7/15/2026

Plan Organization

Part I. Plan Vision and Background provides an introduction, vision statement, summary of planning goals, regional and historic context, and land use and zoning overview.

Part II. Plan Elements consists of five elements, or theme-based chapters.

Each element provides an introduction, existing conditions summary, discussion of issues and opportunities, and goals and recommendations.

Part III. Implementation Plan will provide a table identifying each goal and recommendation, responsible parties, timeline, order of magnitude cost, and/or implementation difficulty level.

Part I. Plan Vision and Background

Part II. Plan Elements

II.1. Economic Development

II.2. Housing

II.3. Transportation

II.4. Environment

II.5. Community Resources

Part III. Implementation Plan