



VILLAGE OF
PORT CHESTER
COMPREHENSIVE PLAN



Public Workshop #1

June 17, 2026

Bienvenidos



¿Preferiría hacer el Taller Público en español?

Por favor, levante su mano. Nuestros traductores
están aquí para ayudarle. **¡Gracias!**

Introductions

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

Village Planning Department

- Greg Cutler, AICP, Director
- Curt Lavalla, AICP, Assistant Director
- Mattie Wilkes, Assistant Planner

BFJ Planning

- Sarah Yackel, AICP, Principal-In-Charge
- Emily Tolbert, AICP, Project Manager
- Nick Cerdera, AICP, Project Planner

What is a Comprehensive Plan?

- Long-range strategy that offers policy guidance for the Village's future growth, land use and development issues, infrastructure, transportation, open space, community facilities, and more.
- Sets goals and recommended actions to achieve community priorities.
- Foundation for future decisions on development and zoning, capital spending, and general Village-wide policy decisions.

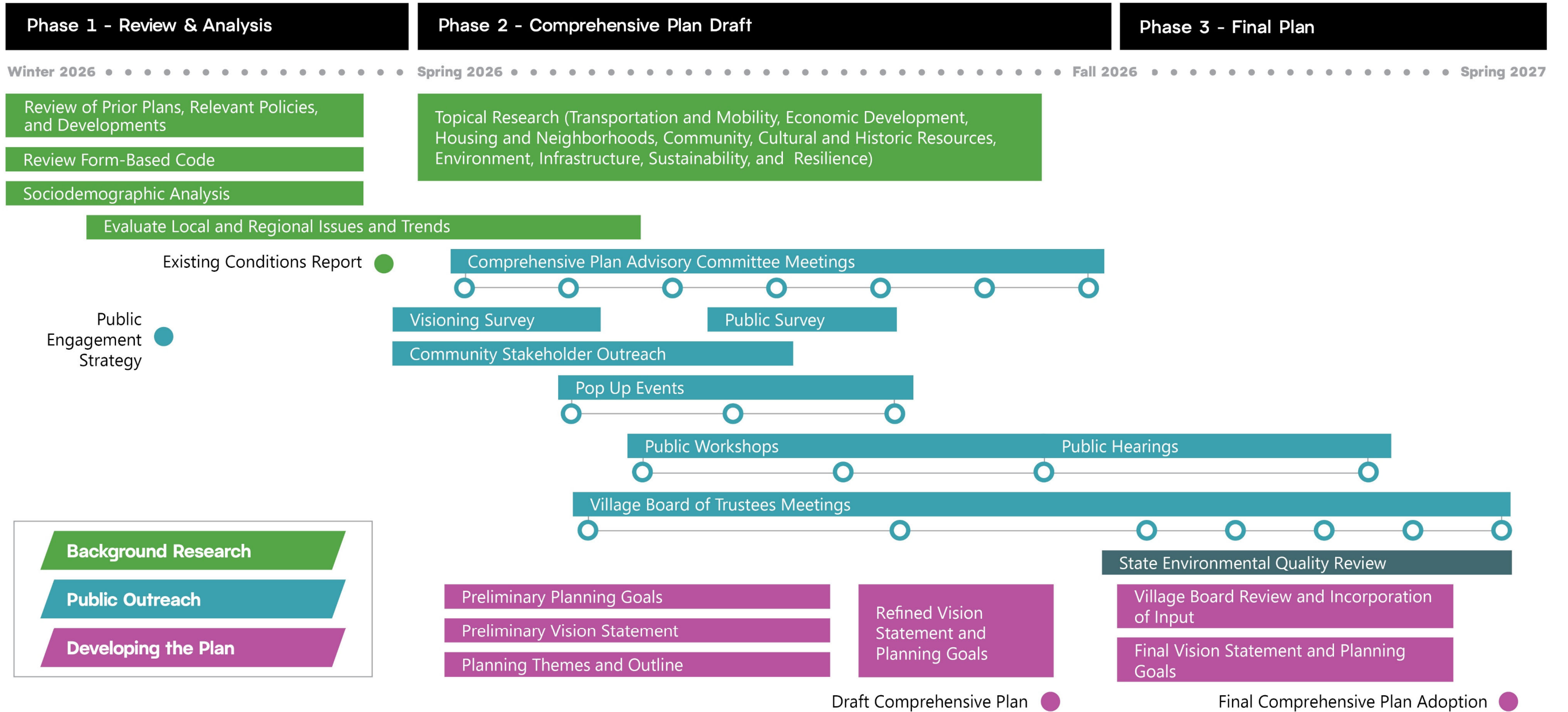
What isn't a Comprehensive Plan?

- Zoning or any other kind of regulation.
- Development approval for any specific property.
- A revision to tax assessments or processes.
- A change to environmental regulations. Instead, it should align with environmental conservation goals and sustainable practices.
- A requirement that the Village take specific spending actions.

Why Plan?

- Acknowledge change is inevitable
- Cannot plan in a vacuum
- Equity Planning – legacy of land use planning documents
 - Density, housing, job access, spatial mismatch...
- Codify community vision
- Shape v. “protect” the future
- Who does the community want to be?
- Who is the “community?”

Schedule



Public Engagement Strategy

Public input is critical to the development of the Vision and Comprehensive Plan. The following types of engagement and activities will be part of this planning process:

1. Spanish Language and Targeted Community Outreach
2. Project Website:
Compplan.portchesterny.gov
3. Online Engagement – Visioning Survey
4. Stakeholder Outreach
5. Pop-Up Events (3)
6. Public Workshops (3)
7. Public Hearings (2)



Project Website



Village of Port Chester Comprehensive Plan

[Home](#)[About](#)[Get Involved](#)[Documents](#)[Contact](#)[Site Map](#)





Take the survey!

Take our quick 3-question survey to share your vision for the community.

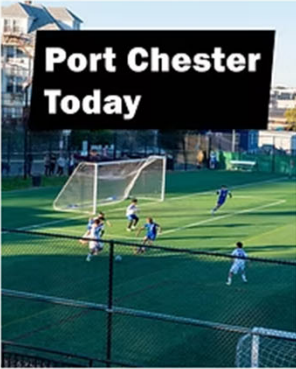
Public Workshop #1

June 17, 2026
6:30-8:30PM

Port Chester Senior Community Center
222 Grace Church Street



More Information



Port Chester Today

April 1, 2026

This document provides an overview of the Comprehensive Plan and process, a snapshot of the Village's planning context and sociodemographic trends, and an overview of existing land use and zoning patterns.

Access Document

<https://compplan.portchesterny.gov/>

About

What is a Comprehensive Plan?

A comprehensive plan is an official, long-range planning document that provides policy guidance for the Village's 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. New York State Village Law stipulates that amending land use and zoning regulations and public capital improvements must be consistent with an adopted Comprehensive Plan.



Why does Port Chester need a new Comprehensive Plan?

Guided by the 2012 Village of Port Chester Comprehensive Plan, Port Chester has advanced long-term goals for growth, land use, infrastructure, and community services. Over the past 14 years, the Village has invested municipal resources to help revitalize the downtown and waterfront, strengthen industrial areas, and support mixed-use development. Building on the successful implementation of policy initiatives like the form-based zoning code and various redevelopment efforts, and considering broader changes in technology, the environment, and the economy, now is the right time for Port Chester to update its Comprehensive Plan and define a renewed vision for the next decade and beyond.

This new plan will provide 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.



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Visioning Survey

Open Through June 19

<https://www.surveymonkey.com/r/PortChesterVision>

- 1. What does your ideal Port Chester look like in ten years? Please provide three aspirational words to describe your vision.**
- 2. What makes you feel connected to your neighborhood and the Village?**
- 3. In which areas do you think Port Chester has the greatest opportunity to improve? Please select up to three.**

- a. Infrastructure (e.g., roads, water, sewer)
- b. Housing (e.g., affordability, types of housing)
- c. Economic development (e.g., local businesses)
- d. Parks and recreation
- e. Public Safety

- f. Open space preservation
- g. Sustainability and resiliency (e.g., renewable energy, hazard mitigation)



Visioning Survey

1. What does your ideal Port Chester look like in ten years? Please provide three aspirational words to describe your vision.

Welcoming Better Streets Sustainable Open Community
Developed Artistic Vibrant Affordable Less Density
Family Friendly Connected Better Parking Green Charming
Beautiful Education Safe Clean Modern Parks
Thriving Walkable Inviting Fun
Inclusive Cultural Vital Diverse
Waterfront Uncrowded Alive Small Town Feel Unique
Destination Melting Pot Historic Organized Bustling Refurbished Architecture

2012 Comprehensive Plan

Vision

- Retain qualities of Port Chester: a diverse cultural population, quality homes at relatively affordable prices, a vibrant downtown, and its proximity to key employment centers.
- Address challenges: changing socio-economic conditions, unpredictable growth and development patterns, physical constraints limiting waterfront access, and underutilized non-residential properties.



VILLAGE OF PORT CHESTER COMPREHENSIVE PLAN



ADOPTED:
DECEMBER 17, 2012

Some Accomplishments and Ongoing Projects

Land Use and Zoning

- Form-Based Zoning Code (2020)

Transportation

- Parking Assessment (2022) and new parking regulations adopted
- Master Transportation Plan (2024)
- The LOOP!

Parks and Open Space

- Marina Bulkhead Revitalization Project
- Master Planning for Abendroth Park

Housing

- Housing Needs Assessment (2022)
- Encourage residential development in appropriate areas (e.g. downtown, near train station, and United Hospital site)

Downtown and Commercial Development

- Mitigation of commercial displacement
- Downtown Sanitary Sewer Revitalization

Community Resources

- Village Hall and Indoor Gym renovations
- Police Headquarters Study

2027 Plan Contents

I. Plan Vision and Background

1. Introduction and Vision
2. Regional and Historic Context
3. Village Population
4. Land Use and Zoning

II. Plan Elements

1. Economic Development
2. Housing
3. Transportation
4. Community Resources
5. Environment

III. Implementation Plan

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I-1. Introduction and Vision

- Introduction
- Vision
- Goals
- Planning Process

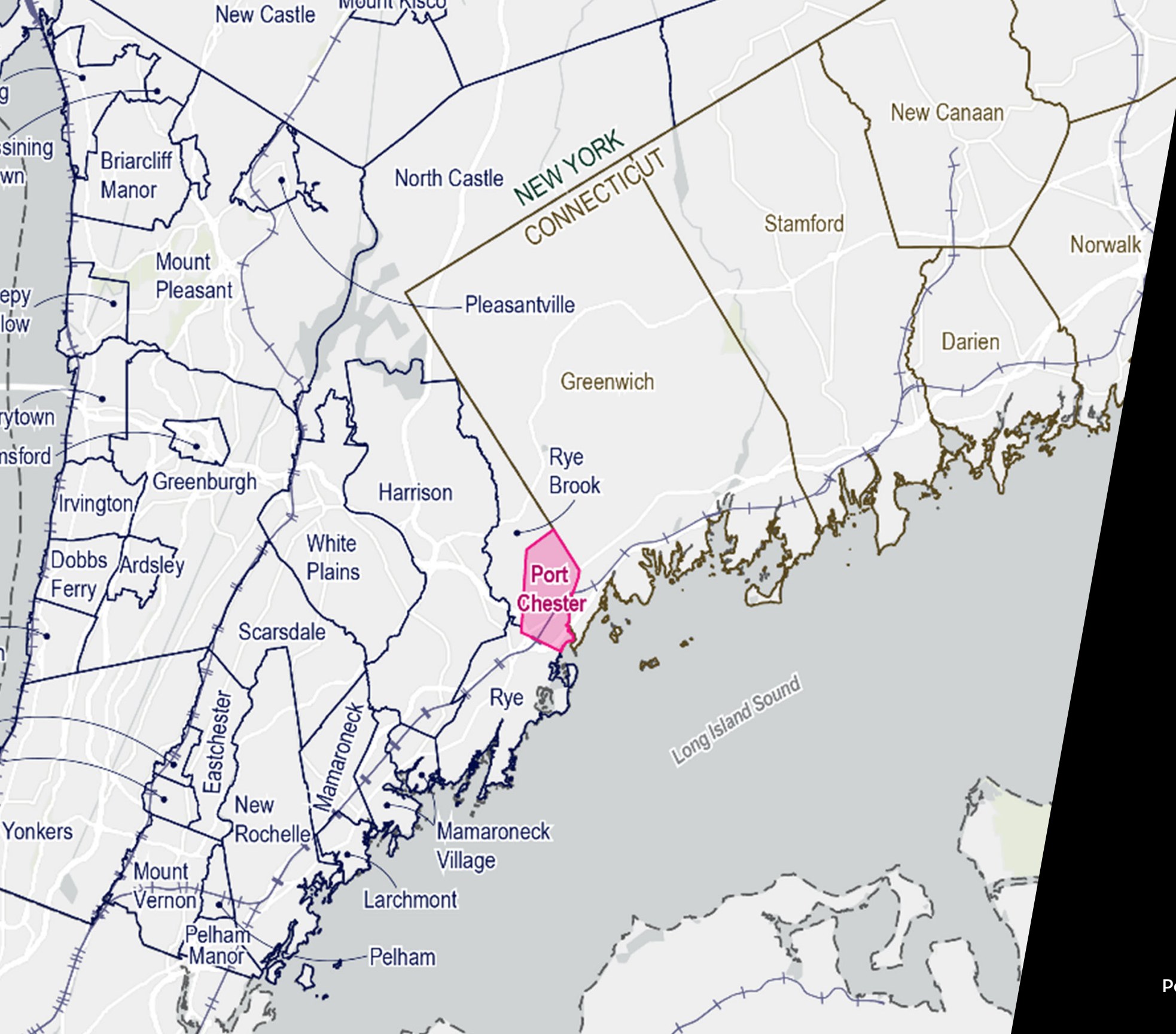


Vision Statement

*Port Chester envisions a future that builds on its rich **diversity**, **vibrant** downtown, unique **waterfront**, and strong regional **transportation** connections to create a more **connected**, **inclusive**, and resilient **community**.*

*The Village will foster thoughtful growth, celebrate its neighborhoods, expand economic opportunity, and encourage a diverse range of housing choices that support **affordability** and allow people of different incomes, ages, and household types to thrive in Port Chester.*

*By investing in public spaces, infrastructure, and development patterns that promote **affordability**, long-term **sustainability** and quality of life, Port Chester will continue to evolve as a dynamic, **welcoming**, and forward-looking **community** with a strong sense of place and a lasting commitment to prosperity, resilience, and environmental stewardship.*



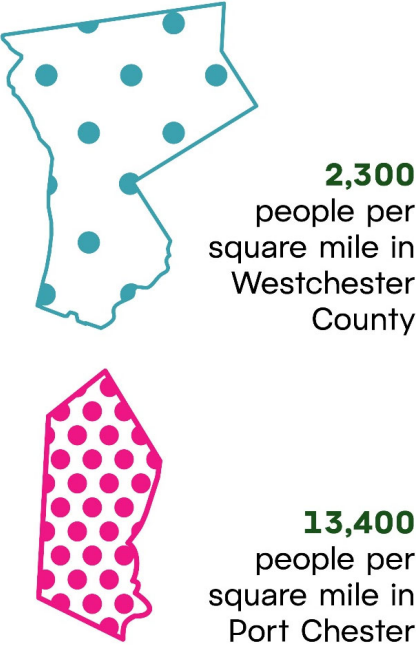
I-2. Regional and Historic Context

- Regional Location
- History of Port Chester
- Relationship to Other Plans
- Key Implementation Milestones

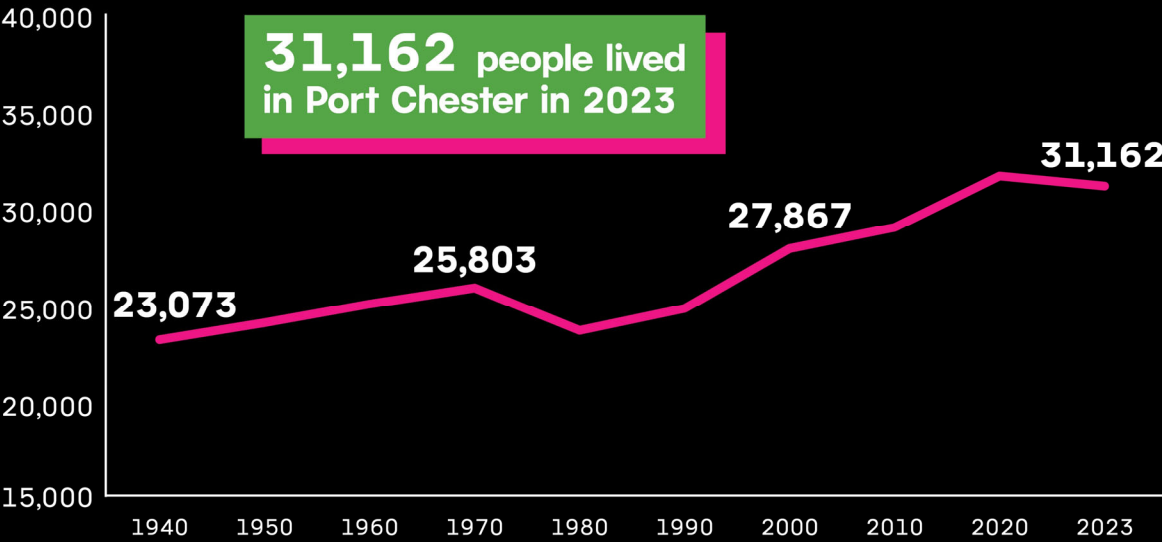
I-3. Village Population

- Data Sources
- Population
- Socio-Economic Indicators

Population Density

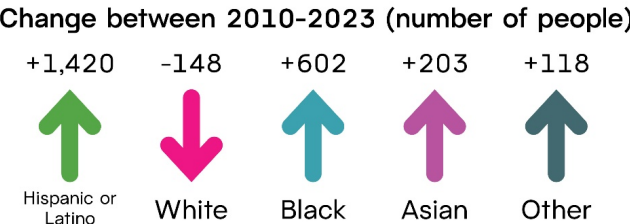


Population Change

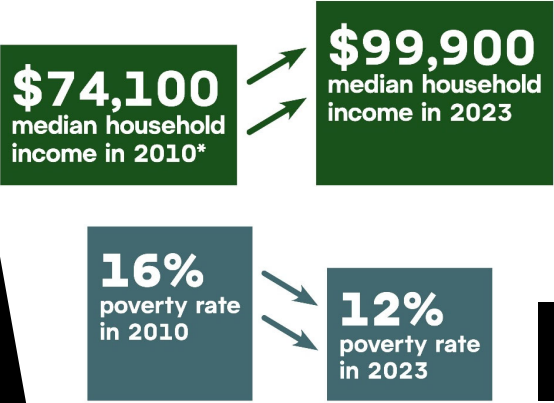


Source: U.S. Census Bureau, Decennial Census (1940-2020); ACS 5-Year Estimates (2023)

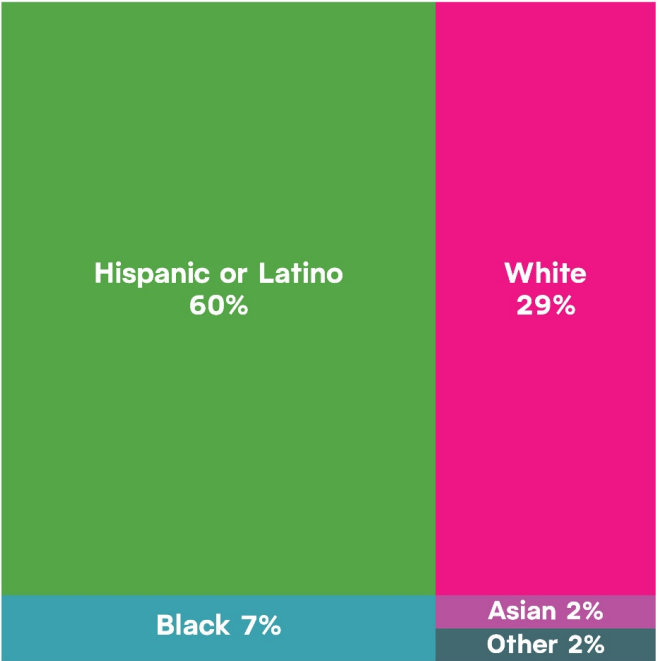
Race and Ethnicity



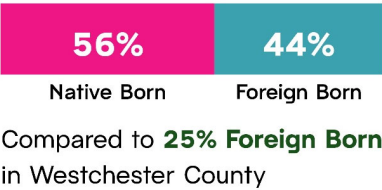
Income and Poverty



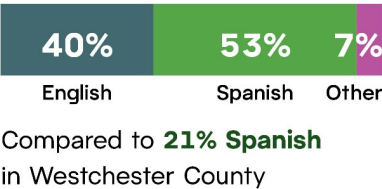
Race and Ethnicity Distribution (2023)

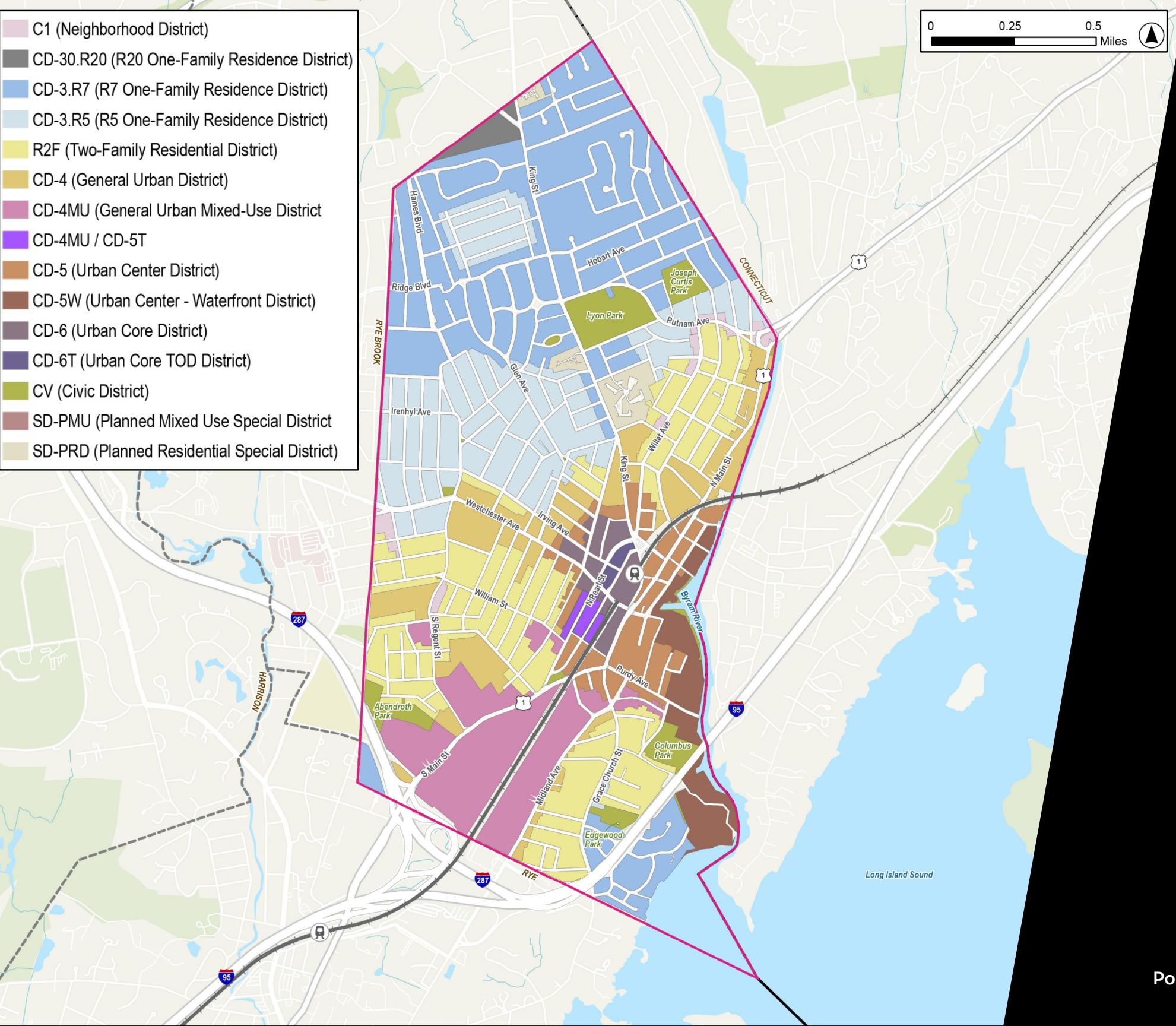


Native vs Foreign Born



Language at Home





I-4. Land Use and Zoning

- Existing Land Use Patterns
- Zoning

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Economic Development

- Major Employers
- Small Businesses
- Active Downtown
- Workforce Development

Housing

- Market Dynamics
- Neighborhoods
- Affordable Housing
- Housing Options





Transportation

- Roads
- Public Transportation
- Pedestrian and Bicycle Infrastructure and Safety
- Complete Streets

Environment

- Natural Resources
- Infrastructure
- Sustainability
- Resilience



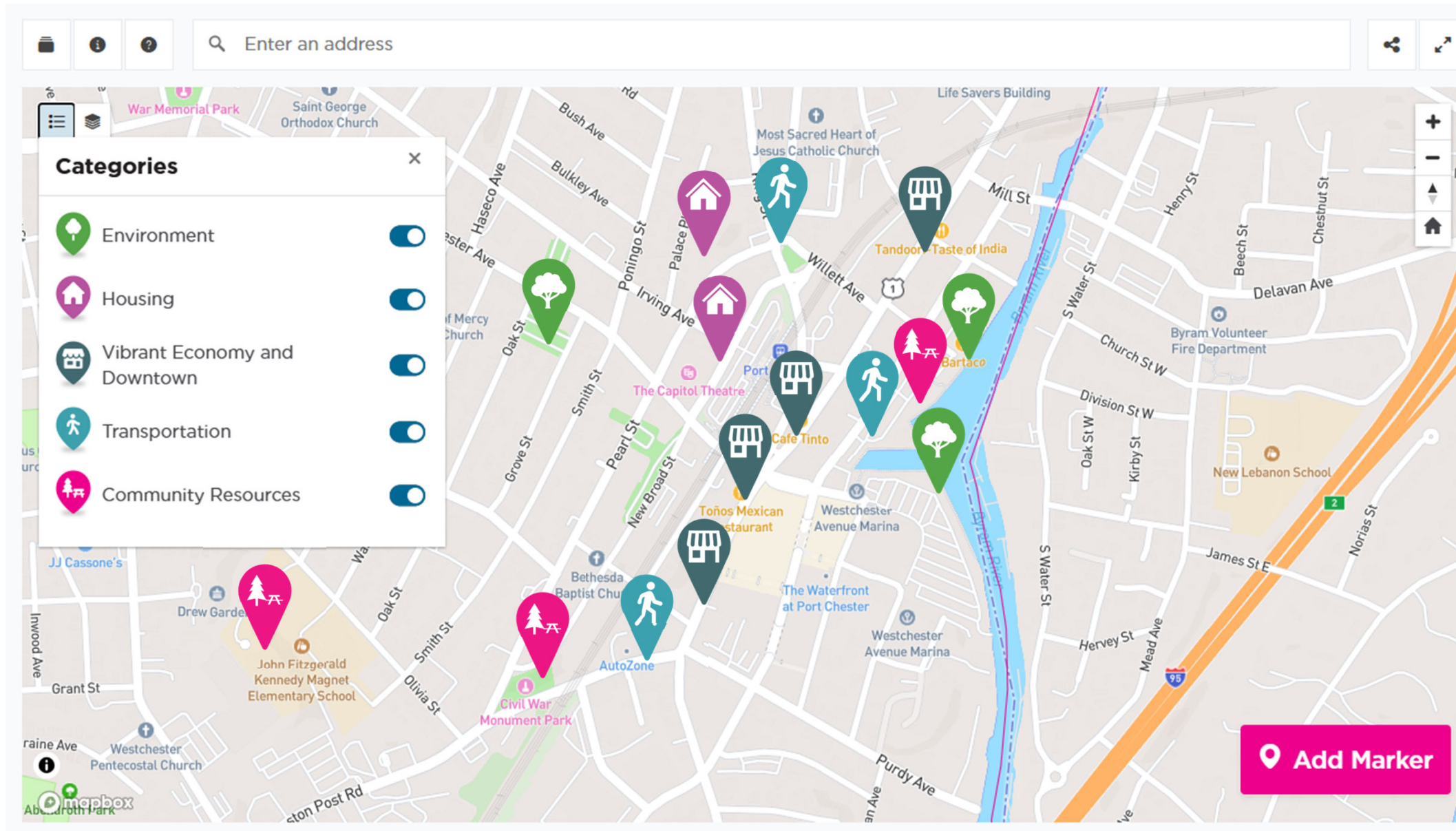


Community Resources

- Public Facilities
- Parks and Recreation
- Historic Resources
- Community and Cultural Resources

Social Pinpoint

Mark places that present problems, are missed opportunities, or a place for a new public space or could use improvement. For example, an area that always floods when it rains, an intersection with lots of congestion.

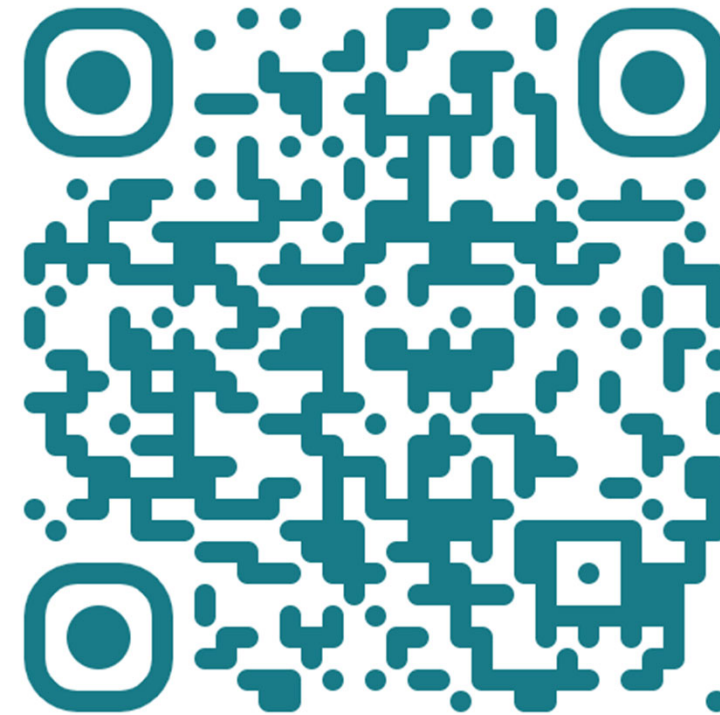


compplan.portchesterny.gov

Next Steps

- August 29: Port Chester Day
- October 7: Public Workshop #2
- And more to come!

Visit the project website to see upcoming events and subscribe



compplan.portchesterny.gov/

Roundtable Activity

The **five planning themes** listed to the right serve as the framework for the updated Comprehensive Plan.

- For each theme, you will have 15 minutes to:
 - (1) Identify issues and/or opportunities.
 - (2) Discuss potential recommendations address the issues/opportunities.
 - (3) Define overarching goals that reflect your table's priorities .
- Assign a notetaker and a reporter who will share key takeaways to the larger group.



Economic
Development



Housing



Transportation



Community
Resources



Environment

Economic Development

Theme Topics

- Major Employers
- Small Businesses
- Active Downtown
- Workforce Development

Roundtable Activity Example:

- Issue/Opportunity: Recent development momentum in Port Chester.
- Recommendation: Support programming to help new businesses connect with residents and preexisting business.
- Goal: Strengthen support for the Village's new and legacy businesses.



Housing

Theme Topics

- Market Dynamics
- Neighborhoods
- Affordable Housing
- Housing Options

Roundtable Activity Example:

- Issue/Opportunity: Seniors are having trouble finding affordable housing.
- Recommendation: Incentivize developers to create housing for low-income seniors.
- Goal: Provide housing choices for people of all ages.



Transportation

Theme Topics

- Roads
- Public Transportation
- Pedestrian and Bicycle Infrastructure and Safety
- Complete Streets (Streets designed for pedestrians and other modes of transit)

Roundtable Activity Example:

- Issue/Opportunity: Traffic congestion in the downtown area.
- Recommendation: Promote walkability around the Metro-North station.
- Goal: Encourage investment in various modes of public transit.



Community Resources

Theme Topics

- Public Facilities and Services
- Parks and Recreation
- Historic Resources
- Community and Cultural Resources

Roundtable Activity Example:

- Issue/Opportunity: Limited space to add new parks and open spaces.
- Recommendation: Require developers to set aside publicly accessible spaces.
- Goal: Enhance access to public space.



Environment

Theme Topics

- Natural Resources
- Infrastructure
- Sustainability
- Resilience

Roundtable Activity Example:

- Issue/Opportunity: The tree canopy is depreciating in the Village.
- Recommendation: Adopt design standards for tree planting and address tree health and maintenance.
- Goal: Promote stewardship of natural resources.

