



VILLAGE OF
PORT CHESTER
COMPREHENSIVE PLAN



Comprehensive Plan Advisory
Committee Meeting #2

May 28, 2026

Agenda

- Part I Chapters
- Vision Survey Update
- Workshop #1 Preparation
- Issues and Opportunities Discussion - Transportation
- Next Steps

Part I Chapters

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

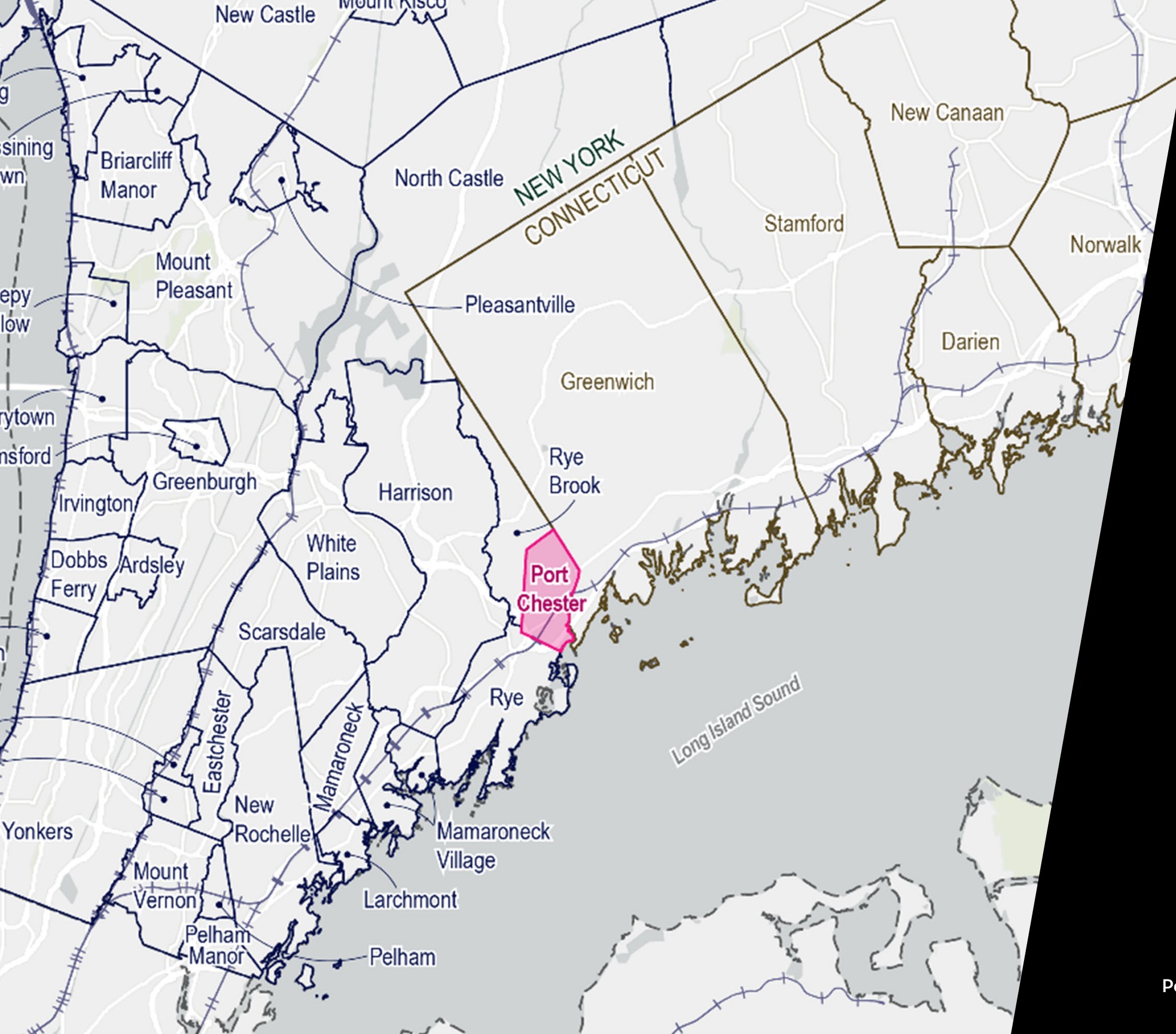
1. Economic Development
2. Housing
3. Transportation
4. Community Resources
5. Environment

III. Implementation Plan

I-1. Introduction and Vision

- Introduction
- Vision
- Goals
- Planning Process

Port Chester envisions a future that builds on its rich diversity, vibrant downtown, unique waterfront, distinct neighborhoods, and strong regional 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 promote affordability and allow people of different incomes, ages, and household types to thrive. By investing in public spaces, infrastructure, sustainability, and development patterns that enhance 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.



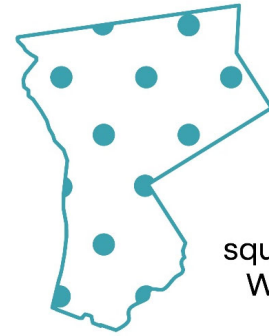
I-2. Regional and Historic Context

- 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

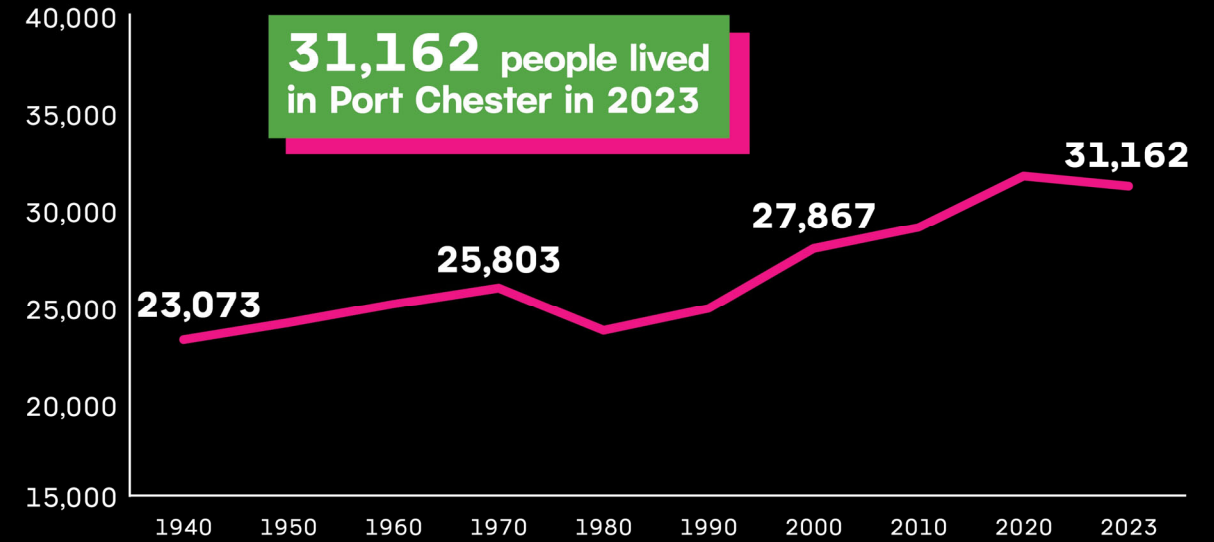


2,300 people per square mile in Westchester County



13,400 people per square mile in Port Chester

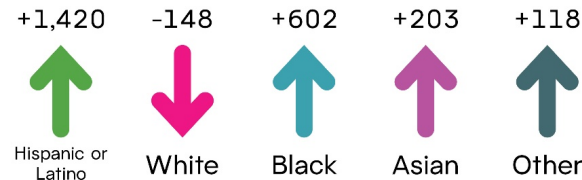
Population Change



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

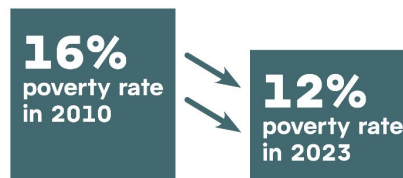
Race and Ethnicity

Change between 2010-2023 (number of people)

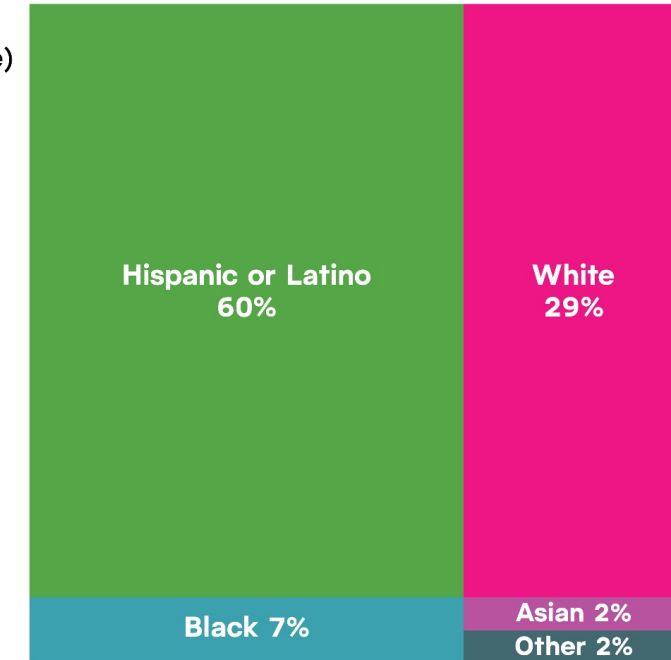


Race and Ethnicity Distribution (2023)

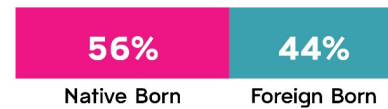
Income and Poverty



Race and Ethnicity Distribution (2023)



Native vs Foreign Born

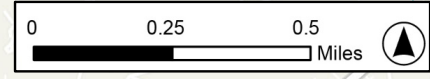
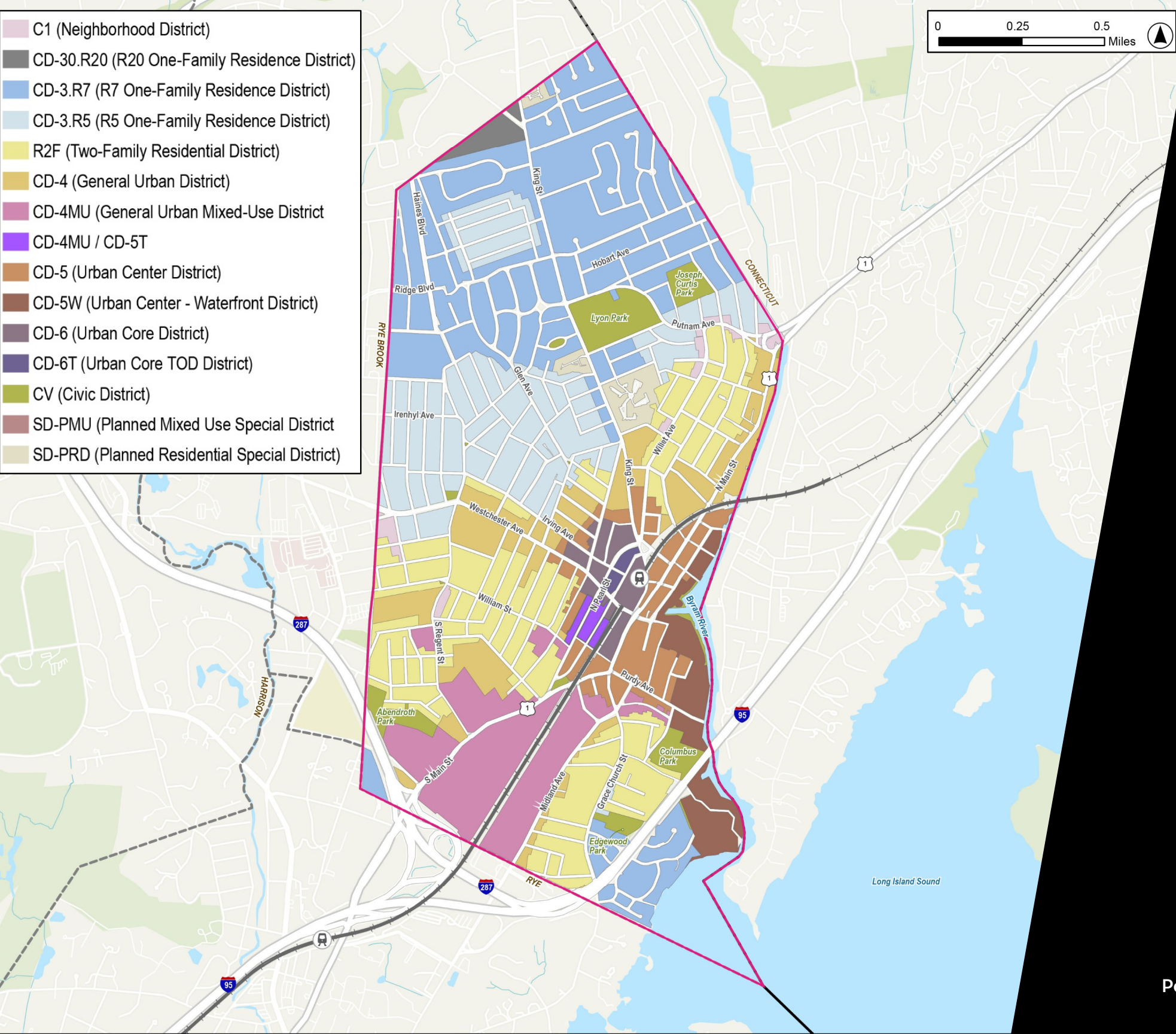


Compared to **25% Foreign Born** in Westchester County

Language at Home



Compared to **21% Spanish** in Westchester County



I-4. Land Use and Zoning

- Existing Land Use Patterns
- Zoning

Visioning Survey

Preliminary Results (5/26/26)

- **85 Responses**
- **3 Responses in Spanish**
- **Date Extended to June 19**



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

What people envision:

- Vibrant, active, and attractive village
- Walkability and less car dependence
- Affordability, particularly housing
- Diversity, inclusiveness, community feel
- Safety and quality of life
- More green space, parks, and beauty
- Balanced development modern and historic
- Small town feel with strong amenities

Frustrations and Concerns:

- Overcrowding, overdevelopment, and scale of buildings
- Traffic, parking, and congestion
- Rising costs and affordability pressure
- Need for cleanliness, maintenance, and safety
- Lack of green space and public realm
- Loss of character and small town identity
- Infrastructure and services need improvement

What connects the community:

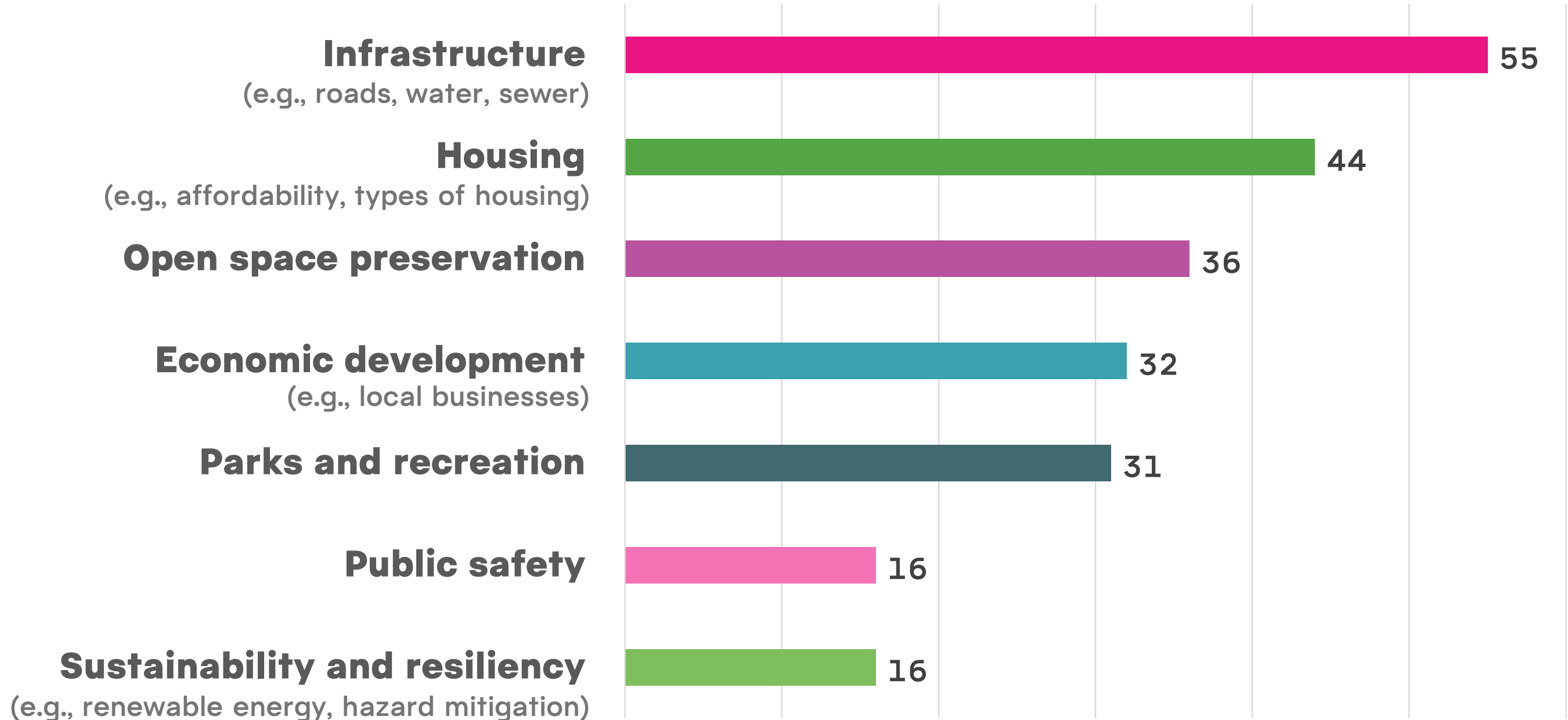
- People, relationships, and familiarity
- Community events and shared experiences
- Walkability, accessibility, and daily interactions
- Local businesses, restaurants, and amenities
- Diversity and inclusiveness
- Small town feel and sense of belonging
- Institutions and shared places

Frustrations and Concerns:

- Overdevelopment and changing character
- Declining sense of connection
- Lack of communication
- Quality of life concerns (e.g., safety, cleanliness, enforcement)
- Parking strain and traffic
- Tension between newcomers and longtime residents

Visioning Survey

3. In which areas do you think Port Chester has the greatest opportunity to improve? Please select up to three.



Public Workshop #1

1. Format

1. Presentation
2. Round Table Discussions
3. Report Back

2. CPAC Roles and Responsibilities

1. Discussion Facilitation (see handout)
2. Promotion: distribute flyers, post on social media

June 17, 6:30-8:30 PM
Senior Center
222 Grace Church Street



Issues and Opportunities Discussion - Transportation

**Commuter
Rail**

Bus Service

Roads

Bicycles

**Electric
Vehicles**

Traffic

Pedestrians

Safety

Parking

Shuttles

**ADA
Compliance**

**Complete
Streets**

Next Steps



- **First Public Workshop (June 17)**
- **Next CPAC Meeting (June 25)**
- **Chapter II-3. Transportation**