



VILLAGE OF  
**PORT CHESTER**  
COMPREHENSIVE PLAN



Comprehensive Plan Advisory  
Committee Meeting #1

April 23, 2026

# **Agenda**

- Guided Introductions
- Comprehensive Plan Process
- Public Engagement
- Comprehensive Plan Contents
- Next Steps

# **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

# **Introductions**

**Name?**

**What part of  
the Port  
Chester  
community  
do you  
represent?**

**What does  
your ideal  
Port Chester  
look like in  
10 years?**

## **Roles and Responsibilities**

The CPAC is a critical component of the Port Chester Comprehensive Plan process. It ensures that the policy outcomes of the plan are driven by the priorities of our community.

The CPAC will be asked to take part in the following activities:

1. Participate in regular CPAC meetings (~7)
2. Review and comment on draft content of the plan (homework)
3. Spread the word about opportunities for community engagement
4. Attend and assist at public workshops and pop-up events
5. Hold a public hearing

A scenic autumn landscape featuring a white house with a blue roof and dormer windows, partially obscured by trees with vibrant orange and yellow foliage. The foreground is a grassy area covered in fallen brown leaves. A black banner with white text is overlaid on the upper portion of the image.

# Comprehensive Plan Process

## **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.

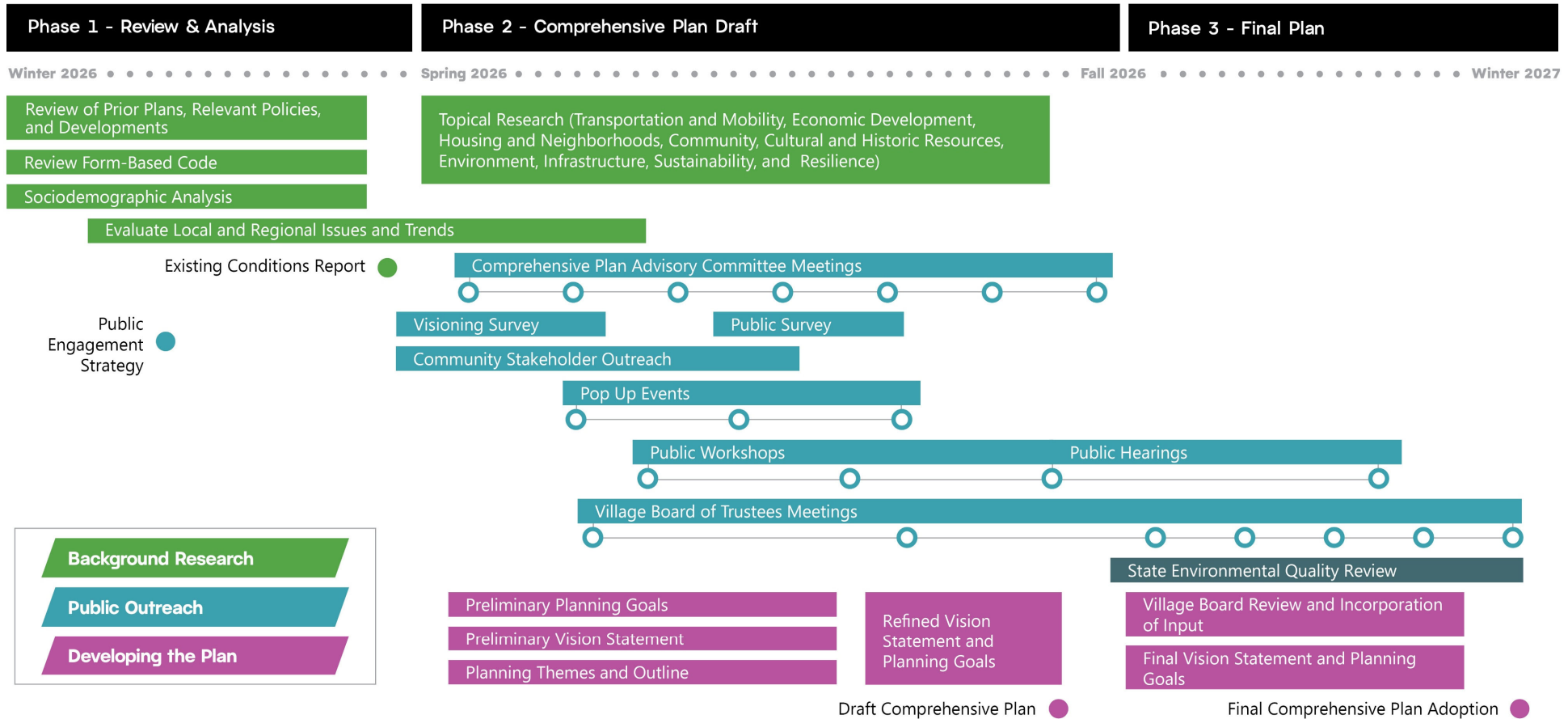
## **What isn't a Comprehensive Plan?**

- 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



# 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](http://Compplan.portchesterny.gov)
3. Online Engagement – Visioning Survey
4. Stakeholder Outreach
5. Pop-Up Events (3)
6. Public Workshops (3)
7. Public Hearings (2)



# Visioning Survey

Open Through May 31

<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)



# Stakeholder Outreach

## Calls

- Planning Board
- Zoning Board of Appeals
- Building Department
- Code Enforcement Department
- Fire Department
- Police Department
- Public Works Department
- Parks and Facilities Department
- Recreation Department
- Senior Community Center
- Youth Bureau
- School District
- Housing Authority
- Industrial Development Agency
- Local Development Corporation
- Chamber of Commerce
- Waterfront Commission

## Questionnaires

- Beautification Commission
- Don Bosco
- Historical Society
- Library Committee
- Library
- Meals on Main
- Park Commission
- Recreation Committee
- Sustainability Committee
- Traffic Commission

## Focus Groups

- Business Owners
- Development Community

**Who else  
should we  
contact?**

# Pop-Up Events

Pop-up events are pre-existing community events, such as:

- Port Chester Day
- Meal distribution event
- Other festivals, gatherings, fairs



**What are some community events that we should plan to attend?**

# Comprehensive Plan Contents



# 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

# 2012 Comprehensive Plan

## Focus

- Maintenance and enhancement of residential neighborhoods
- Revitalization of commercial areas and the waterfront
- Strengthening of industrial areas
- Improvement of transportation and infrastructure facilities
- Identifying opportunities for new development.



## VILLAGE OF PORT CHESTER COMPREHENSIVE PLAN



ADOPTED:  
DECEMBER 17, 2012

# Accomplishments

## Land Use and Zoning

- Form-Based Zoning Code adopted (2020)

## Transportation

- Parking Assessment (2022) and new parking regulations adopted
- Master Transportation Plan completed (2024)
- The Loop project – pedestrian path connecting downtown and the waterfront

## Housing

- Housing Needs Assessment completed (2022)
- Encourage residential development in appropriate areas (e.g. downtown, near train station, and United Hospital site)
- Strengthen environmental standards for development and encourage green building

# Accomplishments

## Parks and Open Space

- Village Marina Bulkhead Revitalization Project
- Master Planning for Abendroth Park - ongoing
- Increased park security measures
- Implemented kayak launch

## Community Resources

- Bush Lyon Homestead restoration
- Village hall renovations
- Police Headquarters Study - ongoing
- Indoor Village gym renovations - ongoing

## Downtown and Commercial Development

- Mitigation of commercial displacement
- Downtown Sanitary Sewer Revitalization Project
- Downtown Revitalization Initiative application
- Branding and marketing strategy - ongoing

# 2027 Plan Contents

## I. Plan Vision and Background

1. 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

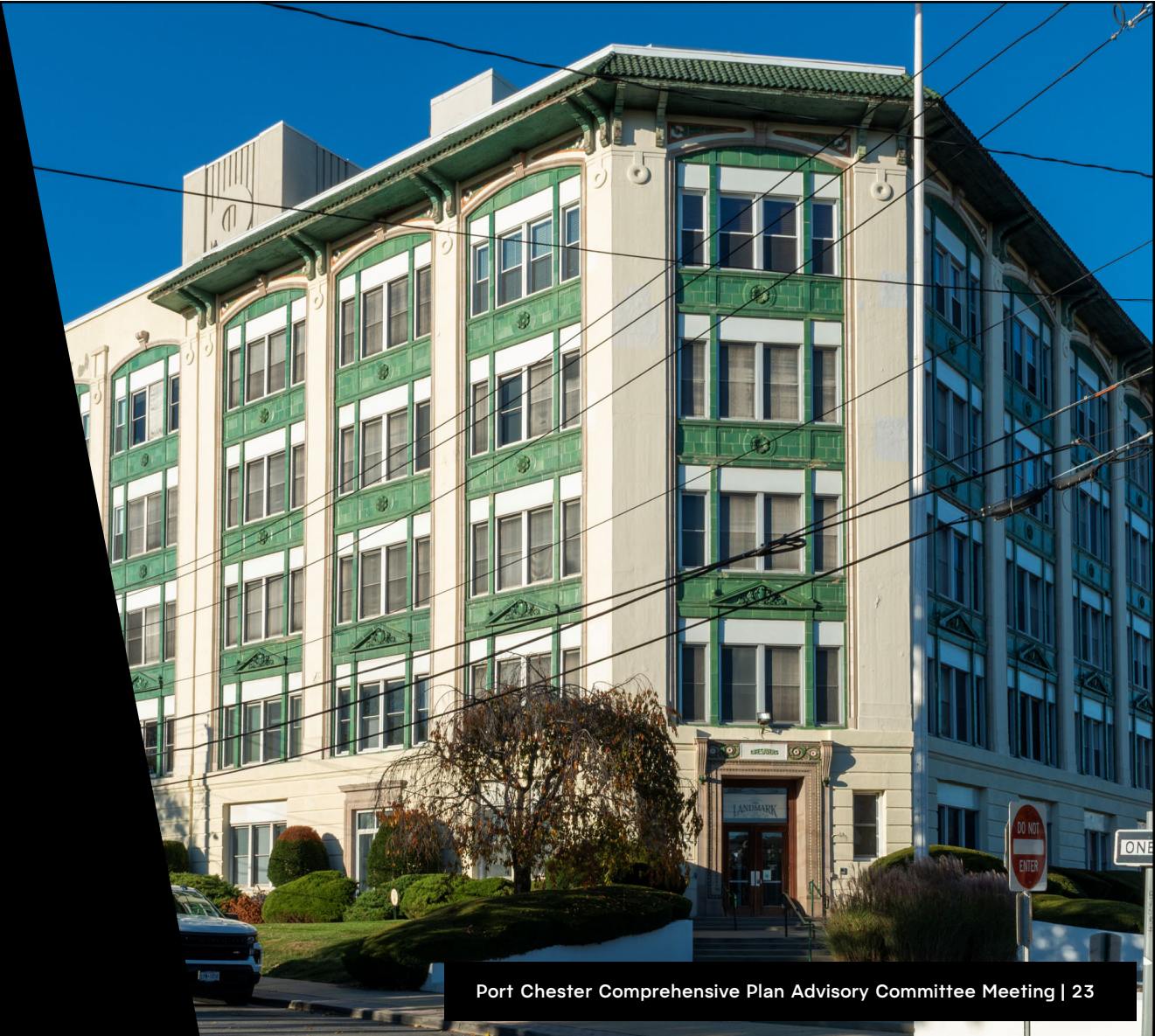


# Economic Development

- 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
- Sustainability and Resilience
- Infrastructure

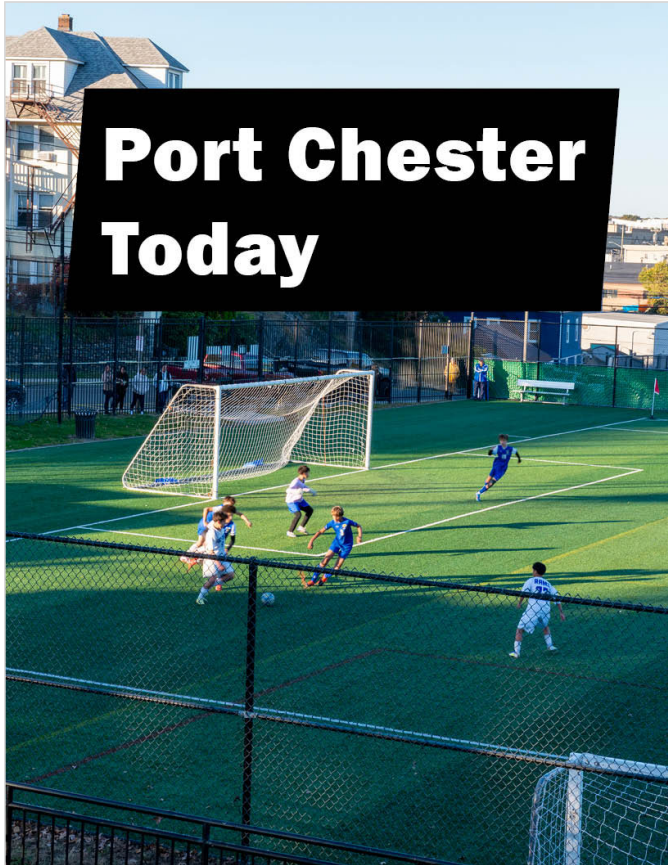




# Community Resources

- Public Facilities
- Parks and Recreation
- Historic Resources

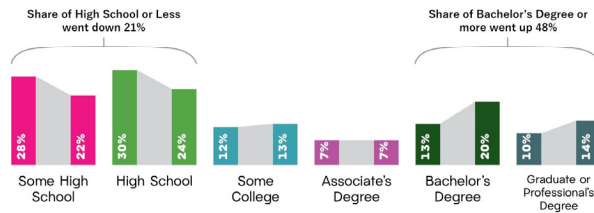
# Port Chester Today



## Current Trends

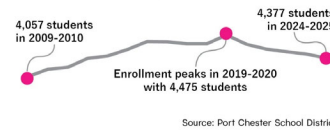
### Education and Employment

#### Educational Attainment 2010-2023



- 2023 - Westchester**
- 11% Some High School
  - 18% High School
  - 13% Some College
  - 06% Associate's Degree
  - 26% Bachelor's Degree
  - 27% Graduate or Professional Degree

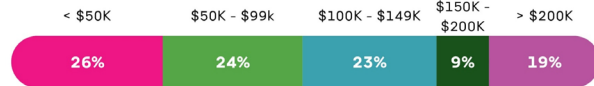
#### School Enrollment K-12



#### Income and Poverty



#### Income Distribution

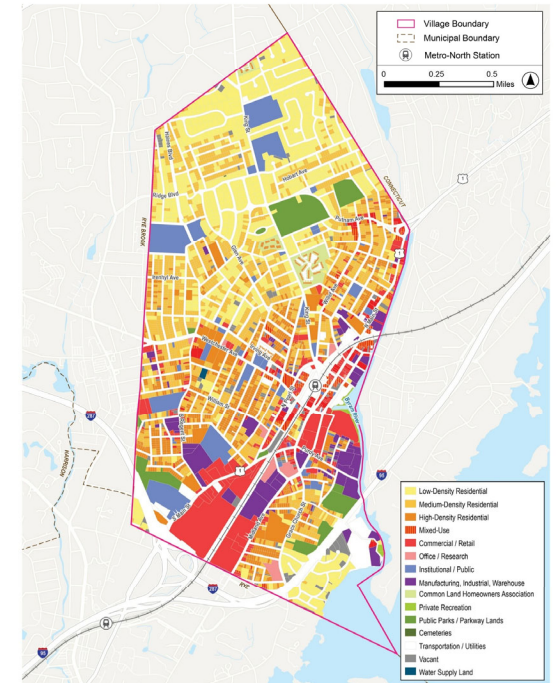


Source: U.S. Census Bureau, ACS 5-Year Estimates (2010); ACS 5-Year Estimates (2023)

\*Adjusted for inflation to 2023 dollars

## Village Context

Figure 3  
**Land Use**



Sources: NYS GIS, Westchester County GeoHub, BFI Planning

# Next Steps



## **Next Steps**

- Next CPAC Meeting (May 13)
- Trustee Briefing (May 18)
- First Public Workshop (June 17)
- Stakeholder Meetings and Questionnaires
- Drafting Chapters