

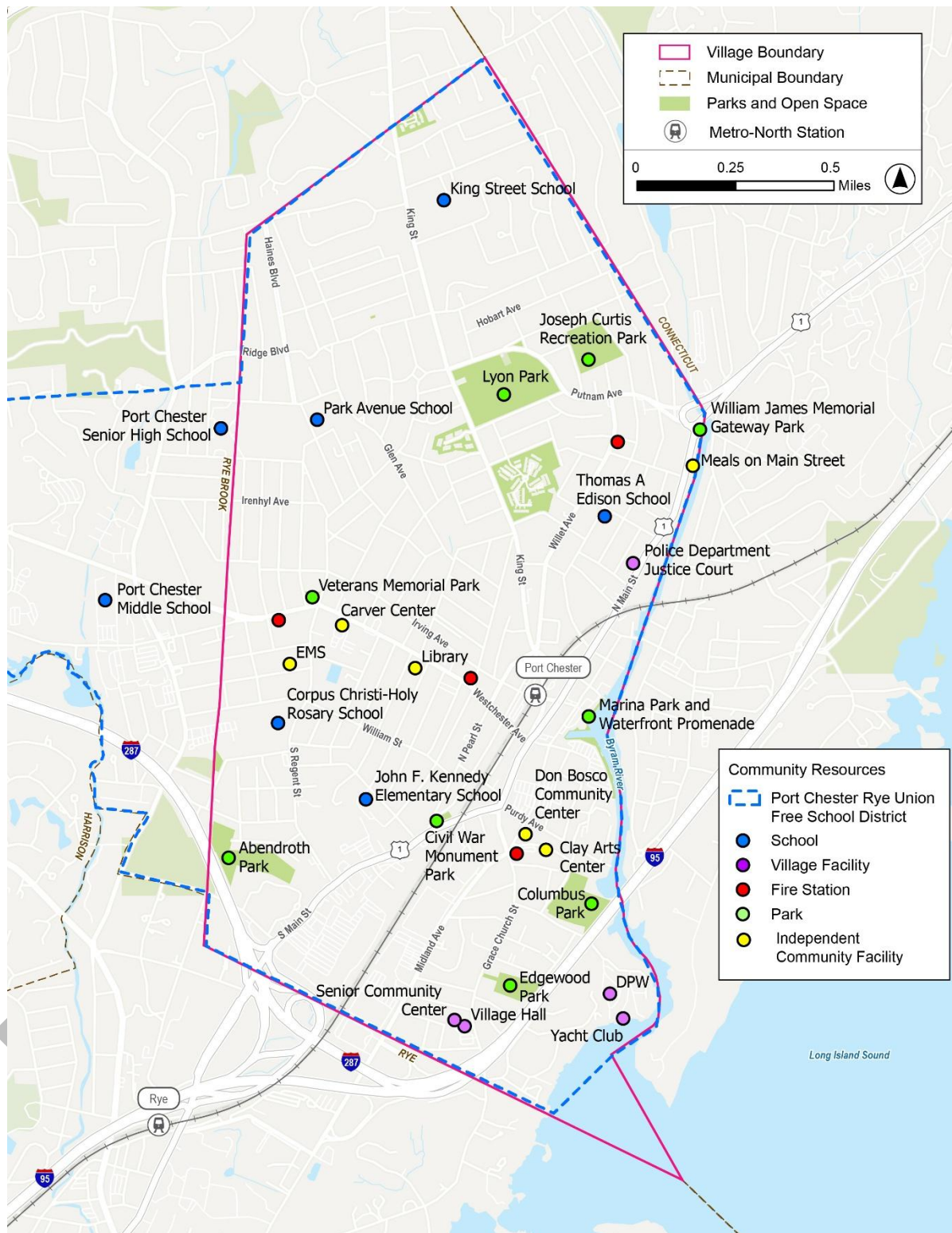
II-4. Community Resources

This chapter provides an overview of the Village's facilities and services, including municipal buildings, public works, emergency services, parks and recreation, schools, historic and cultural resources, and local organizations that support the community through education, recreation, cultural programming, food assistance, workforce development, and other essential services. While many of these resources are operated by independent agencies and organizations, the Comprehensive Plan recognizes the importance of continued collaboration among the Village, the School District, community institutions, and nonprofit partners to strengthen services and advance shared community goals.

Community resources are essential to fostering an equitable, healthy, inclusive, and vibrant Village. Parks, public facilities, schools, cultural and historic assets, community organizations, and social services provide residents and visitors with places to gather, recreate, learn, celebrate, and build meaningful social connections. Together, these resources provide essential services, can bridge disparities, support community well-being, shape Port Chester's identity, and contribute to a high quality of life.

Port Chester is committed to maintaining and enhancing its network of community resources through strategic investments, partnerships, and coordinated planning. Ensuring equitable access to these resources will be critical to meeting the needs of a diverse and growing population. **Figure 4-1.** shows the location of community resources in the Village, including Village Facilities, Fire Stations, the School District and schools, parks, and independent community facilities.

Figure 4-1. Community Resources



Sources: NYS GIS, Westchester County GeoHub, Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and GIS User Community, BFJ Planning

Existing Conditions

Village Services and Facilities

Assessing Village facilities and services can help provide an understanding of projects and initiatives that have happened since the last Comprehensive Plan was adopted in 2012, determine how the current needs of the community are being met, and identify opportunities for future needs and additional services. Village officials, Staff, Commissions, and Committees provided input on existing conditions, issues and opportunities, and priorities for Port Chester's future.

Government Administration

The mayor is the chief executive officer of the Village and the chief presiding officer at all Board of Trustee meetings. The Board of Trustees is comprised of seven elected members, including the mayor. The Board exercises both executive and legislative functions while the Town of Rye's Justice Court represents the judicial branch of the Village's government. The Board approves government policy, while the mayor oversees delivery and compliance. The Board is responsible for appointing members to the various Village Commissions which typically play an advisory role to the Board on specific policy areas.

The Village Manager is the chief administrative officer of Village government operations and carries out the Village Board's policies; directs and supervises the administration of all Village departments, offices and agencies; manages the government's staff; prepares the budget; and serves as an adviser to the Village Board.

The Village government is responsible for the fiscal wellbeing of the Village, along with providing services to residents and business owners including capital purchases, general maintenance of Village roads, economic assistance, planning and development, parks and waterways, health and safety, and culture and recreational activities.

Taxes are assessed and collected by the Town of Rye and disbursed to the Port Chester Treasurer and separately to the School District.

Village Hall

Village Hall, located at 222 Grace Church Street, provides offices and conference rooms for the Village government and Town of Rye government. In recent years, the Village has invested in improvements to the Village Hall. The Village is currently renovating an indoor gym facility attached to the Village Hall that will provide additional space for senior, youth, and community programming.

Department of Public Works (DPW)

The Port Chester Department of Public Works (DPW) is responsible for the maintenance of all Village streets, sanitary sewer pipes and pump stations, Village-owned vehicles and equipment, parks, and the marina, as well as snow plowing and removal, and sanitation and recycling programs. The DPW office, mechanic garage, storage, and waste transfer station is located at 82 Fox Island Road.

Police Department

The Police Department is located at 350 North Main Street. The Department shares a building with the Town of Rye Justice Court. The Village is currently conducting a study of the Police facilities to determine whether the current location can be expanded to accommodate the growing needs of the Department or if a new facility is needed on another site. The Department uses the DPW facility for vehicle and equipment storage, fueling, and to store impounded vehicles; the Westchester County Department of Public Safety Police Academy for firearms training, and the Senior Community Center and the court room for other trainings.

The Police Department has a current budget for 65 officers. Monthly, the Department receives approximately 1,500 calls, makes over 100 arrests, issues 3,200 parking tickets and 250 moving violations. Calls have increased since before the Covid-19 pandemic. Most calls are related to quality-of-life issues such as noise complaints, public drinking, and fighting. The Police Department hosts an annual National Night Out program and provides police exam study courses for free.

Port Chester has experienced declines in all forms of violent and non-violent crimes. Violent crimes, including aggravated assault, homicide, rape, and robbery, were reported at a rate of 2.28 crimes per 1,000 residents in 2012 and declined to 0.76 crimes per resident in 2024.¹ Most violent crimes were aggravated assault and robbery. Property crimes, including arson, burglary, larceny theft, and motor vehicle theft have also declined during the same period. In 2012, property crimes occurred at a rate of 23.35 crimes per 1,000 residents and in 2024 they occurred at a rate of 9.65 crimes per 1,000 residents. Most property crimes committed were larceny theft.

In Westchester County, crime rates have also declined, although violent crimes are more common in the county than in Port Chester, and property crimes are slightly more common in Port Chester than in the county. In Westchester County, in 2024 there were 1.87 violent crimes per 1,000 residents, compared to 2.55 violent crimes per 1,000 residents in 2012. Property crimes in Westchester County occurred at a rate of 9.22 crimes per 1,000 residents in 2024, down from 13.10 crimes per 1,000 residents in 2012.

The Police work closely with the Code Enforcement Department, Building Department, and Fire Department. The relationship with the Code Enforcement Department has been strengthened over the years and is key to addressing concerns about overcrowding, violations, fire, and other safety hazards on private properties, which is an issue of significant concern in Port Chester.

The Department provides two school resources officers who spend their time at the elementary schools. Rye Brook Police Department provides school resources officers in the middle and high schools. While the Police Department no longer offers the DARE program, the School District has expressed interest in collaborating on new student-focused programs. The Police Department also engages with students through activities such as chess, reading events, walk to school events, and participation in high school job fairs.

¹ Federal Bureau of Investigation, Uniform Crime/Incident-Based Reporting System, 2012-2026

Fire Department

The Port Chester Volunteer Fire Department was established in 1823 as a volunteer fire company. It remains a 100% volunteer department comprised of seven companies and approximately 300 members. The seven companies have their own bylaws. The Department provides fire protection for Port Chester, the Westchester County Airport, and the Village of Rye Brook. In addition, it responds to calls in the City of Rye, the Town of Harrison, and the Town and Village of Mamaroneck. Rye Brook's Fire Department, which is under the control and command of the Port Chester Fire Chief, is beginning to work with its neighbors in Greenwich, Connecticut. The Fire Department received over 1,400 calls in 2025 and is one of the busiest of all volunteer Fire Departments in the county. While fire incidents are reportedly down, there is an uptick in calls every year.

The Fire Department has four firehouses owned by the Village of Port Chester: 209 Westchester Avenue, 464 Westchester Avenue, 51-53 Grace Church Street, and 509 Willet Avenue. The Department currently has an inventory of six engines, two ladder trucks, two rescue trucks, three command vehicles, one utility vehicle, and two rescue boats. The Village is discussing capital plans for the replacement of older vehicles, acquisition of new equipment such as a utility pick-up to address parking garage fires, and renovations and improvements to the firehouses.

The Fire Department works closely with the Building Department, Code Enforcement, and Planning Commission to ensure that new construction is fireproof, on site plan applications, and to address safety hazards in existing buildings.

The Fire Department hosts an annual fire prevention program at the elementary schools. The Department is also in the process of establishing a junior program to train youth and allow them to become volunteer fire fighters at 18. Volunteers who are homeowners are eligible for a property tax exemption of up to 10% of the assessed property value.² Firefighters who accrue more than 20 years of active service, are granted a 10% property tax exemption for the remainder of their life if their primary residence is in Port Chester.

Like Fire Departments across the nation, the Port Chester Fire Department is facing challenges with recruitment and retention of volunteers. Port Chester disbanded its force of paid professional career firefighters in 2016. The Fire Department should continue to find creative ways to recruit and retain volunteers and explore other options, if needed, in the future.

Port Chester - Rye - Rye Brook EMS

Port Chester-Rye-Rye Brook EMS is an independent not-for profit, contracted to provide ambulance service to the Villages of Port Chester and Rye Brook and the City of Rye. The EMS is overseen by a Board of Directors and EMS-Committee comprised of municipal administrators and one community member from each municipality. The EMS responds to over 6,000 calls annually (about 16-20 calls per day). The EMS facility is located at 417 Ellendale Avenue in Port Chester.

² [Article V: Enhanced Partial Exemption for Volunteer Firefighters - Village of Port Chester, NY](#)

Parks and Recreation

Parks and recreation facilities contribute to the health and quality of life of residents, provide important public gathering spaces, and contribute to a greener environment. Village Departments, including the Recreation Department, Youth Bureau, and Senior Community Center, provide recreational and educational programming for all age groups.

Recreation Department

The Recreation Department oversees the Village's parks in cooperation with DPW. Although the Village does not have a dedicated Parks Department, Recreation Department staff support park operations and programming. The Recreation Department provides year-round and summer recreation programs for Port Chester residents, with a focus on programming for young children. The Department has recently expanded to serve middle school-aged children. Programs are offered after school and on school days off and include sports, math, science, and arts, at parks, schools, and the Senior Community Center. The Recreation Department partners with the School District to use school recreational facilities when they are not in use. The Department hosts a summer camp that serves over 200 children, a soccer camp in Columbus Park, and a special needs adult summer program. The Recreation Department has access to buses to transport summer campers to parks outside of the Village, including the county's Saxon Woods swimming pool. The Department coordinates annual community events such as Port Chester Day, Summer Concert Series, and holiday celebrations.

Youth Bureau

The Youth Bureau's primary goal is to serve at risk youth, reduce rates of juvenile delinquency, and provide a positive youth development framework. The Youth Bureau offers a Summer Employment Program placing youth with local employers and Village offices, the Grandpa's United Program which connects male youth and seniors, the Youth Media Lab, and Skilled Trades and Entrepreneurship Program. The Youth Bureau does not have dedicated facilities and operates the Media Lab out of a conference room in Village Hall. The Youth Bureau has a dedicated van for transport.

Senior Community Center

The Senior Community Center is located in the back of Village Hall at 222 Grace Church Street. The Senior Community Center provides programming to seniors (60 years of age and older) in Port Chester and neighboring communities in Westchester County. The Center receives funding through the County and serves a gap in senior services from neighboring communities. The Center offers one large room where most of the programming occurs, including exercise classes, games, art classes, and daily lunches (Monday – Saturday). In addition to the main room, a smaller pool table room and library are available. The Center also provides limited transportation services, day trips, and home delivered meals. They have two buses, a truck, and a car to support these services. While attendance has declined since Covid-19, the Center still often serves over 100 seniors per day. The Center is also used for Recreation Department youth programming in the afternoons, Fire, Police, and DPW training, and community events.

Recreation Commission

The Recreation Commission acts in an advisory capacity to the Village Board of Trustees and serves as a liaison with the Recreation Superintendent and community. The Commission makes recommendations regarding recreation programs, areas, and facilities.

Park Commission

The Park Commission serves an advisory and planning role for the maintenance, improvement, and long-term development of the Village's parks, recreational facilities, and open spaces. The Commission collaborates with Village officials, community organizations, and residents to identify needs and prioritize capital improvements.

Village Parks

The Village's parks are well-loved and actively used. The larger parks provide active recreational facilities including sports fields and playgrounds, and passive spaces including benches, pavilions, and picnic areas. Sports, particularly soccer, are a popular pastime for Port Chester's children and adults. The Port Chester Yacht Club and Marina provide access to the waterfront. The Waterfront Promenade is currently under reconstruction and will provide the premiere civic space downtown. Other parks in the community are typically small patches of land between roadway intersections that contain memorials, gardens, and benches. There are no conserved natural open spaces within the Village boundaries.

At 52.9 acres of public parkland in Port Chester, there are less than 1.70 acres of parkland per 1,000 residents.³ This is far below standards for parkland which range from 2.50 acres to 1,000 residents in well-served neighborhoods of New York City⁴ to 10 acres to 1,000 residents by the National Park and Recreation Association.⁵ These metrics indicate that there is a need to identify locations and opportunities, however small, within the Village, although County parks provide these resources nearby.

All residents can access a park in a walk of 16 minutes or less. Most residential areas fall within a 5-10 minute walk from a Village park, with the exception of single-family neighborhoods at the northern border of the Village and south of I-95.⁶ However, park access remains a challenge due to ADA accessibility limitations, minimal parking, lack of public transit access, and the small size of parks in the Village's denser neighborhoods.

³ Village population of 31,162 in 2023 (ACS 5-Year Estimates 2023)

⁴ New York City, CEQR Technical Manual, 2025 edition https://www.nyc.gov/assets/oec/technical-manual/07_Open_Space_2025.pdf

⁵ National Park and Recreation Association, NPRA Park Metrics, 2026 <https://www.nrpa.org/publications-research/ParkMetrics/>

⁶ Urban Footprint, Walk Access to Parks analysis, 2026

The Village has proactively been addressing these challenges through park improvements and expansion of recreational programming. Recent initiatives include upgrades to playgrounds, athletic fields, lighting, pathways, landscaping, and installation of new public bathrooms. These projects have been enabled by fees collected in lieu of parkland required in applications for new development.

Lyon Park

Port Chester's largest park is approximately 20.4 acres and is in the northern, single-family residential portion of the Village, between King Street, Putnam Avenue, and Parkway Drive. It provides a baseball/softball diamond, great lawn, picnic shelters, grills, playground, and restrooms. A 9/11 memorial, firefighters memorial, veteran's memorial walk, and Vietnam War memorial are located in the park. The nationally landmarked Bush Lyon's Farmstead, which is owned by the Village and co-maintained by the Port Chester Historical Society is also located in Lyon Park. Lyon Park hosts annual Village-wide programming, including a summer concert series, movie screening, Port Chester Day, Halloween in the Park, and more. The park does not have a dedicated parking lot, but on-street parking is available.

Abendroth Park

Abendroth Park is 8.4 acres in the southwest portion of the Village, nestled between a two-family neighborhood and the United Hospital Site, which is currently being redeveloped with mixed-use multi-family development. The park offers a picnic shelter, playground, restrooms, grass playing field, and a dog park. Public parking is available at the end of Touraine Avenue. As part of the redevelopment of the United Hospital Site, Abendroth Park will receive funds for improvements. A master plan for the park is currently in development.

Columbus Park

Columbus Park is approximately 8.2 acres in the southeast portion of the Village, between a two-family residential neighborhood off Ryan Avenue, industrial properties on Purdy Avenue, and above I-95. While the park sits above the Byram River, access to the waterfront has not been established due to topographical conditions. Columbus Park features the Village's one lighted and turfed soccer field, basketball court, volleyball court, water spray playground, playground, picnic shelters, grills, restrooms, and parking. The Village has recently used fees from development projects to upgrade the playgrounds.

Joseph Curtis Recreation Park

Joseph Curtis Recreation Park is 7.5 acres in the northern, single-family residential portion of the Village, between Putnam Drive and Locust Avenue. It is one block away from Lyon Park. It provides a baseball/softball diamond, basketball court, batting cage, bocce courts, playground, roller skating rink and restrooms. Like Lyon Park, the park does not have a parking lot and visitors rely on on-street parking.

Edgewood Park

Edgewood Park is 3.5 acres in the southern portion of the Village, located between one- and two-family neighborhoods and I-95. Its parking lot is accessed from Grace Church Street. The park offers a baseball/softball diamond, playground, and grass playing field.

Port Chester Yacht Club

The Port Chester Yacht Club is located at 84 Fox Island Road on a 2.4-acre property with 220 feet of waterfront on the Port Chester Harbor. The Yacht Club was established in 1928. While the Yacht Club is on Village-owned land, its clubhouse and boat slips require membership. Port Chester residents may use the boat launch free of charge.

Port Chester Marina Park

The Port Chester Marina Park is a linear park of slightly over one acre and marina located at the end of Willett Avenue on the Byram River. The Marina provides a boat ramp, marina slips for lease, and the waterfront promenade. The waterfront promenade is currently undergoing construction, following the recently completed marina bulkhead replacement. The renovated waterfront promenade will extend approximately 1,600 linear feet along the Byram River, and will include new landscaping, paving, stormwater features, pavilions/shade structures, benches, public art, and an outdoor stage for performances. The waterfront promenade is a key component of the Village's Loop project, which creates connections between the train station, downtown, and waterfront through distinct design, paving, and signage.

Other Parks

Port Chester contains several smaller parks. The Civil War Memorial Park is a 0.6-acre property at the intersection of Boston Post Road and Pearl Street. Veterans Memorial Park is a half-acre located on Westchester Avenue. The park includes an English garden, WWI memorial monument, and WWII memorial flagpole. The William James Memorial Gateway Park a 0.3-acre property on North Main Street and the Byram River, near the border with Connecticut. The park features the Byram River Overlook building, a former pumphouse that is eligible for listing on the State and National Registers of Historic Places.

Town Parks

The Town of Rye owns two parks that welcome Port Chester residents: Rye Town Park and Crawford Park. These parks are maintained and staffed by the Town of Rye Parks Department.

Rye Town Park

Rye Town Park is located on 28 acres at 95 Dearborn Avenue, in Rye City on the Long Island Sound. It is approximately a 10-minute drive and 3.5 miles from downtown Port Chester. The 13 Bee Line Bus connects downtown Port Chester to the Town Park. The park includes a bathing complex, pavilion, shelters, a restaurant, lawns, and is adjacent to the publicly accessible 34.5-acre Oakland Beach. Resident seasonal parking and beach permits are available to all residents of Rye City and Rye Town, including Port Chester, Rye Brook, and Rye Neck (Mamaroneck). The park was designed in 1909 and is listed on the State and National Register of Historic Places.

Crawford Park

Crawford Park covers more than 35 acres between North Ridge Street and Lincoln Avenue in Rye Brook (about a half a mile from Port Chester High School). The property was donated to the Town of Rye in 1971. The park includes gardens, lawns, woods, a walking path, playing fields, and an historic mansion. The sports fields, pavilion, and mansion can be rented at a discounted rate by residents of the Town of Rye (including Port Chester). The park also offers public programming including summer concert series, annual car show, chess club, choir, and hosts the Port Chester Council for the Arts Theater Arts Camp, Spring and Fall Broadway Magic youth theater programs, and annual Community Art Show.

County Parks

While there are no County parks within the Village of Port Chester, County parks within five miles of the Village provide a diverse range of recreational and passive activities. Several County parks require a county park pass or proof of county residency and additional fees are charged for recreational activities such as the use of the swimming pool, beach, amusement park, skating rink, golf courses, and parking. Some of these parks are accessible by public transportation, however, most require Bee Line Bus transfers. Trips to County parks within five miles of the Village can take 45 minutes to over an hour, and the frequency and timing may make them infeasible.

Playland Park in Rye is located adjacent to Rye Town Park and features an amusement park, skating rink, pool, and beach. The Edith G. Read Wildlife Sanctuary in Rye has over three miles of trails through wetland habitats on the Long Island Sound and Manursing Lake. It offers a nature center with exhibits on the local ecology and prime birdwatching opportunities. Playland Park and Edith G. Read Wildlife sanctuary can be accessed by the 13 Bee Line Bus.

The Marshlands Conservancy in Rye and Rye Neck, is a 147-acre wildlife sanctuary with over three miles of trails through forest, meadow, salt marsh and a half mile of shoreline on the Long Island Sound. It is not accessible by public transit.

Saxon Woods Park, which extends between Scarsdale, Mamaroneck, and Harrison, offers the County's largest public swimming pool, an 18-hole golf course, children's aquatic playground, the County's only playground that is accessible to the disabled, and miles of trails for hikers, cross-country skiers, and horseback riders. The trail system connects to additional County trails including the Hutchinson River Pathway. Saxon Woods Park can be accessed by the 60 Bee Line Bus, requiring a transfer from another bus or the train in Port Chester.

The Maple Moor golf course has 18-holes golf course. The Silver Lake Preserve in White Plains and Harrison is 236 acres and features trails through woodlands, fields, and small streams. The preserve is the historic location of a Quaker settlement founded in the late 1800's and foundations and ruins are visible on the landscape. Both can be accessed from the 5 Bee Line Bus, although it would require a transfer from another bus or the train in Port Chester.

Schools

School districts in New York State operate as independent governmental entities, separate from municipal governments. They own and maintain their facilities, manage their own budgets,

determine how resources are allocated, and make independent investment decisions. Despite their independence, schools are a critically important community resource, providing education, employment, and recreational facilities to the people.

In Port Chester, School District taxes are assessed, collected, and distributed by the Town of Rye, and the School District remains fiscally and operationally independent. They hold a significant amount of land in the Village, including facilities that they share outside of school hours to supplement the Recreation Department for community use. New developments can impact enrollment, and the monetary contributions they make to the School District can help cover costs of providing additional services. The Village and School District should continue to foster their relationship to ensure that the needs of Port Chester residents are met and to collaborate on initiatives to improve the quality of life in the Village.

Port Chester-Rye Union Free School District

The Village of Port Chester is within the Port Chester-Rye Union Free School District. This district also serves a portion of Rye Brook Village and covers approximately three square miles. About 80 percent of the district is within Port Chester and most students live in the Village. The district has four K-5 elementary schools, a middle school (grades 6-8) and high school (grades 9-12) (see Table 4-1. below). The School District also provides a Universal Pre-Kindergarten (Pre-K) Program in collaboration with the private Corpus Christi-Holy Rosary School.

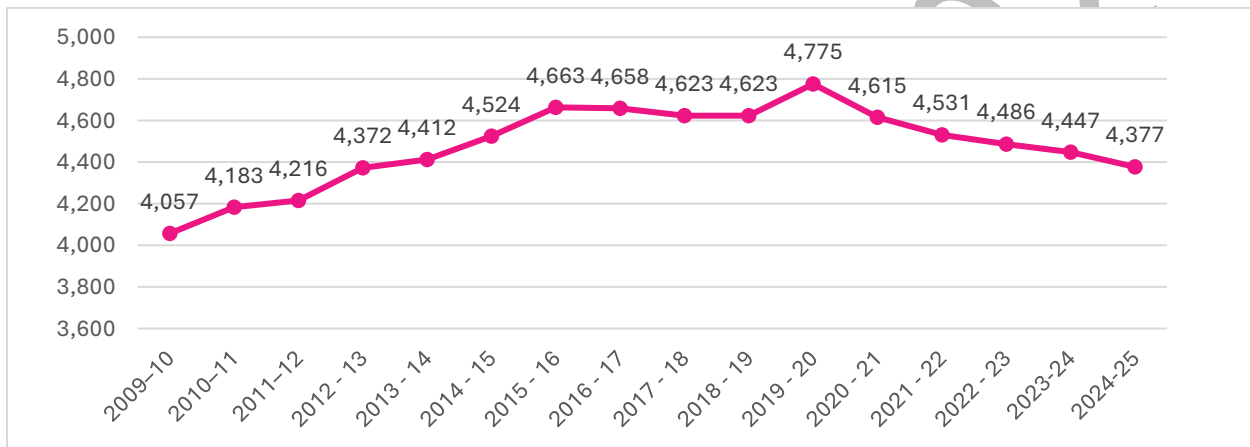
Table 4-1. Port Chester Union Free School District Schools, Location, and Enrollment (2024-2025)

School	Location	Grades	Enrollment (2024-2025)
Port Chester High School	1 Tamarack Rd Rye Brook, NY	9-12	1,541
Port Chester Middle School	113 Bowman Ave. Rye Brook, NY	6-8	954
John F. Kennedy Elementary School	40 Olivia St. Port Chester, NY	K-5	723
King Street Elementary School	697 King St. Port Chester, NY	K-5	374
Park Avenue Elementary School	75 Park Ave. Port Chester, NY	K-5	432
Thomas A. Edison Elementary School	132 Rectory St. Port Chester, NY	K-5	353
Universal Pre-K in partnership with Corpus Christi Holy Rosary School	135 South Regent Street Port Chester, NY	Pre-K	148

Source: New York State Department of Education Public Data and Basic Educational Data System

Despite overall population and housing growth, the Village's population of children declined, and school enrollment is projected to continue declining. Public school enrollment in the Port Chester-Rye Union Free School District (UFSD) grew from 4,057 students in the 2009-2010 school year to 4,775 students in the 2019-2020 school year (see Figure 4-2). Since that peak, enrollment declined to 4,377 students in the 2024-2025 school year, a decline of 398 students. According to an analysis conducted by Urbanomics on behalf of the Port Chester Industrial Development Agency (IDA) in 2024, this decline is projected to continue, despite the addition of over 1,000 new housing units. School enrollment will continue to decrease due to declining birth rates across the U.S. and the region.

Figure 4-2. Port Chester-Rye Union Free School District K-12 Enrollment (2009-2024)



Source: New York State Department of Education (2009-2024)

In the 2024-25 School Year, Port Chester School District student enrollment was made up of 86% Hispanic or Latino students (more than double the 38% at the county level), 9% white students (compared to 39% in the county), 3% black or African American (compared to 11% in the county), 1% Asian or Native Hawaiian/Other Pacific Islander students (compared to 7% in the county), and 1% multiracial students (compared to 4% in the county). These differences in race and ethnicity of enrolled students reflects Port Chester's majority Hispanic and Latino population.

Comparing Port Chester School District enrollment to Westchester County, Port Chester has a much higher percentage of economically disadvantaged students (76% compared to 39%), four times the rate of English language learners (40% compared to 10%), twice the rate of homeless students (4% compared to 2%), and a comparable percentage of students with disabilities (17% compared to 18%). These statistics indicate a high level of need for Port Chester's students and families. The School District is proactively addressing these needs by investing in a robust ESL program and Spanish-language communications with parents, expanding its services for students with disabilities, partnering with community organizations such as Meals on Main Street to provide meals, and pointing families to resources in the community to meet basic needs.

The School District identified other demographic challenges related to immigrant, migrant, and mobile populations, including students with interrupted formal educations who come from different educational standards and timelines, students entering at the beginning of the school year

are not the same ones finishing the school year, and those entering primary levels are not the same individuals as those graduating at the end of high school.

The School District has benefitted from foundation aid, which directs state funding to high need school districts, that had previously been underfunded. Additional financial resources have enabled the School District to pursue and accomplish both academic enhancement goals and improvements to facilities. The School District's Strategic Plan identifies three major goals:

- Improve and Enhance Academic Growth, Rigor, and Proficiency in Reading, Writing, and Mathematics Through Multiple Pathways and a Data-Driven Culture
- Strengthen Communication, Community Involvement, and Partnerships by Promoting Empathy, Connectedness, Civic Engagement, and Pride in Ram Nation
- Engage in Strategic Planning for Financial Stewardship and Facilities Management

About \$90 million dollars in bonds since 2020 have funded facilities improvements, including a new gym and classrooms at the high school, new gym and garage at John. F. Kennedy Elementary School, façade restoration at the middle school, and upgrades to interior lighting at all schools. Future capital improvements include plans for additional parking at John F. Kennedy School and field renovations at the high school.

Private Schools

There is one private school within Port Chester, the Corpus Christi Holy Rosary School located at 135 South Regent Street. The school serves grades Pre-K to eight and enrolled about 154 students in kindergarten through eighth grade and about 156 Pre-K students during the 2024-2025 school year. As mentioned above, the Corpus Christi Holy Rosary School is contracted by the Port Chester-Rye Union Free School District to provide the Universal Pre-K program.

Community Services and Cultural Organizations

While Village government provides many essential community services, independent nonprofit and cultural organizations play an equally important role in meeting the community's diverse needs. These organizations offer a wide range of programs and resources, including computer and financial literacy, workforce development, college preparation, summer camps, legal services, eviction prevention, food pantries, community closets, communal meals, English as a Second Language (ESL) classes, recreational activities, arts programming, and cultural events.

Together, these organizations serve Port Chester's diverse population, including Hispanic and Latino residents, immigrants, children, teens, adults, seniors, families, and households across a range of income levels. These organizations expand access to education, social services, cultural enrichment, and community-building opportunities. They strengthen residents' well-being and foster a more connected Village. Continued partnerships between these organizations and the Village can further advance shared goals, strengthen community capacity, and help ensure equitable access to resources for all residents.

Port Chester - Rye Brook Public Library

The Port Chester-Rye Brook Public Library is an independent organization that is supported by funding from Port Chester and Rye Brook Villages. The Port Chester mayor holds a seat on the Library's Board of Commissioners and the Village Library Committee, which communicate the Village's budgetary and programming needs with the Library.

The Library was founded in 1876 and has been at its present location, 1 Haseco Avenue, since 1926. In 1967, the Library was expanded by 9,000 square feet. The Library's mission is to "provide free access to information, materials, programs and technology to meet and enrich the educational, recreational, and cultural needs and interests of the community. The Library seeks to engender a love of reading, to encourage curiosity and to instill a joy of learning in patrons of all ages. The Library recognizes, appreciates, and embraces the diversity of its patrons and provides environments and resources that respect this diversity." The Library's *Long Range Plan of Action for 2025-2028* sets priorities to:

- Enhance Community Engagement and Visibility
- Provide Access to Essential Technologies
- Ensure the Library is an Enduring Community Asset
- Reimagine, Rethink, Redo our Physical Facility

Carver Center

The Carver Center is a community organization founded in 1943 by black residents to address the needs of minority residents in Port Chester. The Carver Center's vision is "creating opportunity for all to learn, work, and thrive." The Carver Center provides the only public pool in Port Chester. Other programs include adult and family services, such as assistance with career readiness and job applications, referrals to eviction prevention programs, rental assistance, and legal services, summer camp, and the teen center provides assistance with college and career readiness, volunteer opportunities, life skills training, academic support, movie nights, pool parties, and other group activities and special events. The Center has provided supplemental meal services and afterschool programming.

The Carver Center completed a community needs assessment in 2025. The study suggests that the most pressing needs for adults include jobs, ESL, support with immigration and citizenship, housing, and financial concerns. For seniors (55 years of age and older), needs were critical around food security, health-related services, and recreational activities. Overall, learning about what programs and services are available locally is highly critical. Top concerns for youth included getting into a desired college and having the personal and job skills to find work. Other key takeaways found that the community needs support with housing related issues, including issues that come with larger numbers of individuals living together in tight quarters, a strong need for afterschool and weekend youth engagement, particularly related to academic and career-related future planning, challenges around access to affordable medical services and mental health care, food insecurity, need for expanded childcare as adults are taking on multiple jobs to meet financial needs, and skills building, including digital, ESL, job readiness, financial education, and information around domestic violence, wage theft, and substance abuse.

Don Bosco Community Center

Affiliated with the St. John Bosco Parish, the Don Bosco Community Center is an independent non-profit that provides programs that feed, educate, and support families. The Center provides an early childhood bilingual program, afterschool and enrichment program, college access scholars program, English as a second language, kitchen culinary skills and family development program. The Don Bosco Community Center also provides essentials to those in need including a soup kitchen, food pantry, senior pantry, and family closet. It is located at 22 Don Bosco Place.

Meals on Main Street

Meals on Main Street is a nonprofit organization that works to address food insecurity and hunger in Port Chester and surrounding communities. The organization rescues food from farms, grocery stores, restaurants, and commissaries and then redistributes it through its food pantry, mobile pantry truck, and community kitchen. Meals on Main Street expects to serve more than 1.5 million meals in 2026. It has 13 employees and more than 1,000 volunteers. Its community kitchen in Port Chester produces up to 5,000 meals per week which are distributed to mission-aligned nonprofit partners. Meals on Main Street moved to its headquarters at 509 North Main Street in 2024 and subsequently installed roof solar panels. Meals on Main Street participates in the Village recycling and Westchester County food scrap programs.

Clay Art Center

Clay Art Center (CAC) was founded in 1957 as a community of ceramic artists and became a nonprofit in 2007 to serve the local community. The CAC established a location at 40 Beech Street in 1958. Since that time, the CAC has purchased the building, and has plans to purchase two neighboring buildings, one in which it has leased space since 2002.

The CAC serves over 5,000 youth and adults annually, and engages an audience of over 40,000 through exhibitions, events, and community engagement. The CAC provides ceramics classes, studio space for working artists, funds residencies for emerging ceramic artists, and presents free exhibitions, artist lectures, and demonstrations. The CAC awards full and partial class scholarships to over 1,000 youth and adults each year, engages community groups in collaborative mosaic projects (including Don Bosco Community Center, the Carver Center, and the School District), and provides programs that offer subsidized classes to a wide range of community members including veterans, youth, immigrants, seniors, and individuals with intellectual and developmental disabilities. The CAC employs 9 full-time staff, 7 part-time staff, 10 paid Port Chester high school assistants and about 20 teaching artists.

Hispanic Advisory Board

The Port Chester Hispanic Advisory Board aims to provide an open channel of communication between the residents of Port Chester and the government, nongovernmental organizations, service providers, charities, and other organizations and resources. The Hispanic Advisory Board works to gather input from various community stakeholders to inform and advise community leaders of the major priorities and issues facing the Hispanic community in the Village. The Board has hosted a resources fair with 20 non-profits to provide information to the public. In addition, the Board has hosted a Spanish-language story time at the Library.

Sustainable Port Chester Alliance

Port Chester's Sustainable Port Chester Alliance is a coalition of faith-based, civic, housing, and labor organizations working to strengthen community power in the Village to promote responsible development, expand affordable housing and quality jobs, and protect human and civil rights.

Regional Community Service Organizations

Community Resource Center (CRC)

The Community Resource Center (CRC) is a community-based, nonprofit organization founded in 1998 in Mamaroneck, New York, as the Hispanic Resource Center. In 2015, they changed their name to reflect their inclusivity and accessibility for all low-income and immigrant families in Westchester County. CRC's mission is to empower immigrant and low-income families by providing resources and advocacy to help them become self-reliant, thriving members of the community. The CRC provides essential family services, programs and workforce development, immigration legal services, a worker center, and advocacy and community organizing. The CRC also works to connect clients with partner organizations in Westchester County to access resources.

In recent years, the CRC has focused on the most vulnerable residents, including immigrants, renters, workers, and others living in the Sound Shore region of the County. CRC has supported these populations through challenges including the Covid-19 Pandemic, the aftermath of Hurricane Ida (2021), and national immigration policies that have resulted in random detention of immigrants. CRC has helped families and individuals through the Covid-19 pandemic providing medical supplies, food, financial assistance, and support for workers who lost their jobs, and targeted advocacy for undocumented workers. CRC aided families displaced by hurricane IDA, including financial support, housing relocation, furniture, and other essentials. CRC has implemented a rapid response immigrant protection program, provides Know Your Rights workshops, immigration clinics, individual legal services, and case management assistance and emergency planning for deportation and family separation. Through these challenges, CRC has advocated for policies that address healthcare access disparities, access to affordable housing, flood preparedness and response, and immigration protection at the local and county level of government.

Westchester County Hispanic Advisory Board

The Hispanic Advisory Board of Westchester County completed a community needs assessment with Pace University in 2025. The study highlights critical priorities and provides a roadmap for how the County and its partners can better serve this growing population. The results identified service priorities and gaps in the following categories:

- Affordable/Quality Housing
- Housing Assistance
- Employment Opportunities
- Youth and Adult Suicide Counseling and Intervention
- Preventing Bias, Discrimination and Racism
- Emotional/Behavioral/Mental Health Care
- Job Placement Services
- Parent Training

- Youth and Adult Prevention and Treatment of Substance Use
- Healthcare for uninsured or under-insured people

Other Resources

Other community service organizations locally include the Rotary Club of Port Chester and Rye Brook and the Town of Rye – Port Chester – Rye Brook Council of Community Services. In Westchester County, several organizations aim to meet the needs of the wider community. The Human Development Services of Westchester (HDSW) helps residents find and access health care, obtain stable housing, get help with employment and job training, and offers scholarships. HDSW and other Westchester County based community organizations have partnered to form Coordinated Behavioral Health Services (CBHS) to better respond to health care support. Lifting Up Westchester provides support to those who are facing homelessness, hunger and extreme poverty by providing housing assistance, improving health, and helping with employment. Westchester Independent Living Center focuses on empowering people with disabilities to live independently. Westchester Residential Opportunities provides housing support to help residents with eviction prevention, first-time home buying, mortgage default prevention, senior housing assistance, fair housing, and affordable housing.

Historic Resources

While new development and revitalization play central roles in a community's social and economic prosperity, preservation of unique architecture and historically significant features is no less essential. Port Chester has several resources that contribute to the Village's historic and cultural fabric. In the face of increased growth and development, preservation and enhancement of these valuable resources is critical.

Port Chester Historical Society

The Port Chester Historical Society (PCHS) has been operating since the 1970s. In 2018, a resurgence of interest and participation occurred with a collaboration with local Boy and Girl Scout projects. PCHS is a volunteer organization dedicated to collecting, preserving, and sharing the history of Port Chester. PCHS is a co-steward of the Village-owned Bush-Lyon Homestead, which is maintained in partnership with DPW. Its artifact collections include textiles, photographs, newspapers, and furnishings. PCHS hosts events that are free and open to the public, including lectures, tours, and exhibits, a high school summer internship program, and high school scholarship program. Since 2018, PCHS has successfully received grant funding through Arts Westchester, Humanities New York, the Documentary Heritage Program, and Greater Hudson Heritage Network. PCHS is committed to celebrating diverse histories within the Village and to that end hosts annual Juneteenth and Celebrating Indigenous Cultures events, curated an exhibition on the Port Chester-Rye NAACP, and seeks to articulate local Native American history and immigration history through ongoing and future initiatives.

Westchester County Historical Society

The Westchester County Historical Society was founded in 1874 as a nonprofit organization and is currently based in Elmsford. Its mission is to promote the knowledge and understanding of history

in Westchester County. The Society collects and preserves books, manuscripts, maps, photographs, and other publications that are significant to the County's history. The Society also hosts historically relevant events, including lectures and book signings.

Local Regulations

Protections for local resources are found in various sections of the code including Flood Damage Prevention, Zoning, Land Subdivision Regulations, Building Code Administration and Enforcement, and Building and Lot Standards. Establishment of a dedicated Historic Preservation Ordinance, Historic Preservation Commission, and local designation program for historic structures and districts are options that could centralize, clarify, and strengthen the Village's historic preservation policy framework.

A Historic Structure is defined under Chapter 181 Flood Damage Prevention as any structure that is

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Chapter 181 Flood Damage Prevention provides standards for construction in areas prone to flooding. Variances to these standards may be issued by the Zoning Board of Appeals "for the repair or rehabilitation of historic structures upon determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure."

Under Chapter 151 Building Code Administrations and Enforcement, to get a demolition permit for a building or structure, the applicant and Building Inspector must verify "that the property is not eligible to be listed or is listed on the National and State Registers of Historic Places and the Westchester County Inventory of Historic Places as documented from these agencies."

Under Chapter A402 Land Subdivision Regulations provides the Planning Board with standards and requirements when considering applications for the subdivision of land. As part of consideration for Parks, open spaces, and natural features, the Board should show "due regard [...] for the preservation of all natural features which add value to residential developments and to the community, such as large trees or groves, watercourses, historic spots and similar irreplaceable assets."

Chapter 345 Zoning addresses historic resources in a limited capacity under building and lot standards and under supplemental standards. When considering the placement of wireless

telecommunications facilities, the Planning Commission may disapprove an application for “conflict with the historic nature of a neighborhood.” When applying to site a new wireless telecommunications towers, the applicant is responsible to demonstrate to the Planning Commission that “the antenna will not unreasonably interfere with the view of or from any park, designated scenic area, historic district, site or structure.” Under Supplemental Standards, developments “must preserve the natural features of the site, such as wetlands, unique wildlife habitats, historic Structures, major trees and scenic views both from and into the site.”

In addition to the roles prescribed to the Planning Commission, Zoning Board of Appeals, and Building Inspector described above, the Beautification Commission is also charged with encouraging the beautification of buildings and structures and the preservation of historic structures.

State and National Registers of Historic Places

The State and National Registers of Historic Places recognize buildings, structures, districts, and sites that are significant to local, state, or national history, architecture, archaeology, engineering, or culture. These programs are administered by the New York State Historic Preservation Office (SHPO) and the National Park Service (NPS).

Listing on the State or National Register does not generally restrict private property owners, but it can provide access to preservation incentives, including grants, tax credits, technical assistance, and preservation easements. It also provides a review process for projects involving state or federal funding, permits, or approvals that may affect listed or eligible historic resources.

Resources Listed on the National Register of Historic Places

There are currently five resources listed on the National Register of Historic Places. These resources serve as visual references to the Village’s past, telling stories of prerevolutionary farming, establishment of culture and community in the 1800s, depression-era federal investments, 20th century entertainment, and the Village’s industrial past. See **Figure 4.3** for the location of State and National Register listed and eligible historic resources. They provide examples of architecture from the early 1700’s through the mid-20th century. A sixth listed resource, the Putnam and Mellor Hose Company Firehouse, built in 1888, was demolished in 2007 following structural damage and redeveloped with a one-story multi-tenant commercial building.

Bush-Lyon Homestead

The Bush Lyon Homestead is located on King Street, within Lyon Park. It was built circa 1720-1750 and is one of the few surviving pre-Revolutionary homes in the Westchester–Fairfield region. Once the center of a 200-acre farm, the Homestead was acquired by the Village in 1925, was added to the National Register Sites in 1982 and is currently a museum. The building is co-maintained by the Port Chester Historical Society.

Capitol Theatre

The Capitol Theatre at 147-151 Westchester Avenue opened in 1926 as a playhouse. Over the years, it also served as a movie theater, a concert hall, and a catering hall for events and weddings. The Theatre’s fame peaked in the 1970s when topline performers, including Janis Joplin, the Grateful

Dead, Jefferson Airplane, and Pink Floyd, filled its seats. The Theatre faced a decline in the 1980's and was converted to a catering hall and primarily hosted weddings and private events through the early 2000s. The Theatre reopened as a concert venue in 2012 and has since attracted top acts, drawing visitors to Port Chester's downtown. The building was designed by Thomas Lamb, a renowned American Architect, whose portfolio includes theaters and cinemas across the United States. The Capital was added to the National Register of Historic Places for its architectural and cultural significance in 1984.

Port Chester Post Office

The Port Chester Post Office at 245 Westchester Avenue was built in 1934. The building has a colonial revival architectural style, and its interior is ornate with murals painted by Dominico Mortellito in the Mexican muralist tradition of Diego Rivera and Jose Clemente Orozco. It is significant as an intact example of the federal architecture erected as part of the public works projects initiated by the United States government during the Great Depression of the 1930s. The building was listed on the Register in 1989 and still operates as a post office.

Life Savers Building

The Life Savers Building on the corner of North Main Street and Horton Avenue is a symbol of the area's industrial heritage. The building was listed on the National Register in 1985 as a distinguished example of early twentieth century industrial architecture and for its association with "one of the most famous and enduring American brands of candy." The building was built by the industrial engineering firm of Lockwood, Green and Co., in 1920, and is exemplary of early concrete construction technology and eclectic architectural design. The façade features terra cotta details and decorative elements that mimic the appearance of the candy. Life Savers operations ceased in 1985, and the building was subsequently converted to condominiums, serving as an example of a successful adaptive reuse project.

St. Peter's Episcopal Church

St. Peter's Episcopal Church, located at 19 Smith Street, was constructed in 1889-90 on the site of a former church, which was lost to fire, and represents a late Gothic Revival style of architecture. It was added to the National Register in 2006.

Eligible Resources

Before a resource is listed, the SHPO will determine if it is "eligible" meaning that it meets specific criteria for listing on the State and National Registers, and additional documentation is requested of the nominator. The New York State Board for Historic Preservation will review the documentation and recommend listing on the State Register and forward the application to the NPS for review and listing on the National Register.

Port Chester has two eligible historic districts and 107 properties that are eligible for listing. See **Figure 4.2** for the location of State and National Register listed and eligible historic resources. A complete list of eligible resources is included in the appendix, and examples are provided below.

The eligible Port Chester North Main Street Historic District is mapped over Main Street and bounded by Westchester Avenue, King Street, the train tracks, Mill Street, and Abendroth Avenue.

I-4. Community Resources

The SHPO determined eligibility in June 2020. The district meets criteria for its history of commercial development in downtown Port Chester, and for its architectural significance with buildings dating from the late-nineteenth and early-twentieth centuries. This district includes 45 eligible resources within its boundaries, including:

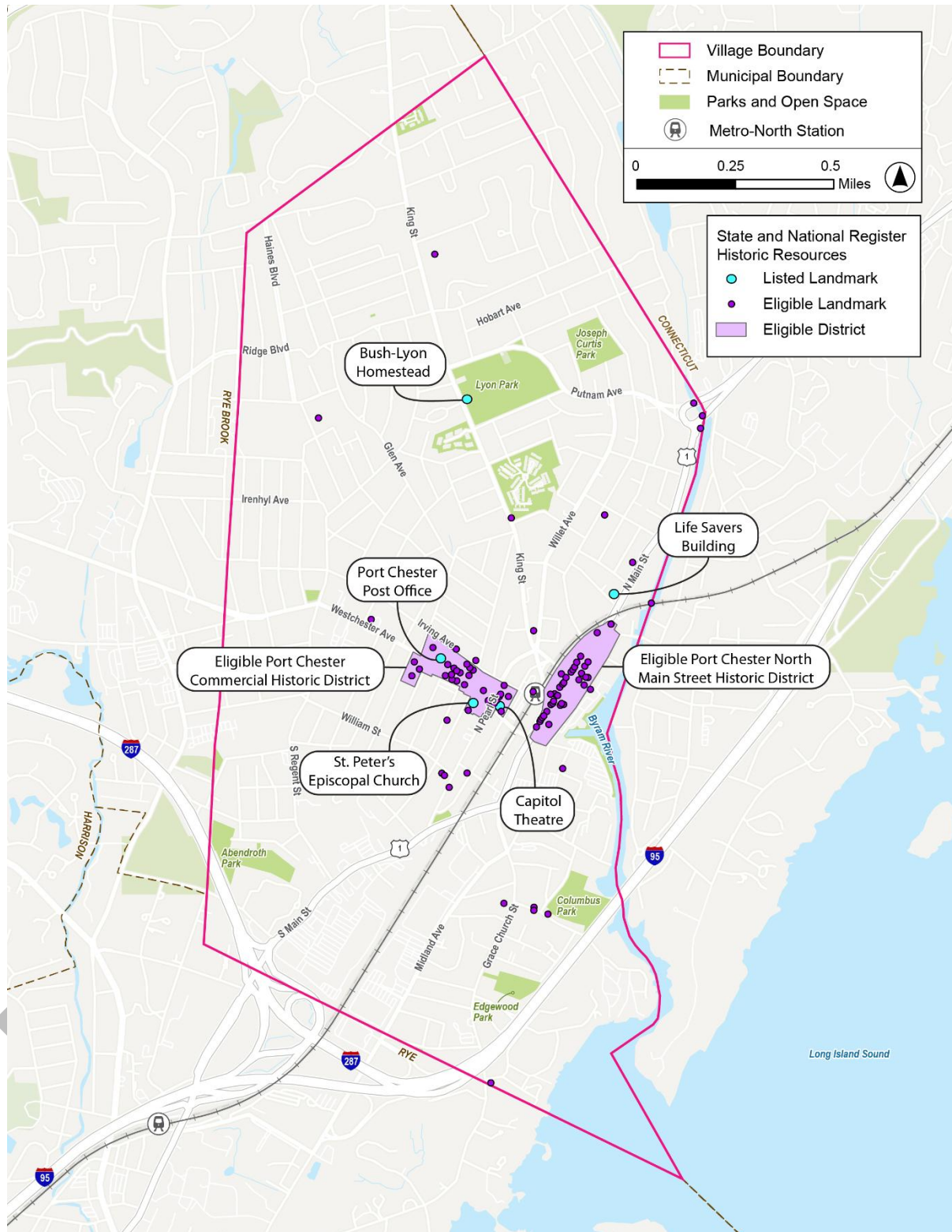
- The Mutual Trust Bank (currently vacant)
- First National Bank (current Chase)
- Port Chester Savings Bank (current Wells Fargo)
- 181 North Main Street (current Kneaded Bread)
- The Seigel Building (current 1881 Table)

The eligible Port Chester Commercial Historic District extends along Westchester Avenue generally between Irving Avenue, Spring Street, and Broad Street. The SHPO determined the district's eligibility in January 2020 for its collection of mid to late 19th century and early 20th century commercial and institutional architecture. This district includes National Register listed landmarks—the Capital Theatre, Port Chester Post Office, and St. Peters Episcopal Church—and 32 eligible resources, including:

- Ernest Simons Manufacturing Co. Building (current multi-tenant building)
- Church of Our Lady of Mercey
- Port Chester-Rye Brook Public Library
- Former Firehouse at 11 North Pearl Street
- Harry Howard Hook & Ladder-Reliance Engine and Hose Co. #1

Eligible resources outside of the boundaries of eligible historic districts include the William James Memorial Gateway Park Pavillion/Pump House, Port Chester Train Station, Park Avenue Elementary School, Thomas Edison Elementary School, the Police Station and Justice Court, Congregation Kneses Tifereth Synagogue, Summerfield Methodist Church, several other churches, private residences, and commercial and industrial buildings.

Figure 4-3. State and National Register Listed and Eligible Historic Resources



Sources: NYS OPRHP CRIS, NYS GIS, Westchester County GeoHub, Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and GIS User Community, BFJ Planning

Issues, Opportunities, and Recommendations

1.1. Continue to improve Village-owned facilities.

The Village has proactively been working to improve public buildings and properties and should continue building on this progress through ongoing maintenance and capital improvements to such facilities over the life of this Comprehensive Plan.

1.1.1. Continue to maintain and improve other Village-owned facilities.

The Senior Community Center indicated that there are needed improvements to their facility, including added security and reestablishment of their garden. The Village should continue to monitor maintenance and plan for improvements through its capital planning process.

1.1.2. Consider relocation of the Department of Public Works.

The Department of Public Works currently occupies opportune land on Port Chester Harbor. This plan envisions redevelopment of Fox Island with public amenities and waterfront access and mixed-use development (See Chapter II-1).

1.1.3. Expand or open a new police station.

The Village is proactively evaluating the future of the Police Department facilities, including the existing Police Station, which also houses the Town of Rye Justice Court, and potential locations for a new facility. As the Village has grown, the current building no longer provides adequate space or modern facilities to support the operational needs of the Police Department. Considering the existing space constraints at the current DPW yard, as well as the Comprehensive Plan's recommendation to relocate the DPW yard off Fox Island (see Chapter II-1), the Village should evaluate the need for a dedicated impound yard to improve operational efficiency and ensure that impound operations do not compete for space with essential DPW functions at a future facility.

1.1.4. Continue to invest in modern, well-equipped Fire Department facilities.

The Village has made important investments in its fire stations, including recent roof replacements at two facilities, with additional projects planned to replace windows and HVAC systems. As the Department continues to serve a growing population, ongoing investments in maintenance, modernization, and facility improvements will help ensure the stations continue to support emergency response operations. Priority improvements include addressing aging infrastructure, such as leaking pipes and the apparatus floor at headquarters. Looking ahead, the Village should also evaluate long-term facility needs, including opportunities to expand the Department's footprint or identify additional property to accommodate future growth and evolving operational requirements.

1.2. Increase capacity of Village services by increasing staff, encouraging volunteerism, and dedicating funding to expand reach.

As community needs continue to evolve, several departments have opportunities to strengthen their capacity through additional staffing and volunteer support. For example, the Police Department and Code Enforcement Department have experienced challenges filling vacant positions due to a limited pool of qualified applicants. Similarly, the Fire Department and local organizations, including the Historical Society, would benefit from continued efforts to recruit, retain, and support volunteers who play a vital role in serving the community.

Capacity needs extend beyond public safety and volunteer organizations. The Recreation Department, which primarily serves children, has recently expanded its programming to include middle school-aged youth and hopes to continue expanding programming for teens and adults.

1.2.1. Expand the Police Department budget to ensure that the number of officers keeps pace with population growth.

Although the Police Department currently has budget for 65 officers, it currently employs 58 due to recruitment challenges. In addition, based on population growth, call volume, and service trends, the Police Department anticipates a need to add additional officer positions to the budget in the near-term. The Village shall continue to support and monitor the need for additional Police Department staff and equipment.

1.2.2. Ensure that the Fire Department retains an adequate force through volunteerism and other means.

The Port Chester Fire Department has a strong force of 300 volunteer firefighters and has promoted volunteerism through efforts such as the establishment of a Junior Program. Additional training requirements and volunteer retention are issues fire departments are facing nationally, and the Village may consider providing further incentives to attract and retain volunteer firefighters and alternative models to maintain the force in the future. One opportunity is to better publicize the Westchester Volunteer Higher Education Recruitment and Retention Opportunities (HERRO) program, which invites volunteers who are students to apply for student loan reimbursement up to \$2,000 annually.

1.2.3. Prioritize recruitment and retention of essential Village staff.

Recent efforts by the Village to enforce Code Enforcement violations have been successful to reduce unsafe living conditions and improve the appearance of properties. Vacancies in this department and others can reduce the effectiveness of these services and ability to attain goals.

1.2.4. Establish a Parks and Recreation Department and hire dedicated parks and recreation staff to manage facilities and grounds.

The Village's parks are currently maintained through the collaborative efforts of the DPW and Recreation Department. Building on this strong foundation, the Village

should consider establishing a dedicated Parks and Recreation Department to provide focused stewardship of its parks. Creating a full Parks and Recreation Department with the staff capacity to maintain parks—including landscaping, repairs, cleaning, and patrolling—will help the Village better meet the demands of the community and allow DPW staff to focus on their other responsibilities.

1.2.5. *Encourage volunteerism in community organizations.*

The Village can strengthen volunteerism across the community by improving coordination, communication, and outreach about available volunteer opportunities. The Village could assist community organizations in recruiting volunteers by creating a shared volunteer pool or a dedicated hub on the Village's website to provide information about various volunteer opportunities and the missions of organizations that serve the Village's range of interests. The Village's new social media accounts can also serve as a central location for sharing information about volunteer opportunities. The Village could also explore successful models used in other communities, such as volunteer bureaus, central volunteer coordinators, or committees that help connect residents with community needs. Additional opportunities include coordinating community clean-up efforts with existing organizations and hosting volunteer appreciation events to recognize and retain volunteers.

Volunteerism is a great way for new and long-term residents to become more engaged in the community and contribute to issues they care about. Strengthening the volunteer network can help ensure that community organizations have the support they need while creating more opportunities for residents to participate in and shape the future of the Village.

1.3. *Ensure that emergency services, including police, fire, and EMS, can meet the community's needs.*

A growing population, changes in the scale of development, new technologies, and the lifecycle of equipment, require regular investments in staffing, training, equipment, and facilities. Facilities and staffing are addressed under goals 1.1 and 1.2 above.

1.3.1. *Ensure that fire fighters receive training for high rise buildings.*

Higher rise buildings require special training and equipment to ensure the safety of residents and firefighters when addressing emergencies.

1.3.2. *Continue to upgrade tools and resources to keep fire fighters and police officers safe.*

The Village discusses equipment upgrades with the fire and Police Departments regularly to budget for future needs. Near-term investments may include replacement of three apparatuses, a truck that can help fight fires in parking garages, and new Self-Contained Breathing Apparatus.

1.4. *Enhance and provide public park and recreational space.*

As the Village population grows, there is a higher demand for parks and recreational resources. Funds collected from new development projects have provided upgraded playgrounds, public bathrooms, and lighting, and will provide improvements to Abendroth Park that could include a new turf and lighted soccer field to accommodate greater usage and extend the playing season. However, to meet the growing need for additional green spaces, public gathering spaces, and recreational facilities, such as a public swimming pool, the Village may need to pursue larger fees and civic space requirements from developers.

As described under the existing conditions section, there are currently less than 1.70 acres of parkland per 1,000 residents, below national standards of 10 acres of parkland for 1,000 residents, and standards for more urban settings of 2.5 acres of parkland per 1,000 residents. With limited land to expand parks and recreational space, the Village will need to continue to be creative in providing these resources.

While a park is within walking distance of most residents in the Village, the closest park may not provide the facilities sought or may be small compared to the density of the neighborhood. For example, accessing an event hosted at Lyon Park in the northern part of the Village may be a challenge for residents of neighborhoods further afield because of a lack of parking and transportation options. Additionally, routes to parks may not be ADA accessible.

1.4.1. Expand requirements for new developments to provide civic and usable open space or fees in lieu of these provisions to be paid to the Village for park and recreation uses.

Each development will be required to provide recreation or open space or pay a fee in-lieu of providing recreation or open space.

Existing civic space requirements and park and recreation fees may not currently reflect the needs of Port Chester's residents. The Village should evaluate its existing recreation fee schedule and consider increasing fees, as appropriate, to ensure they adequately support the Village's needs.

Currently, the Village code requires that any development parcel plan having an area of ten gross acres or more must set-aside 5% to 20% of its area as Civic Space (excludes special districts). Civic spaces include natural areas, greens, squares, plazas, playgrounds, sports fields and courts, community gardens, and pocket parks. Depending on the Character District, different types of Civic spaces are allowed.

Civic space requirements could be expanded to smaller development parcels to ensure that new developments in the downtown are either providing physical spaces such as public plazas or pocket parks or to allow for the collection of fees to fund park and recreation improvements or acquisitions elsewhere in the Village. The Village should prepare a recreation study documenting the need to justify the fee to be charged.

Usable open space, defined as part of a lot set aside and designed for private outdoor recreational use by the lot's residents, is required in single-family and two-

family zones and Special Character Districts. However, multifamily developments currently only require usable open space if they are in a Planned Mixed-Use Special District (SD-PMU) (the United Hospital site) or in a Planned Residential Special District (SD-PRD) (e.g., Lyon Farm Village). When required usable space cannot be reserved due to site constraints or conditions, a fee of \$2,000 per dwelling unit is paid to the Village in lieu of providing the required usable open space. These payments are held in a Village in a trust fund to be used exclusively for park, playground or other recreational purposes, including the acquisition of property.

While for private use by residents, usable open space requirements could be expanded or added in other Character Districts.

1.4.2. Continue investing in parks and recreational facilities to address identified community needs and enhance the user experience.

The Village has been proactively upgrading parks in the Village. However, some concerns remain to be addressed over the lifespan of this Comprehensive Plan. Some suggestions heard from public outreach include improving accessibility, parking and transit access, enforcing park rules, providing additional seating, and other amenities such as Wi-Fi and trash cans in parks. Some members of the public have also expressed a desire to improve basketball courts and to add pickleball courts. Staffing and administration, discussed in recommendation 1.1, is an important part of park and facility maintenance. Future park facilities, amenities, and recreational uses should be evaluated based on community needs, funding availability, site suitability, and long-term operational and maintenance considerations.

1.4.3. Acquire priority land to expand or establish new parks.

The Village could work through public private partnerships to place easements for public access on priority lands and can use funds collected through new development projects and/or grants to acquire parkland.

There is a prime opportunity along the Byram River and North Main Street between the train trestle and the Connecticut border. The Village could pursue a mix of strategies to create a continuous waterfront park, including public access easements on the backsides of larger lots and voluntary buyouts on smaller lots. As discussed further in Chapter II-5, this waterfront area is within designated tidal wetlands and the floodplain. Chapter II-1 provides a broader vision for this corridor.

Other high-impact opportunities for acquisition could include lots adjacent to existing parks, vacant lots, or oddly shaped lots and leftover spaces.

1.4.4. Consider locations throughout the Village where pocket parks and community gardens could be added.

Pocket parks, as defined in the Village's zoning code, are small, predominantly green, open spaces available for unstructured passive recreation. Community gardens provide several benefits, including educational opportunities, fresh and healthy food, which may also be donated to food banks, neighborhood and community connections, environmental, and beautification benefits. Locations should ensure equitable access to parks and green space. Priority should be placed in high density neighborhoods to ensure that all residents have access to a green space or park within a short walk of their home.

1.4.5. Consider a location for a public swimming pool in the Village.

The Carver Center's 20-yard four-lane indoor swimming pool is the only public pool in the Village. There is a demand for aquatics facilities in the Village. For example, because there is no municipal pool, the Recreation Department buses its summer campers to a County pool in Saxon Woods Park (White Plains).

A location for a public swimming pool would need to be identified. If another location were identified for the Department of Public Works facility on Fox Island, a portion of this Village-owned land could be reimagined for public recreational use, such as a community swimming pool. The Village could also explore a land exchange or acquisition from a private landholder in the Village to accommodate this type of facility.

1.5. Ensure community facilities continue to meet current and future needs.

As community needs continue to evolve, the Village has opportunities to expand and enhance community facility space to support a broader range of programs and services. Additional places where youth can safely go after school or on weekends are important because some Village youth are experiencing overcrowding in their homes and need space to study, socialize, and participate in other activities. The Recreation Department, Youth Bureau, Library, Carver Center, Don Bosco Community Center, Clay Arts Center, and other organizations provide an excellent range of programming for youth, and the desire to expand such services is often limited by spatial constraints. For example, the Youth Bureau relies on a conference room in Village Hall to operate its Media Lab. The Recreation Department relies on the Senior Community Center and School facilities when not in use for their programming.

The Senior Community Center provides almost all its programming in one large room. While spacious and modern, the room is not ideally set up for certain types of programming, such as exercise classes, and requires reconfigurations for each activity throughout the day. The smaller billiard room is great for small meetings and games but cannot be used for many of the programs the Center would like to provide. The Senior Community Center shares its facilities with other departments for programs, such as trainings for Police and DPW, which limits the hours of senior programs.

The Indoor Gym currently under construction at Village Hall will help provide some additional space for both youth, senior, and other community programs.

1.5.1. *Incentivize developers to provide ground floor space for community facilities.*

Ground floor community facility space can provide an active use at street level in a mixed-use development. Community facility uses could be education, faith-based, health-related, non-profit, or non-commercial arts, recreational, or club uses. In exchange for providing this type of space, a developer could receive a bonus such as a height increase.

1.5.2. *Collaborate with other organizations to provide for youth, seniors, and other populations.*

The Recreation Department, Youth Bureau, and Senior Community Center all play important and complementary roles in serving Village residents. Although these organizations already collaborate on a variety of programs and initiatives, additional coordination could further strengthen youth, senior, and community programming while improving the use of facilities, transportation resources, funding opportunities, and program capacity.

1.5.3. *Provide a new intergenerational community center downtown to support the future programming needs of the Youth Bureau and Recreation Department.*

Port Chester residents envision a recreation center with gym, computer lab, and classes for youth. While the Senior Center provides a spacious room for daily activities and the new gym renovation at Village Hall will provide an additional facility, The Village may want to provide a dedicated space for the Recreation Department and Youth Bureau to give them more independence and provide flexible spaces to expand programming. This could be achieved through a developer incentive, as suggested in recommendation 1.5.1 above.

1.6. *Strengthen partnerships with the School District and Library.*

The School District and Library, while independent from Village government, provide critical resources and services to the community. To best support the community's needs, the Village should strengthen its ongoing collaborations with these institutions.

The Village and School District have opportunities to further cooperate on several initiatives and goals. For example, providing education about bicycle laws and safety, sharing space with the Village's Recreation Department, providing insights from families with children in the school system to the local government, and channeling Village communications to this segment of the population. The School District is also impacted by new development in the Village and should be kept informed about changes in zoning and land use policies.

The Library provides resources to the broader community beyond books and media. Events, programs, study space, meeting rooms, senior education, computer access and literacy, and connection to other community resources make the Library an essential community center in the Village.

1.6.1. *Maintain a partnership with the School District regarding shared facility usage, programming, and long-range planning.*

The School District provides the Village Recreation Department with access to its recreational facilities, which are essential to delivering many of the Department's current programs. While this partnership is invaluable, coordinating facility use can present scheduling and communication challenges. To strengthen coordination, the School District has appointed a Facilities Committee to develop a public facing facilities plan, as well as an Athletics Committee that includes Recreation Department representatives to coordinate facility use, discuss student needs, and effectively communicate with parents.

1.6.2. *Continue to work with the School District to monitor enrollment trends and analyze potential school children impact generated from new development.*

The Port Chester IDA's School Overcrowding and Mitigation Analysis, provides an analysis of school enrollment trends and projections and established a formula to calculate the costs of accommodating additional public school children in Port Chester's School District. This formulation allows the School District to collect funds from new developments without overburdening residents with tax increases.

1.6.3. *Partner with the Library on programming and facilities.*

The Library's 2025-2028 Long Range Plan of Service indicates an interest in improving their facilities to provide space for outdoor programming. In addition, the Library is currently providing several community programs and informational resources, such as tax assistance to seniors, ESL, college planning, and adult, teen, and children's programs. As the Library's role in social services grows to meet population needs, it is increasingly important for the Village to ensure that adequate funding is allocated. The Village should explore the potential for satellite Library services such as mobile units that could expand community reach.

1.7. *Resolve transportation challenges to increase access to existing community facilities, parks, and programming.*

Improving transportation connections between community destinations presents an important opportunity to expand access to programs and services, particularly for residents who cannot drive or cannot afford private transportation. Key community facilities are not connected by public transit and busing is limited. For example, if the Recreation Department is offering a program at one elementary school, children from other elementary schools may not be able to attend the program due to lack of transportation. While the Youth Bureau has a van, the distance between the high school to Village Hall and downtown employment limits the reach and capacity of the Bureau to serve more youth. Likewise, nongovernmental organizations that provide essential programming and services to the community lack transportation connections. Seniors often rely on local taxi services to get to doctors' appointments or to pick up prescriptions, which may be economically burdensome.

1.7.1. *Improve pedestrian and bicycle connections between community facilities and key destinations.*

I-4. Community Resources

Emphasis should be placed on sidewalks connecting schools to parks, community centers, and neighborhoods. Pedestrian and bicycle connections and infrastructure improvements are discussed in more detail in Chapter II-3.

1.7.2. *Consider local bus and transit options to provide connections between key community facilities.*

A partnership between the Village, schools, and nonprofit organizations could be explored to fund regular transportation between schools and afterschool programming. Consider acquiring additional vehicles for the Youth Bureau, Senior Community Center, and Recreation Department to provide access to programming.

1.7.3. *Start a volunteer driver program to provide seniors with free transportation to doctor's appointments and other errands.*

Friends in Service Helping (FISH), as such organizations are known in other municipalities, provide free transportation to seniors and the disabled. Appointments need to be scheduled in advance. Drivers are volunteers who use their personal vehicles.

1.7.4. *Provide shuttle services for special events.*

The Village could provide a shuttle service from the downtown to events hosted in other parts of the Village. For example, a shuttle could transport residents to Lyon Park for special events. This would alleviate parking challenges and enable more equitable access to Village-run events.

1.8. *Build community through events.*

The community values an excellent series of events provided by the Village year-round, including 4th of July, summer concert series in Lyon Park, DPW Day, Unity Day, Port Chester Day, movie night in the park, Columbus Day parade, Halloween event, Tree lighting, and Santa in the Park and Parade. In the visioning survey, community events were identified as a top contributor to respondents' sense of connection to their community and the Village. However, public workshop activities and outreach revealed a strong desire for additional programming and more opportunities to activate spaces throughout the Village.

1.8.1. *Activate public spaces, parks, streets, and parking lots with community events and enhance year-round events and programming.*

Locations for additional programming include smaller parklets nearer to downtown, street closures, Village parking lots such as the Beech Street parking lot, and the green space at the Port Chester-Rye Brook Library. Some event suggestions include community cookouts, a music festival, a food festival featuring local businesses, and a farmer's market.

The creation of a "Friends" support organization could help fill the gap in facilitating community programs and events across the Village. The Friends of the Port Chester-

Rye Brook Library, whose mission is to raise funds to supplement children's library programming, is an example model of a successful "Friends" organization in Port Chester.

1.9. Strengthen communication between the Village and residents.

During public workshops and visioning exercises, residents expressed interest in enhancing communication about Village programs, services, and events. Opportunities identified included expanding Spanish-language resources, improving awareness of community services and upcoming events, updating website content, and strengthening the Village's social media presence.

As explored further in Chapter I-3, Port Chester has a majority Hispanic or Latino identifying population, and more than a quarter of the total population are Spanish speakers who speak English less than very well. Expanding consistent Spanish-language communications will help ensure that all residents can meaningfully participate in decision-making, stay informed about Village initiatives, and equitably access government resources.

The Village is currently working with a marketing and branding firm who is assisting with a Village website redesign and social media plan which should help to address some of these issues.

- 1.9.1. *Support and partner with the Hispanic Advisory Board in their mission to improve communication between the Spanish-speaking community and the government, nonprofits, and other organizations.*
- 1.9.2. *Continue to hire bilingual staff for community facing positions to help serve the broader Spanish-speaking community.*
- 1.9.3. *Provide interpretation and translation services at all Village meetings.*
- 1.9.4. *Ensure that Village materials are available in Spanish language.*

Several documents provided by the Village are offered in English and Spanish. Consistently providing information, including event flyers, announcements, newsletters, pdfs, and documents in Spanish language will ensure reliable access to information by the Spanish-speaking community and improve trust and participation.

- 1.9.5. *Provide information about local and regional resources available to the community.*

Consider welcome information for new residents in the community, resource pages for Spanish-speaking families, seniors, and youth programming. These resources should include links to partner organizations that provide essential services.

- 1.9.6. *Ensure that the website is kept up to date and information is easy to find.*

The Village website provides information and news posts about completed or ongoing investments and projects by the Village, an events calendar, and range of information. However, there are opportunities to improve the user experience of the

website to make it simpler for residents to find information they are seeking and to be informed about ongoing projects and upcoming events. Regular summaries of Village accomplishments and ongoing initiatives would help residents to better understand the proactive work being undertaken by the Village. The events calendar and ongoing project pages should be kept up to date so residents can easily find information and follow project progress.

1.9.7. *Continue to use social media as a tool for civic engagement and communication and monitor new trends to enhance the City's social media presence and content.*

There are opportunities to expand the Village's reach on social media platforms—the Village is currently active on Facebook; however, other platforms may reach a wider audience and different demographic groups.

1.10. *Promote equitable access to resources, opportunities, and civic participation for all residents.*

Many Port Chester residents are vulnerable, including immigrants, renters, low-income workers, and families, and would benefit from additional access to food and meals, healthcare, transportation, and affordable and safe housing. As the cost of living continues to rise, some households are seeking additional support to maintain stability and well-being. A variety of local and regional organizations offer valuable services and programs; however, increasing awareness of available resources, strengthening connections among service providers, and expanding funding opportunities could help ensure that more residents can benefit from the support available.

1.10.1. *Address food insecurity through cross-sector partnerships.*

Collaborations between the Village, Senior Community Center, School District, and Meals on Main Street, Don Bosco Community Center, and the Carver Center, can help close gaps in food and meal services.

1.10.2. *Partner with Westchester County, nonprofit organizations, and neighboring sound shore communities to understand and address matters that impact residents in the region.*

The Community Resource Center works closely with vulnerable populations and sees firsthand the challenges faced by immigrant, low-income, renter, and other underserved populations in the region. Through its essential programs and services, the Center is an important community partner, and the Village should continue to engage with the organization to help inform local policies, programs, and outreach efforts.

The Carver Center has recently completed a community needs assessment to inform their own priorities. This assessment also provides key insights that the Village can use to understand gaps in services and programming and financial needs of independent organizations to provide these essential services to ensure community well-being.

The Hispanic Advisory Board of Westchester County's community needs assessment identifies priority action areas and implementation recommendations for the county and its local partners. These include investing in parent education programs, subsidies for affordable childcare, expanding bilingual senior service, advocacy at the state to provide funding for special needs children in schools, investing in bilingual and culturally competent health services, expanding low-cost primary care services, helping uninsured or under-insured populations enroll in state and federal healthcare programs, expanding the supply of affordable housing, emergency rental aid, and tenant legal support, increasing funding to local food banks, expanding access to legal immigration services and funding confidential consultations and workshops with trusted non-profits, providing grants to libraries and community centers to provide low-cost ESL classes, expanding higher education and vocational pathways through partnerships with community colleges, SUNY, BOCES, and local unions, and investing in civic leadership pathways, implementing a county law requiring translation services in all county departments and programs, and mandating anti-bias training for frontline County staff.

Although these recommendations are intended for County government, many can also be implemented at the local level. The Village can support these efforts by partnering with and providing funding to nonprofit organizations and community centers that deliver essential programs and services.

1.11. *Preserve and celebrate Port Chester's unique history and sites.*

Port Chester has a rich historic and cultural heritage, with numerous properties listed on or eligible for listing on the State and National Registers of Historic Places. Establishing a local Historic Preservation Ordinance, preservation commission, and designation program would provide the Village with additional tools to recognize, preserve, and celebrate these important historic resources.

1.11.1. *Establish a local Historic Preservation Ordinance.*

The Village should consider development of a local Historic Preservation Ordinance consistent with the state's Certified Local Government Program model ordinance. The Village Board could work collaboratively with the Historical Society to prepare the ordinance and establish a framework for identifying, protecting, and celebrating Port Chester's historic resources.

1.11.2. *Establish a Historic Preservation Commission.*

A Historic Preservation Commission could identify local historic landmarks and historic districts, develop guidelines for maintenance and alterations of such resources, and review proposed exterior changes or demolitions. The Historic Preservation Commission could also hire consultants to assist with a local resource inventory, educational programming, and providing public information about historic sites in the Village.

1.11.3. Consider hiring a historic preservation consultant to advise land use boards and the Board of Trustees on decisions that involve historic properties.

A historic preservation consultant could provide informed advice to the Historic Preservation Commission (if implemented), to the Planning Commission, Zoning Board of Appeals, Building Department, and Board of Trustees when making decisions that affect historic resources or older properties. A consultant could also help with inventorying local landmarks and developing information for the public.

1.11.4. Become a Certified Local Government.

Port Chester is not a Certified Local Government (CLG). CLGs meet the criteria of the SHPO approved by the NPS, including elements within their code, a Historic Preservation Ordinance requirement, Historic Preservation Commission member qualifications, and regular reporting requirements. CLG status gives the local government access to competitive grants, including money from the Federal Historic Preservation Fund that is awarded to the state annually, and additional support from the SHPO.

1.11.5. Strengthen demolition permit requirements.

Add a provision that structures over a certain age (50 years or 70 years) should be referred (to the Historic Preservation Commission or historic preservation consultant) for a determination that they do not have potential for historic designation prior to demolition.

As suggested by the Port Chester Historical Society (PCHS), the Village could enhance its pre-demolition review process by requiring developers to provide the PCHS with site access to photograph, document, and salvage items of historical significance before demolition or disposal takes place.

1.11.6. Incorporate historic features into new construction design and design guidelines.

Where possible, developers should actively preserve and integrate original historical elements directly into new construction. In cases where a historic façade can be incorporated into a redevelopment of a property of main street or if historic design elements can be incorporated into the design of a new building when it is not feasible to preserve a historic façade. Developers could also provide a plaque or acknowledgement in the lobby identifying the site's history. The Village should develop design guidelines that encourage the incorporation of the contextual and historic characteristics of the existing downtown built environment in new construction projects.

1.11.7. Acquire historic properties or easements on critical historic properties or facades to ensure their preservation.

With the help of the Historical Society, Historic Preservation Commission (if established), and/or historic preservation consultant, the Village can identify priority properties and facades that are important to preserving the Village's history,

physical characteristics, and identity. Easements can be arranged with the National Trust for Historic Preservation, other historic preservation non-profits, or the Village to ensure that these properties and facades are preserved.

1.11.8. Promote heritage awareness and programming.

The historic assets in the Village contribute greatly to its charm and provide economic vitality. Programming that highlights these historic resources such as walking tours, maps and guides, and a distinct signage program, all enhance heritage awareness and appreciation. The Village should partner with organizations such as the Port Chester and Westchester County Historical Societies, Friends of the African American Cemetery, Schools, and the Chamber of Commerce to promote heritage awareness and programs.

Working with the Port Chester Historical Society, the Village can create a self-guided walking tour of Port Chester history. This tour could be advertised on the Village website to establish local history as a primary asset for heritage tourism.

1.11.9. Identify structures and places with historic significance with plaques and markers.

Some options include providing funding to acquire NPS-approved bronze plaques for properties on the National Register, supporting a design standard for signage or plaques for locally designated landmarks, and applications to the William G. Pomeroy Foundation's grant program for markers.

1.11.10. Maintain Village-owned historic assets and monuments.

The Village owns the National Register listed Bush Lyon Homestead and the William James Memorial Gateway Park Pavillion/Pump House, several eligible historic resources including the Police Office/Justice Court and Harry Howard Hook & Ladder-Reliance Engine and Hose Co. #1, and several memorials and monuments including the Civil War Monument and WWI and WWII monuments. The Historical Society partners with the Village to maintain the Bush Lyon Homestead, and this property will require ongoing investment and capital improvements over the life of this comprehensive plan to ensure its integrity. DPW maintains Village buildings, parks, and monuments. To ensure the lasting integrity of these buildings and monuments, the Village should continue to invest in their ongoing maintenance, repair, and preservation.

1.11.11. Acknowledge diverse historical narratives.

The land that is presently Port Chester, was first occupied by Mohegan Indian tribes.

Immigration has played an impactful role on the development and evolution of Port Chester's population, society, and culture since its founding by English settlers in the 1660s, followed by waves of European immigrants in the 1800s and early 1900s, and Latin American immigrants from the 1960s to present.

I-4. Community Resources

Additional immigrant and migrant groups have contributed to the cultural diversity and identity of the Village.

Port Chester should continue to tell these narratives through programming, historic resource designations, monuments, and plaques. The Port Chester Historical Society suggests that the Village dedicate a monument to the immigration history and immigrants' role in creating the unique, vibrant and welcoming community of Port Chester's past, present and future.

DRAFT 9-04-2026

Appendix

Table 4-2. State and National Register Listed and Eligible Historic Landmarks

Resource Name	Address
Listed	
Bush-Lyon Homestead	479 King Street
Capitol Theatre	147a-151 Westchester Avenue
Lifesavers Building	1 Landmark Square
St. Peter's Episcopal Church	19 Smith Street
Us Post Office-Port Chester	245 Westchester Avenue
Eligible	
10-18 Willett Avenue	10-18 Willett Avenue
104 North Main Street	104 North Main Street
114 Pearl Street	114 Pearl Street
163-173 North Main Street	163-173 North Main Street
18 North Main Street	18 North Main Street
25-27 Fox Island Road	25-27 Fox Island Road
26-28 Fox Island Road	26-28 Fox Island Road
27 N Main Street	27 N Main Street
27 Traverse Avenue	27 Traverse Avenue
28 Adee Street	28 Adee Street
28 Willett Avenue	28 Willett Avenue
29 Willett Avenue	29 Willett Avenue
35 Fox Island Road	35 Fox Island Road
43-45 North Main Street	43-45 N Main Street
46-48 North Main Street	46-48 North Main Street
5 North Pearl	5 North Pearl
Adee Taxi	109 Ade Street
Bethesda Baptist Church	136 East William Street
Bilota Residence	238 Westchester Avenue
Bisanzo Residence	127 Pearl Street
Bridge - Hillside Avenue At Putnam Avenue, Rye	Hillside Avenue At Putnam Avenue
Cariede Residence	199-201 Irving Avenue
Carpenters Hall	230-234 Westchester Avenue
Chase	122 North Main Street
China Land Restaurant	139 North Main Street
Church Of Our Lady Of Mercy	260 Westchester Avenue
Commercial Structure	157 Westchester Avenue
Commercial/Light Industrial Structure	204 Irving Avenue
Commercial/Office Building	28 N Main Street
Comstock Residence	214-218 Westchester Avenue
Congregation Kneses Tifereth Synagogue	575 King Street

I-4. Community Resources

Resource Name	Address
Delicia Restaurant	227 Westchester Avenue
Dorothy Building	29-31 North Main Street
Effron Residence	363 Westchester Avenue
Embassy Theatre	136-138 North Main Street
Ernest Simons Manufacturing Co. Building	181 Westchester Avenue
Ernest Simons Mfg. Co.	167-169 Westchester Avenue
Former Adee Building	34 Adee Street
Former Williams Commercial	49 North Main Street
Galasso Commercial	168-180 North Main Street
Gianfrancesco Residence	9 North Pearl Street
Gioffree Residence	220 Westchester Avenue
Goldman Jewelry	47 North Main Street
Granados Residence	104 Grace Church Street
Harry Howard Hook & Ladder-Reliance Engine And Hose Co. #1	209 Westchester Avenue
Hauxwell And Smith, Inc	44-46 Broad Street
Industrial Block	23-31 Highland Street
Little Dick's	128-134 Irving Avenue
Malvarosa Commercial	145 North Main Street
Marks Building	116 North Main Street
Metro-North Railroad Bridge Mp 26.04	
Miller Brothers	34 North Main Street
Mixed Use Building	20 N Main Street
Mixed Use Building	24 N Main Street
Mixed Use Building	26 N Main Street
Mixed-Use Structure (Commercial And Multi-Family Residential)	206 Irving Avenue
Multi Tenant Commercial Building	223-225 Westchester Avenue
Municipal Office Building	125 North Main Street
Mutual Trust Bank	16 North Main Street
Nbr Realty	143b-145 Westchester Avenue
Neri Residence	146-148 Irving Avenue
Occnicon Leather	42 North Main Street
Old Auditorium	229 Willett Avenue
Old Firehouse	11 North Pearl
Our Lady Of Mercy Rectory	260 Westchester Avenue
P.C. Management Corp	105 Adee Street
Pagano Building	33-35 N Main Street
Pagano Residence	148 Westchester Avenue
Pagano Residence	150-152 Westchester Avenue
Park Avenue Elementary School	75 Park Avenue
Pat And Al's Lunch	200 Irving Avenue

I-4. Community Resources

Resource Name	Address
"Picturesque" House	Grace Church Street At Greyrock Road S
Police/Court Building	350 North Main Street
Port Chester Management	118 North Main Street
Port Chester Municipal Hall	110 Willett Avenue
Port Chester Public Library	1 Haseco Avenue
Port Chester Railroad Station-New Haven Line	3 Broad Street
Port Chester Teacher's Association	15-25 North Main Street
Professional Building	219 Westchester Avenue
Raffa Res	181 North Main Street
Ravikoff Residence	233-237 Westchester Avenue
Rednick Commercial	132-134 N Main Street
Rogowsky Commercial	140-150 North Main Street
Rogowsky Residence	44 North Main Street
Rolle Residence	49 Grove Street
Russell Residence	128-130 North Main Street
Sacred Heart Of Jesus Christ	229 Willett Avenue
School & Former Convent	229 Willett Avenue
School No. 4	William Street
School Of Our Lady Of Mercy	260 Westchester Avenue
Siegel Building	112 North Main Street
Single Family Dwelling	229 Willett Avenue
St. Peter's Church Rectory	23 Smith Street
Stanton Residence	223-225 Irving Avenue
Summerfield Methodist Church	225 King Avenue
Summerfield Methodist Church Complex	225 King Street
Tammarence Really	136-140 Irving Avenue
Tarry Market	179 N Main Street
TDC Realty Corp	39-41 N Main Street
Telco Holding	204-212 Westchester Avenue
Thomas Edison Elementary School	132 Rectory Street
W.A. Rabari And Son Lawn Equipment	20 Broad Street
Water Works	25 Willett Avenue
Wells Fargo/Port Chester Savings Bank	129-133 North Main Street
West Putnam Avenue Bridge	Putnam Avenue
William James Memorial Gateway Park Pavillion/Pump House	00 North Main Street
Zemo's Men's Wear	126 North Main Street