



VILLAGE OF
PORT CHESTER
COMPREHENSIVE PLAN

PORT CHESTER DAY – POP UP EVENT
August 29, 2026, 12:00-5:00 PM
Lyon Park

The Village Planning Department and BFJ Planning hosted a booth at Port Chester Day, an annual celebration of community hosted in Lyon Park, which took place on Saturday, August 29, 2026. The team, including Greg Cutler and Curt Lavalla from the Village and Nick Cerdera from BFJ Planning, spoke with more than 150 people over the course of the event.

The team aimed to 1) inform people about the Comprehensive Plan Update, 2) encourage people to attend the second community Workshop on October 7, and 3) engage people in identifying specific locations in the Village that could be improved. Over the course of the day, more than 150 people participated in conversations about the planning process, transportation, housing and development, parks and recreation, and flooding. In addition, 44 people left comments on a map of the Village. The following summarizes the conversations and map comments, followed by a table listing each comment and its approximate location.



The booth included two boards: one introduced the project and encouraged people to attend the second workshop, while the other featured a map of the Village where participants could post comments.



I. Transportation, Traffic, and Mobility

Pedestrian safety concerns were among the most frequently mentioned. Residents identified a need for additional pedestrian infrastructure, including more crosswalks, pedestrian crossing indicators, and accessible sidewalks, particularly for individuals with mobility challenges. Specific requests included additional crosswalks near Lyon Park, speed calming measures near Port Chester High School, and traffic circle improvements at the North Main Street/Putnam Avenue intersection.

Traffic congestion was identified as a growing issue, particularly along Route 1 and within Downtown. Residents noted that congestion has worsened and expressed concern that increasing traffic is affecting daily travel and commutes.

II. Housing and Development

Affordability was identified as an important housing concern. Residents expressed interest in more affordable ownership opportunities, affordable multifamily housing, and housing options that serve existing community members rather than primarily attracting higher-income residents. Residents felt that the current housing being built in the Downtown is unaffordable for locals.

III. Downtown Revitalization and Economic Development

Comments reflected a range of perspectives regarding downtown revitalization. Sentiments ranged from excitement about the new development occurring to a desire to halt development all together. Concerns were also raised about whether existing infrastructure, including sewer systems, can support continued development. Several comments focused on the long-term vision for Downtown, with residents asking what the Village will look like once current development projects are completed. Additional comments suggested that new developments provide dedicated pick-up and drop-off areas and include parking for tenants.

Residents also expressed strong interest in strengthening Downtown as a commercial and community destination. Common suggestions included attracting additional small businesses, locally oriented retail, clothing stores, restaurants, and a farmers' market. Participants also called for the creation of a public square, vendor plaza, fountain, and other civic spaces that could help activate Downtown and provide opportunities for community gathering. Residents noted that Main Street has significant potential and suggested façade improvements and better utilization of underused public spaces. One commenter specifically noted that a small park on Main Street remains locked and could serve as a community asset if activated for public use.



IV. Parks, Recreation, and Community Amenities

Participants consistently expressed interest in expanding recreational opportunities. Suggestions included additional soccer practice areas, swimming facilities for children, improved access to open space, and enhancements to existing recreational resources. Commenters emphasized the importance of protecting open space resources while accommodating future growth.

V. Flooding and Infrastructure

Flooding concerns were raised in several areas of the Village. Participants identified flooding along Upland Street by the Byram River, groundwater flooding near Haines Boulevard and Betsy Brown Road, and standing water near the Westchester Avenue/Main Street intersection. Commenters also expressed concern about sewer capacity and infrastructure needs associated with continued development.

Roadway maintenance issues were also noted, including requests for repairs to East Broadway and pothole repairs on Pearl Street, King Street, and nearby locations.

Comments Left on Port Chester Day Map Activity

Location	Comment
Davenport Ave Green Space	Keep our green space green!
Downtown	There should be a Farmers' Market
East Broadway	Needs to be fixed
Fairview Ave	Need speedbumps on the streets leading up to the High School
Haines Blvd and Betsy Brown Rd	Groundwater flooding in this area
Hawley Ave and Glen Ave	Más áreas para que los niños practiquen soccer en esta zona. - More public areas in this general location for kids to practice soccer
Lyon Park	Baseball field lights and structure!
Main St	Main Street has so much potential. Get nice shops. The thrift store is great. Facades need to be revamped
Main St	Walking south, there is a gate park that is always locked up. Get a farmers' market there or activate it somehow so that it is open to the public!
N Main Street / Putnam Ave Traffic Circle	Traffic Circle Improvements
Parkway Dr	Should be 1 way with speedbumps



Parkway Dr	Should be 1 way on days with events in Lyon Park
Pearl Street	Potholes, bottom of King Street and by US Route 1
Putnam Ave by Lyon Park	There need to be more crosswalks, right now there is only one!
Route 1	At 5pm, route 1 is snarled and there are lots of lights
Train Yard	The Train Yard collects trash. It is awful!
Upland Street by Byram River	Flooding happens in this area
Westchester Ave / Main St	Water will stand here all day
Downtown	Plaza for vendors, a center fountain, walkable
Downtown	More small shops and restaurants
Downtown	What will it look like when everything is built?
Downtown	No more 8+ story buildings
Downtown	More affordable condos to purchase, not just overpriced rentals
Downtown	More affordable + multi-family housing, less luxury apartments and condos
Downtown	Limit high rises. Too Bif. Especially on North and South Main Street
Downtown	Traffic is getting so bad that people can't get to work
Downtown	Public square and recreation space needed
Downtown	Affordable housing to make it for us, not city fault
Downtown	New developments need pick up and drop off areas
Downtown	I want a Walmart where Bed Bath and Beyond used to be
Downtown	A 24 hour store
Townwide	Ped indicators at crossing
Townwide	More accessible sidewalks, especially for people with mobility issues
Townwide	Crosswalks
Townwide	Way to get to the Hudson Train Line w/out going to NYC
Townwide	What will happen to the Embassy?
Townwide	Un espacio para que los niños aprendan natación - A place for kids to learn how to swim
Townwide	Generally speaking, address incomplete sidewalks and connectivity throughout the Village
Townwide	Development parking should be free for their tenants



Townwide	More induvial clothing stores for both men and women
Townwide	We need more restaurants like we had before all the development
Townwide	We love the capitol theater and IMAX
Townwide	Stop Building Apartments
Townwide	Looking at sewer with new development

