



Village of Port Chester Board of Trustees Workshop

Village Hall Conference Room, 222 Grace Church St., Port
Chester, NY

Agenda: Tuesday, August 11, 2026

Time: 6:00 PM

PROPOSED EXECUTIVE/CLOSED SESSION 6:00 P.M.

Village Hall Conference Room, 222 Grace Church St., Port Chester, NY

- I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- II. PROPOSED EXECUTIVE / CLOSED SESSION**
 1. **Westchester Crossing / United Hospital**
- III. DISCUSSIONS - IMMEDIATELY FOLLOWING PROPOSED EXECUTIVE/CLOSED SESSION**
 1. Form-Based Code Study Committee — CD-5, CD-6 and CD-6T Districts — Report
 2. Housing Task Force recommendations
 3. Martha Bell - Request Use of Oak and Grove Street Parking Lots on Sunday, August 23, 2026



FORM-BASED CODE ADVISORY COMMITTEE (CD-5 CD-6 CD-6T)

FINAL REPORT

5/20/2024



- INTRODUCTION
- BUILDING HEIGHTS
- LOT WIDTHS
- BUILDING SETBACKS
- ARCHITECTURAL STEP-BACKS
- ZONING DISTRICT BOUNDARY CHANGES
- DENSITY INCENTIVE BONUSES
- ADDITIONAL CODE RECOMMENDATIONS



INTRODUCTION

Review and recommend proposed changes including, but not limited to CD-5, CD-6 and CD-6T related to:

- Building Heights
- Parking
- Green & Park space
- Fees in Lieu of Parkland
- Lot Lines/ Setbacks
- Design & Appearance

BUILDING HEIGHTS

Existing	Proposed
CD-5: Two (2) to six (6) stories as-of-right	CD-5: Allow two (2) to four (4) stories as-of-right; up to 6 stories with density bonus.
CD-6: Six to twelve (12) stories as-of-right	CD-6: Allow two (2) to six (6) stories as-of-right; up to eight stories (8) stories with first density bonus level; up to ten (10) stories with second density bonus level.
CD-6T: Six (6) to fifteen (15) stories as-of-right	CD-6T: Allow four (4) to eight (8) stories as-of-right; up to ten (10) stories with first density bonus level; up to twelve (12) stories with second density bonus level.

LOT WIDTH

Recommended Changes:

Existing	Proposed
CD-5: 18 feet minimum	CD-5: Minimum lot width 18 feet; buildings four (4) stories or greater shall require a minimum lot width of 36 feet.
CD-6: 18 feet minimum	CD-6: Minimum lot width 18 feet; buildings six (6) stories or greater shall require a minimum lot width of 36 feet.
CD-6T: 18 feet minimum; 250 feet maximum	CD-6T: Minimum lot width 36 feet. 250 feet maximum.

BUILDING SETBACKS

CD-5

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	Front Setback Principal and Secondary Frontage (Principal Building): Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, the setback, including corner lots, shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side.
Rear Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Rear Setback (Principal Building): ten (10) feet minimum, or 15 feet from center line of Rear Alley.

BUILDING SETBACKS

CD-6

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	Front Setback Principal and Secondary Frontage (Principal Building): Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, the setback, including corner lots, shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side.
Not regulated	Rear Setback (Principal Building): 10 feet minimum or 15 feet from center line of Rear Alley.

BUILDING SETBACKS

CD-6T

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	Front Setback Principal and Secondary Frontage (Principal Building): Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, including corner lots, the setback shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side.
Not regulated	Rear Setback (Principal Building): 10 feet minimum or 15 feet from center line of Rear Alley.

ARCHITECTURAL STEP-BACKS

Recommended Changes:

CD-5: Require a minimum 10-foot step-back for buildings four (4) stories or greater at the fourth floor on primary and/or secondary frontage.

CD-6: Require a minimum 15-foot step-back for buildings four (4) stories or greater starting at a certain floor as determined by the Board of Trustees with input from the Planning Department.

CD-6T: Require a minimum 15-foot step-back for buildings four (4) stories or greater at a certain floor as determined by the Board of Trustees with input from the Planning Department.

ZONING DISTRICT BOUNDARY CHANGES

Recommended Changes:

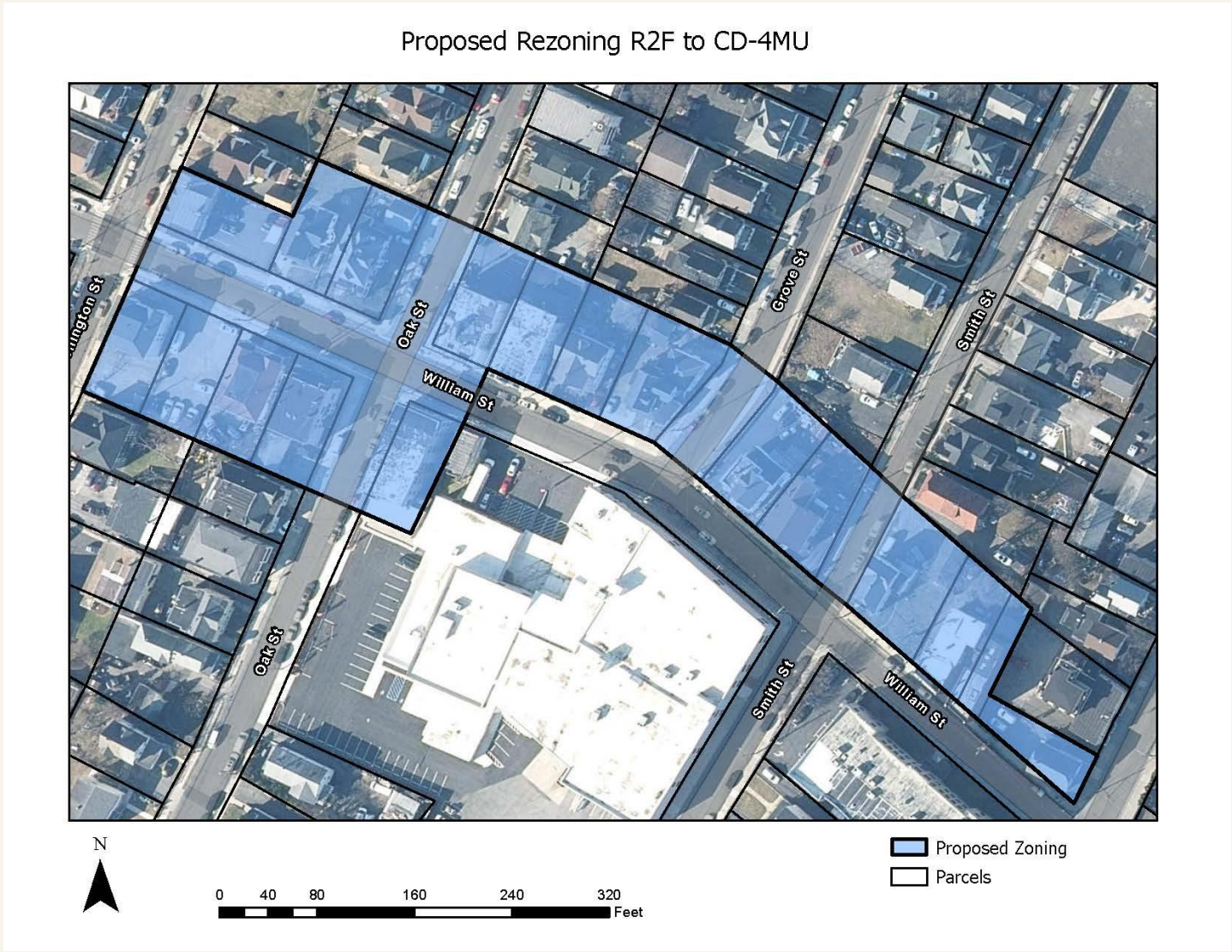
1. The Committee recommends a zone change from CD-6 to CD-5 along the west side of King Street (from Pearl Street to Summerfield Place), along both sides of Poningo Street (Irving Avenue to Bush Avenue/Summerfield Place), and along both sides of Palace Place.
2. The Committee recommends a zone change from R-2F to CD4-MU for William Street (from Washington Street to Pearl Street).
3. The Committee recommends a zone change to CD-4MU for all of Beech Street.
4. The Committee recommends a zone change from CD-3.R5 to CD-4 for the lots along the north side of Franklin Street, between S. Regent and Merritt Streets.

ZONING DISTRICT BOUNDARY CHANGES

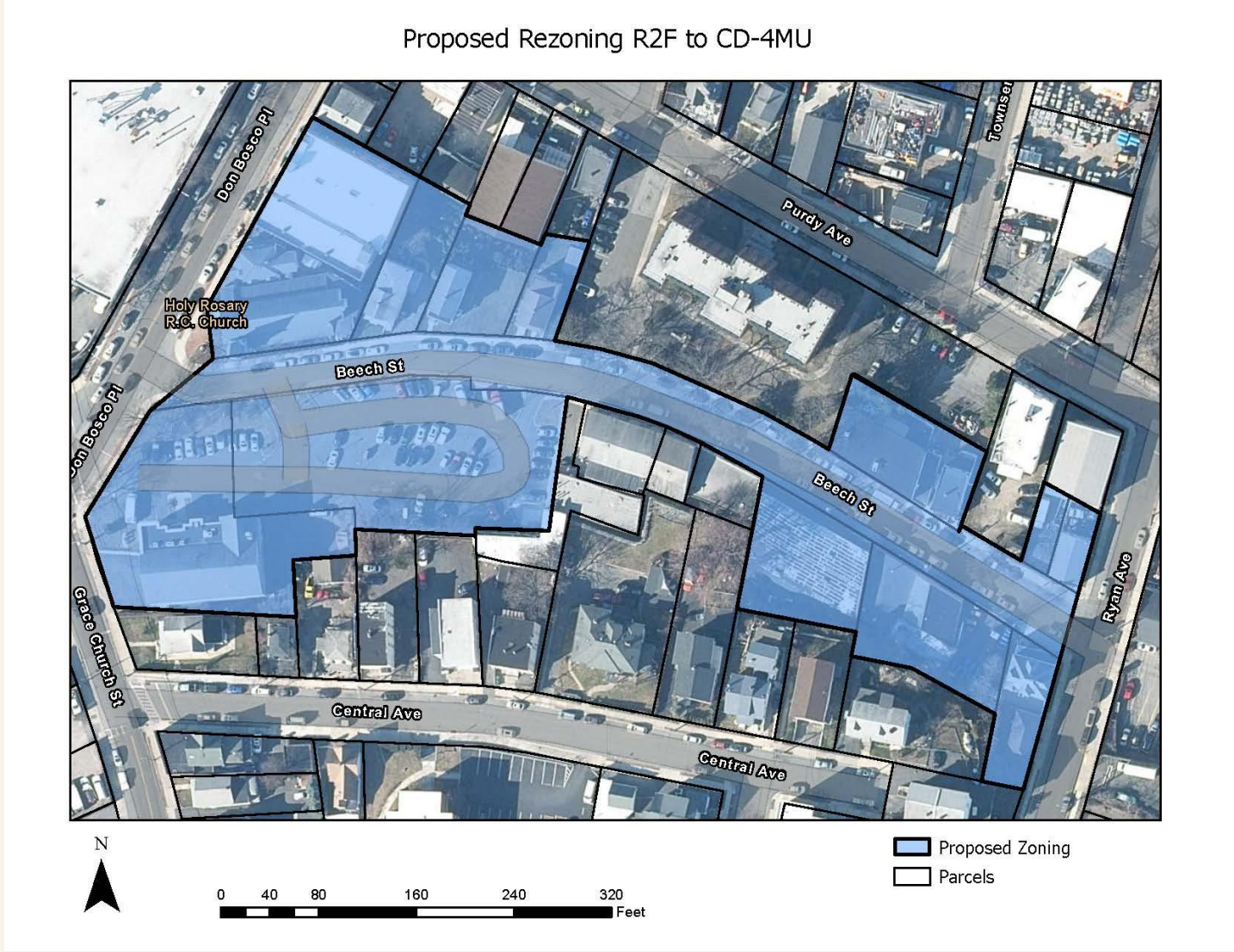
Proposed Rezoning CD-6 to CD-5



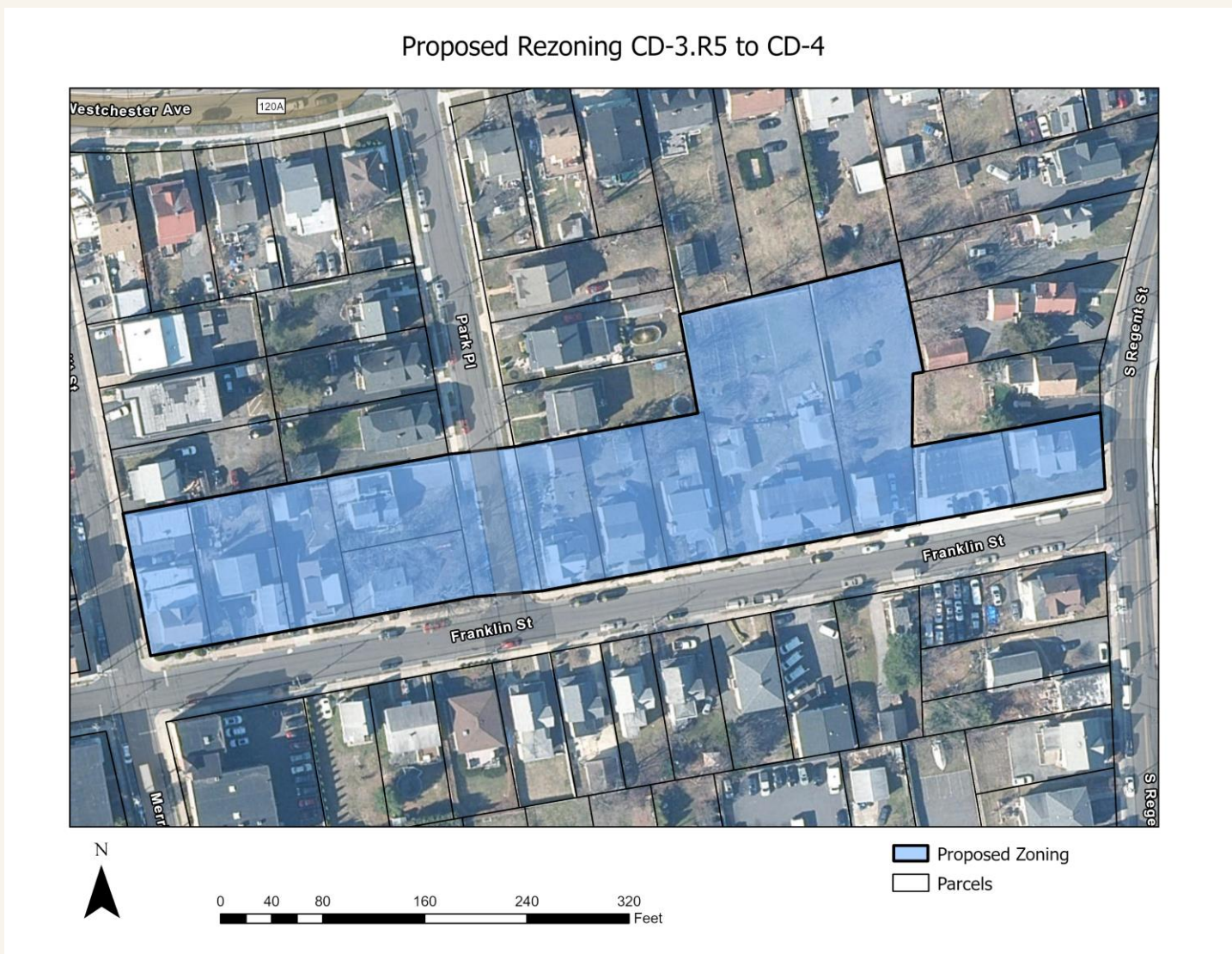
ZONING DISTRICT BOUNDARY CHANGES



ZONING DISTRICT BOUNDARY CHANGES



ZONING DISTRICT BOUNDARY CHANGES



DENSITY INCENTIVE BONUSES

Recommendations:

Affordable Housing

- Option 1
 - **Density Bonus Level 1:** It is recommended that the first level of density bonus grant up to two (2) additional stories, providing 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold.
 - **Density Bonus Level 2:** An additional two (2) stories – for a total of four (4) potential additional stories – would be granted for projects providing 15% of units at 60% of Area Median Income (AMI) affordability threshold.

***Where only one density bonus would be permitted within the zoning restrictions the option with the maximum public benefit (bonus level 2) must be utilized.

DENSITY INCENTIVE BONUSES

Recommendations:

Affordable Housing

- Option 2
 - **Density Bonus Level 1:** It is recommended that the first level of density bonus would grant up to 2 additional stories for projects providing half (5%) of the required 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold.
 - **Density Bonus Level 2:** An additional two (2) stories for a total of four (4) potential additional stories would be granted for projects providing 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold (as opposed to 60% AMI as required by Westchester County law).

DENSITY INCENTIVE BONUSES

Recommendations:

Parkland

- A separate parkland per unit fee of approximately \$30,000-\$45,000 which could generate additional capital funding for parks and community facilities.
- Alternative option for developer to purchase adjacent or proximate land for use as parkland (TBD by the Board of Trustees in consultation with staff).

Public Parking

- Propose payment in lieu of providing public parking
- Developer could either pay into a trust fund for the creation of public parking, structured or otherwise, or create on-site micro public parking lots, etc.
- TBD by the Board of Trustees in consultation with staff

ADDITIONAL RECOMMENDATIONS

- Spanish translation of the code and all related zoning documents
- Reinstitute Architectural Review Board, adopt clear and concise design guidelines and material selections, special consideration for historic facades.
- Develop incentive-based program for innovative green building concepts, LEED, green roofs with stormwater management
- Codify requirement for 13-system fire sprinklers
- Abolish mass timber construction for buildings more than 6 stories
- Sunset clause on applications:
 - 2 years with a maximum of two 6-month extensions, pending approval
- Adoption of uniform minimum sidewalk width of 8 ft

ADDITIONAL RECOMMENDATIONS

Items requiring further study:

- Village should prioritize completion of residual environmental review analyses not completed at time of adoption of Form-Based Code.
- Village should conduct any appropriate impact studies before adopting any or all of the Committee recommendations. Those studies should include a review of existing mitigation and development fees.
- Village should establish a complete and easily-accessible table of development fees, with periodic review of said fees, and adjustments for inflation.
- An additional committee and/or feasibility study to address redevelopment within the CD-5W district with a focus on revitalizing the waterfront.



THANK YOU

FROM THE FORM BASED CODE
ADVISORY COMMITTEE

Village of Port Chester

Form-Based Code Study Committee Report - (CD-5, CD-6 and CD-6T Districts)

1 INTRODUCTION

The Village of Port Chester Form Base Code Study Committee was officially formed on August 30, 2023 by Resolution of the Village Board of Trustees (Board). The Board voted unanimously to approve the formation of the Committee with the following guidance for Committee members:

...Undertake further review of the Village's form-based zoning code, to include, but not be limited to, the CD-5, CD-6 and CD-6T District... the focus of the committee shall be to review, comment, and recommend proposed changes to the Code regarding issues such as building heights, parking ratios, shared parking, green and park space, fees in lieu of parkland, lot lines/setbacks and the design and appearance of buildings in an advisory capacity to the Board

Committee members agreed to serve in an advisory role to the Board and pledged that they will “serve to the best of their ability, fairly, honestly and impartially”.

The 13-person Committee (initially 14) met regularly from Fall 2023 through Spring 2024, with each meeting lasting a minimum of two hours. Each meeting focused on a particular set of zoning or regulatory issues, with allotted time provided for additional Committee suggestions, interactions or feedback. While Committee meetings were generally utilized as technical working meetings each meeting was open to the public. In general, each meeting was attended by additional members of the public. In addition, a large-scale public meeting was hosted on January 10, 2024. This meeting was well-attended by the public (approximately 50 attendees) and offered an open forum for residents, business owners and concerned citizens to share their concerns and learn about the Committee's work. Statements from the public were encouraged at the meeting, with all public comments recorded, discussed and ultimately incorporated (where appropriate) into the Committee's recommendation. Lastly, the public meeting included a dedicated two-week comment period that followed the meeting, allowing the public to submit detailed written comments.

1.1 ZONING DISTRICTS

1.1.1 Existing Conditions

The Village of Port Chester Form Based Code is organized around a collection of Character Districts, Special Districts and a Civic District. The Committee was tasked with examining the Urban Core Character District (CD-5) and the Village's two Urban Core Character Districts (CD-6 and CD-6T). Together, these districts comprise the areas with the highest allowable density and height in the Village. Since the adoption of the Form Based Code, these three districts have also experienced the highest levels of development in the Village. Descriptions of these districts, as written in the form-based code, are provided below:

1. The CD-5 Urban Center Character District consists of higher-density, Mixed-Use areas. It has a tight network of Thoroughfares with wide Sidewalks, streetlights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks.
2. The CD-6 Urban Core Character District consists of higher density and height with a wide variety of Uses, located near and with connections and access to Public Transit. This District may be Adjacent to Civic Districts with significant Civic Spaces and important Civic Buildings. Its Blocks are defined by Thoroughfares with curbs, street trees, and wide Sidewalks, with narrow or no front Setback and no side Setbacks.
3. The CD-6T Urban Core TOD Character District consists of the highest density and height with a wide variety of Uses, located near and with connections and access to the Port Chester train station. Its Blocks are defined by Thoroughfares with curbs, street trees, and wide Sidewalks, with narrow or no front Setback and no side Setbacks.

Special note regarding CD-5W Urban Center-Waterfront Character District: While the Committee discussed potential concepts for the CD-5W (Urban Center-Waterfront Character District), ultimately it was decided that this district has unique characteristics that differentiate it from the CD-5, CD-6 and CD-6T districts. Most notably, following the adoption of the Form Based Code, the CD-5W has failed to attract any level of significant residential or commercial development. The waterfront area is frequently identified as a key opportunity area and has been the subject of several distinct planning initiatives, including the Village of Port Chester Local Waterfront Revitalization Program (adopted 2019) and a Waterfront Promenade Plan (2019) and several infrastructure-based projects (including the Army Corps of Engineers Byram River Basin Flood Management Feasibility Study and the Village Marina bulkhead project). However, many of the sites in this district have significant development encumbrances, including site contamination and other environmental restrictions. Development within the CD-5W district will require continued commitment and coordination from public agencies to enable site cleanups and to create effective redevelopment opportunities. Brownfield Opportunity Area Studies (NYS Department of Environmental Conservation planning program) are often utilized for areas such as the Port Chester waterfront – a location with both significant redevelopment opportunities and significant barriers to development. Comments from both the public and the Committee highlighted the importance of the waterfront but ultimately revealed that this district is facing entirely different challenges. Moreover, the district was not specifically identified as an area to be reviewed in the resolution forming this committee. As such, the Committee recommends that a new Committee or study should examine the nuances of the CD-5W district, including opportunities to expedite site remediation and direct public investment towards the waterfront area.

1.1.2 Committee Recommendations

The following recommendations are organized topically, with discrete recommendations provided for each district. The Committee recommendations reflect detailed discussions and analyses about the affected zoning districts. While the Committee utilized research from similar communities, or areas with similar characteristics, there was a broad recognition that Port Chester is a unique place, with its own set of conditions and challenges that must be addressed. As such, these recommendations reflect the

unique attributes of Port Chester and aim to strike a balance between economic development and growth, attractive development, and the preservation of local community character. The Committee recommendations are not aimed to impact development momentum in the Village - they are designed to fine-tune existing regulations and enhance future development and the long-term success of the Village of Port Chester.

1.1.2.1 Building Heights

One of the key recommendations of the Committee is to establish a more nuanced approach to building heights with the Urban Core (CD-5) and Urban Center (CD-6 and CD-6T) Character Districts. Within the enabling resolution for the Committee, the Board identified 'building height' as its first topical priority. Based upon development application data from the Village, regardless of district or development site size, each application is requesting the maximum allowable height (or greater). Since current Port Chester regulations do not account for parcel size (no minimum lot size requirement within affected districts), the maximum allowable height in the CD-5, CD-6 and CD-6T districts (six stories, 12 stories and 15 stories, respectively) is often attainable regardless of parcel size or other dimensional encumbrances. The Committee sought to develop more effective height regulations – seeking a balance that allows dense development within the Village's Urban Core and Urban Center - while also producing a more attractive and diverse mix of building types and sizes. Rather than allow each development application to seek the maximum allowable height within a particular district, the Committee recommends the adoption of a density bonus approach, where maximum height is attainable with the provision of a commensurate public benefit (see Section 1.1.2.2 below). In conjunction with the proposed density bonus incentive, allowable building heights in the CD-6 and CD-6T would be slightly reduced.

At the same time, the Committee recommends that minimum building heights within the CD-6 and CD-6T districts be adjusted to allow for a greater diversity of building types and to accommodate renovations and re-investment of Port Chester's existing built environment. Under current regulations, redevelopment in the CD-6 and CD-6T districts would require a minimum building height of six stories. Given the existing character of Port Chester, which contains many small parcels and one (1) to four (4) story structures throughout its Urban Core and Urban Center, the Committee is recommending that the CD-6 and CD-6T are adjusted to allow for construction of new buildings as low as two (2) stories. As noted above, many parcels within the CD-6 district are quite small, with many incapable of housing a six-story or greater structure. Allowing smaller structures within these districts would reduce non-conforming uses, allow additional types of renovations and redevelopment within the Village and create a more diverse building stock.

Lastly, the Committee discussed potential building height impacts related to floodplain development regulations. Since much of Port Chester's Urban Core and Urban Center is located within a Special Flood Hazard Area (SFHA), freeboard and floodproofing requirements can impact finished building heights. The Committee was advised that the Village will be performing a floodplain management and mitigation study in the near future and any additional regulations related to building height in the floodplain would be addressed by this study.

Recommended Changes:

1.1.2.2 Stories/height

Existing	Proposed
CD-5: Two (2) to six (6) stories as-of-right	CD-5: Allow two (2) to four (4) stories as-of-right; up to 6 stories with density bonus.
CD-6: Six to twelve (12) stories as-of-right	CD-6: Allow two (2) to six (6) stories as-of-right; up to eight stories (8) stories with first density bonus level; up to ten (10) stories with second density bonus level.
CD-6T: Six (6) to fifteen (15) stories as-of-right	CD-6T: Allow four (4) to eight (8) stories as-of-right; up to ten (10) stories with first density bonus level; up to twelve (12) stories with second density bonus level.

1.1.2.3 Lot Width

Current Port Chester regulations require a minimum lot width of 18 feet in the CD-5, CD-6 and CD-6T districts. To reduce the likelihood of out-of-character and oversized developments on small or unsuitable parcels, the Committee recommends a modest increase in minimum lot width for development applications that exceed a specified height threshold.

Recommended Changes:

Existing	Proposed
CD-5: 18 feet minimum	CD-5: Minimum lot width 18 feet; buildings four (4) stories or greater shall require a minimum lot width of 36 feet.
CD-6: 18 feet minimum	CD-6: Minimum lot width 18 feet; buildings six (6) stories or greater shall require a minimum lot width of 36 feet.
CD-6T: 18 feet minimum; 250 feet maximum	CD-6T: Minimum lot width 36 feet. 250 feet maximum.

1.1.2.4 Building Setbacks

Within the CD-5, CD-6 and CD-6T districts, current regulations do not require setbacks for principal buildings. The Committee recognizes the importance of a density within an urban environment, but recognizes that building setbacks are necessary at certain locations, such as corner lots with limited sidewalk width. Providing a building setback at corners would allow for pedestrians to await the “WALK” signal to cross the street. The Committee does not have a specific recommendation for the setback of buildings at corners, and suggests Staff work with the Board of Trustees to devise an appropriate setback at corners.

The recommended setback regulations provided below aim to preserve Port Chester’s vibrant downtown while enhancing the pedestrian/street level environment.

Recommended Changes:

CD-5:

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	Front Setback Principal and Secondary Frontage (Principal Building): Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, the setback, including corner lots, shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side.
Rear Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Rear Setback (Principal Building): ten (10) feet minimum, or 15 feet from center line of Rear Alley.

CD-6:

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	Front Setback Principal and Secondary Frontage (Principal Building): Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, the setback, including corner lots, shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.

Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side.
Not regulated	Rear Setback (Principal Building): 10 feet minimum or 15 feet from center line of Rear Alley.

CD-6T:

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	Front Setback Principal and Secondary Frontage (Principal Building): Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, including corner lots, the setback shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side.
Not regulated	Rear Setback (Principal Building): 10 feet minimum or 15 feet from center line of Rear Alley.

1.1.2.5 Architectural Step-backs

The Committee discussed the importance of building design elements, especially architectural step-backs for new construction. A building step-back is an architectural design feature incorporated above a certain height, on all sides of a structure that abuts a public right-of-way. The requirement of step-backs for larger buildings is a frequently-used zoning tool (e.g., utilized in New York City through its skyplane and architectural standards). Step-backs would help to reduce the canyon effect (particularly on Port Chester's narrow streets), offer greater architectural and aesthetic value and provide building residents with more unique living spaces.

Recommended Changes:

CD-5: Require a minimum 10-foot step-back for buildings four (4) stories or greater at the fourth floor on primary and/or secondary frontage.

CD-6: Require a minimum 15-foot step-back for buildings four (4) stories or greater starting at a certain floor as determined by the Board of Trustees with input from the Planning Department.

CD-6T: Require a minimum 15-foot step-back for buildings four (4) stories or greater at a certain floor as determined by the Board of Trustees with input from the Planning Department.

1.1.2.6 Zoning District Boundary Changes

Throughout the Committee meetings, Committee members honed in on key areas (particularly in the CD-6 district) where unique conditions could negatively impact future buildout under existing regulations. In particular, the Committee identified three areas along both sides of Poningo Street, from Irving Avenue north to Bush Avenue/Summerfield Place, where CD-6 zoning was not appropriate. Many of these parcels are narrow and quite shallow in depth (majority of parcels in these areas have a lot depth of 50 feet or less), which would be unsuitable for the construction of buildings up to 12 stories in height. This is exacerbated by narrow roadways, steep topography (which can compound concerns about height impacts) and close proximity to well established residential areas. Similarly, the Committee recommended changing the area along the west side of King Street (from Pearl Street to Summerfield Place) from CD-6 to CD-5, as this area is impacted by rapid topographical changes.

Recommended Changes:

- 1. The Committee recommends a zone change from CD-6 to CD-5 along the west side of King Street (from Pearl Street to Summerfield Place), along both sides of Poningo Street (Irving Avenue to Bush Avenue/Summerfield Place), and along both sides of Palace Place.**
- 2. The Committee recommends a zone change from R-2F to CD4-MU for William Street (from Washington Street to Pearl Street).**
- 3. The Committee recommends a zone change to CD-4 or CD-4MU for all of Beech Street.**
- 4. The Committee recommends a zone change from CD-3.R5 to CD-4 for the lots along the north side of Franklin Street, between S. Regent and Merritt Streets.**

Proposed Rezoning CD-6 to CD-5



0 40 80 160 240 320 Feet

- Proposed Zoning
- Parcels

Proposed Rezoning R2F to CD-4MU



0 40 80 160 240 320 Feet

- Proposed Zoning
- Parcels

Proposed Rezoning R2F to CD-4MU



0 40 80 160 240 320 Feet

- Proposed Zoning
- Parcels

Proposed Rezoning R2F to CD-4



1.1.2.7 *Density Incentive Bonuses*

The Committee discussed at length the use of density bonuses to enhance public benefit amenities associated with development in Port Chester and secondly, to provide a more nuanced approach to height regulation throughout the Urban Core and Urban Center of the Village. The following recommendations represent careful consideration from the Committee to ensure that any density bonus applications result in meaningful public benefits. The prospective density bonus categories below are not exhaustive, and the Board of Trustees is encouraged to consider public benefits not mentioned here.

Recommendations:

- **Affordable Housing** – the Committee recommends adoption of affordability requirements that better align with the population of Port Chester. With Port Chester’s median income well below the County average, affordability levels should be adjusted for developments within the Village. Where only one density bonus would be permitted within the zoning restrictions the option with the maximum public benefit (bonus level 2) must be utilized.

Option 1

- **Density Bonus Level 1:** It is recommended that the first level of density bonus grant up to two (2) additional stories, providing 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold.
- **Density Bonus Level 2:** An additional two (2) stories – for a total of four (4) potential additional stories – would be granted for projects providing 15% of units at 60% of Area Median Income (AMI) affordability threshold.

Option 2:

- **Density Bonus Level 1:** It is recommended that the first level of density bonus would grant up to 2 additional for projects providing half (5%) of the required 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold.
 - **Density Bonus Level 2:** An additional two (2) stories for a total of four (4) potential additional stories would be granted for projects providing 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold (as opposed to 60% AMI as required by Westchester County law).
- **Parkland** – the Committee discussed local compliance with NYS Village Law Section 7-725-A(6), the State Statute requiring reservation of parkland on Site Plans containing residential units. The Village currently sets the fee in lieu of providing said parkland at \$2,000 per dwelling unit. The Committee recommended leaving the fee in lieu of parkland at the current rate. However, for projects seeking a density bonus, a separate per-unit parkland fee (estimated to be commensurate to approximate \$30,000-\$45,000) could be applied to generate additional capital funding for parks and other community facilities. The committee also recommends there be an option for the developer to purchase adjacent or proximate land for use as parkland, as an alternative to the density bonus payment.
 - **Public Parking** – the Committee discussed another density bonus option for accepting a proposed payment in lieu of providing public parking. The terms of which are to be determined by the Board of Trustees in consultation with Staff. A developer could either pay into a trust fund for the creation of public parking, structured or otherwise, or for onsite micro public parking lots, or the like, to qualify for a density bonus.

1.1.2.8 Additional Code Recommendations:

1.1.2.8.1 Spanish Translation of Code

The Form Based Code is a complex document that relies on a combination of visual diagrams and written descriptions. As such, it is very difficult to use online translation tools to understand the Code. Port Chester has a large population of Spanish-speaking residents – and this population should be able to access the Village Code, including the nuances of the Form Based Code. This issue was raised during the public meeting, and echoed by the Committee.

1.1.2.8.2 Architectural Review Board

The Committee recommends the appointment of new members in accordance with Chapter 9 of the Village Code. While the Form Based Code offers guidance on architectural features, its guidance and regulatory requirements are scattered throughout the Code, making it difficult to implement. In conjunction with the formation of the Architectural Review Board, clear and concise architectural design guidelines should be adopted to provide clarity on design issues. The Committee recommends special consideration for historic façade design guidelines and improved guidance on material selection for future buildings. The Architectural Review Board would also provide a publicly accessible mechanism for continued review and revision of design guidelines.

1.1.2.8.3 General Recommendations

The following Committee-recommended changes were discussed throughout this process, with Committee members in general consensus that these changes would improve development outcomes beyond just the CD-5, CD-6 and CD-6T districts.

Recommended Changes:

- **Develop an incentive-based program for innovative green building concepts and/or Leadership in Energy and Environmental Design (LEED) Building Certification. In particular the Committee cited several examples of successful projects with green roofs. Committee members support an incentive to encourage installation of green roofs (as long as such roofs incorporate appropriate stormwater management features).**
- **Improve public safety through codified fire safety measures. The Committee recommends codification of fire sprinkler requirements, with an amendment from the 13R-system requirement to a 13-system requirement. The Committee also recommends abolishing the existing Code clause permitting mass timber construction for buildings more than six (6) stories.**
- **The Committee recommends that the Board consider adoption of a sunset clause for development applications, whereby Site Plan approval is valid for a period of two (2) years in order to obtain a Building permit. A developer could apply for a maximum of two six-month extensions. The Committee pointed to a relatively large number of long-term vacant lots with development approvals secured.**
- **The Committee recommends adoption of a uniform minimum sidewalk width (8 feet) in the Urban Core and Urban Center. Adoption of a uniform target width would assist with future streetscape initiatives while also allowing developers to better align their project designs with Village goals.**

1.1.2.8.4 Items Requiring Further Study

The following items are critical pieces to ensure the effective management and implementation of the

Village's Form Based Code.

Recommendations:

- **In accordance with the Findings associated with adoption of the Form Based Code, the Village should prioritize the completion of the residual analyses identified as not completed at the time of adoption of the Form-based Code. The FBC SEQRA Findings Statement specifically identifies the absent areas of study.**
- **The Committee also recommends that any impact studies also include a review of existing mitigation and development fees.**
- **There was general agreement that a complete and easily accessible table of development fees would be beneficial to both the public and the development community. In addition, regarding existing development fees, the Committee also recommends that fees are reviewed periodically and adjusted for inflation and other economic market conditions.**
- **As discussed above in Section 1.1.1, the Committee recommends an additional Committee and/or feasibility study to address redevelopment (and any subsequent zoning recommendations) within the CD-5W district.**

2 CONCLUSIONS/NEXT STEPS

The previous sections provide a summary of the Committee recommendations and public process utilized to reach these recommendations. The recommended regulations, code changes and other provisions have been guided by careful assessment of development patterns in Port Chester, as well as best practices gleaned from other communities. As stated earlier, these recommendations are designed to build upon Port Chester's current level of development momentum, and ensure that future development is aligned with community goals and priorities.

3 APPENDIX: PUBLIC COMMENTS FROM JANUARY 10, 2024 MEETING

The following public comments were made at the public input meeting:

Jessica Berkowitz

- A parking solution is needed and may involve building a parking structure
- Requiring an increased parking ratio for new developments is important
- An Architectural Review Board is needed
 - Not all developers have good building designs
 - The ARB could also codify lamp poles, benches, garbage enclosures, paving materials
 - The ARB could encourage the preservation of historic facades; no need to pull everything down
- Narrow sidewalks with no setbacks will create a canyon effect in urban core areas
- The Village needs more parkland
 - Increase developer fees in lieu of not providing green space
 - Increased fees could also allow the Village to purchase more parkland
- Problem with utility poles and wires
 - Prevents fire department access in case of a fire
 - This should be included in the Code
- Developers should also find ways to support the arts in Port Chester

Emily Peck (on behalf of the Clay Art Center)

- The Center would like Beech Street rezoned so that the Center can expand as planned

Andrew Weiss

- The CD-5 & CD-6 should coordinate with the CD-4 committee
- Important to balance the needs of developers and the Village's need for affordable housing
- Incentives for developers should include rewards for rentals vs. co-ops and condos

Geraldine Gaal

- Needed: more green space; developers should contribute to this goal
- Question: can the schools handle the influx of students new development will bring in
- The Village needs an Architectural Review Board like many neighboring communities have
- The ARB should serve as a watchdog for the Village

Nora Freeman

- We should support more parkland, especially more trees

Rigoberto Lua

- Echoed need for more parkland
- Abendroth Park needs upgrading

- Current parks are overused and have drainage problems

Andrew Weiss

- Attention has to be paid to traffic

Jessica Berkowitz

- Will it be possible to fill all of this new development with tenants?
- Aesthetics and traffic has to be addressed

Deirdre Curran

- There is too much development
- Port Chester is a great community but it is becoming too developed
- There is not enough green space and trees
- The Village does not have adequate infrastructure
- The Village has only a volunteer fire department
- Only the developers will benefit from this build up; what's in it for the Villagers?
- The current waterfront development has too many empty stores
- In 15 or 20 years, will all these buildings be empty?
- The Village needs to be mindful of Waterfront failures

Gregg Hamilton

- Three areas with big infrastructure problems
 - Westchester Avenue to Ridge Street
 - Putnam Avenue to North Regent Street
 - Mill Street to Abendroth Avenue
- We can't change our streets and we'll be adding more traffic to problems we already have
- Building heights, especially in CD-6, will change the character of the Village
 - However tall buildings have the potential to help with affordable housing
- We are in competition with other Metro North villages
 - We are not alone building transit oriented housing
- We must be concerned that our youth and service workers can afford to live in Port Chester
- The zoning code should allow for renting rooms in houses; this is also a way to help senior citizens stay in their homes
- The Zoning Plan is not yet printed in Spanish

Perla Arellano

- The Zoning Plan needs to be printed in Spanish
- The Village should make sure that workers in the new development are paid for their work; workers have been cheated out of their wages in the past
- Millennials cannot afford to live in Port Chester

Keith Morlino

- There is a lot of history behind the Comprehensive Zoning Plan
- It was a major undertaking with many citizens involved
 - Not created in a vacuum; lots of input
- The makeup of the CD-5 & CD-6 committee seems random and no one can explain to him how the members of the committee were chosen
- If the committee goes too far with changes, development will stop and vacant properties will be abandoned
- Affordable housing should primarily benefit residents of Port Chester
- Developers will help pay for future bonds for schools, etc.
- Problem: Port Chester has small lot sizes; building height is necessary
- Changes to the Comprehensive Zoning Plan should be consistent
- Too many restrictions will lead to lawsuits from developers

George Ford

- This committee is only looking at a small section of the Village
- The committee should ask, What is the best decision for the Village?
 - The Village needs tax dollars
- New buildings are designed for young adults and seniors; should not impact the schools

Kevin Leahey

- As a developer, I know the Village situation well
- Developers would benefit from many of tonight's comments
- Port Chester should be the best village in Westchester County
 - It has diversity, culture, walkability, etc.
- Developers would like to add input also; they have lots of data
- They also know what won't work, like the 1.5 parking ratio
- In the past, site plan approval was difficult because of the many different zoning rules
- The Comprehensive Zoning Plan streamlines the procedure for developers
- Changing with ratios on heights will stifle development
- Bonuses for height leads to uncertainty, which hinders development
- Development going forward will be slow, not as fast as people think

Nancy Mastic

- She read a report stating that development actually costs the community more in services than it takes in in tax dollars
- Park land has a low cost in services vs. tax dollars

Perla Arellano

- Question: What is the AMI based on?
- Answer from Mr. Lavalla: The Westchester County AMI

Nick Williams

- We are all here because we all believe in Port Chester
- The Form Based Code was developed over time in several phases
- It envisioned a buildout of 6,200 units
- Question: If things change too much what will that do to the Form Based Plan?
- The Plan includes a levy system to support schools, police, etc.
- The Plan so far includes \$9 million in fees, in addition to taxes
- The Plan has to be viable

Jessica Berkowitz

- These are 1-time fees
- Developments also get PILOTs

Howie Ravikoff

- The committee should have another session during which residents can hear what plans developers have to offer the Board of Trustees
- Developers need information from Village departments
 - What are their wish lists
 - Where do they see the Village in 5 or 10 years?
- Building height revenue should support the wish lists of the Village

Rigoberto Lua

- Question: Will the average home owner benefit from development?
 - Will taxes go down?

Deirdre Curran

- Question: Will all these buildings get filled?
- These units are not affordable for many Port Chester residents
- Suggestion: a meeting during which Villagers ask developers questions

Keith Morlino

- He explained how PILOTs work
- Not all PILOTs are bad, they can be mutually beneficial for the developer and the Village

Written public comments

Jessica Berkowitz <JBerkowitz@portchesterny.gov>

1. Green space

There is a lack of green space or recreational space that is available in Port Chester. Whether may be no universal ratio appropriate as a standard for the area of public parkland per capita, the National Recreation and Park Association recommends between 2.5 and 10 acres of parkland per 1000 residents. Employing a ratio of 4 acres per 1000 residents, Port Chester should maintain approximately 120 acres of parks. The village has approximately 62 acres village-wide. Therefore, the Village should acquire additional parkland and undertake capital improvements to its parks-proportionate to the population growth.

Based upon the analysis in the BC GEIS and pursuant to the FBC EFS, the combined impact of the proposed projects would create a significant need for more park and civic space. As the projects are proposed, they do not and cannot suitably locate parks or parks of adequate size on-site and the recreational amenities proposed in these projects are for the use of residents or tenants. Thus, the developers are expected to provide a fee in lieu of parkland for the proposed projects. The fee at this time (\$2000 per dwelling unit) as established in chapter 175 the Village code hardly seems adequate in light of the cost of suburban land and is well below the fee in lieu of parkland in multiple other local municipalities. The fees in other municipalities range from \$4500 per dwelling unit or building lot to \$10,000 per acre. Costs for land in Port Chester are \$48,000 for an empty 5719 square-foot lot, \$675,000 for 5633 square-foot lot and \$740,000 for a 7058 square-foot lot based on listings on realtor.com. To purchase additional parks or recreational facilities and to develop this land to make it usable for residents will require more funds than our in lieu of fee will generate for the proposed buildout that will occur based on the number of applications, approved projects and the size of these projects. A recommendation to increase the fees as well and a determination of areas where land can be made available for recreational use is of paramount importance.

2. Architectural review board

My 2nd area of concern is the lack of an architectural review board to oversee the development in Port Chester from an aesthetic point of view. We have no mechanism by which to ensure some uniformity of the streetscape in Port Chester such as the type of sidewalks installed by developers, the color palette of these sidewalks, the type of lighting proposed for the public right-of-way, the appearance of street furniture (benches and bicycle racks), the type of trees to be planted along the sidewalks, the types of fencing to be placed around the bases of trees or other plantings in the public right-of-way and the appearance of any garbage receptacles along the sidewalks. An architectural review board is of significant importance in delineating standards for the issues described above. In addition, as projects are proposed individually and approved individually, the village has no way to ensure that the totality these projects enhance is the streetscape and that the façades of the projects on the edges of the higher density development districts serve as appealing welcomes to downtown Port Chester rather than as forbidding blank walls. Without an architectural review board to opine on these matters, we risk these aesthetic issues being overlooked in light of the far more pressing issues of traffic and parking.

3. Setbacks

The sidewalks in Port Chester are extremely narrow in the downtown. Adding 6 to 12 story buildings along roads with narrow sidewalks and narrow roadbeds will cause a cavern effect for pedestrians walking along the sidewalk way that will not be pleasant. The necessity of putting trees along the sidewalks in front of the new buildings as the code requires will impede the flow of pedestrians and make it difficult for handicapped people or people with mobility issues to navigate the sidewalks. In addition, bike racks, benches, bus stops and signs all in 2 sidewalk clutter. Greater setbacks off the property line would improve the situation described above. Arcades that setback the first floor of the buildings and allow more sidewalk room and alcoves used for doorways in retail establishments and lobbies also increase sidewalk room.

In addition setbacks or stepbacks of the building floors above the 2nd or 3rd level will allow more light to penetrate to the street and give the buildings a less bulky appearance. This is clearly used in Manhattan to great effect if anyone is looking for examples of how this works. This was very common in buildings built in the 1920s and 1930s.

4. Parking

The explosion of housing supply in Port Chester will lead to a greatly increased need for parking spaces. The village of Port Chester IDA finds that even though projects are truly transit oriented, residents in urban centers in the inner ring metropolitan suburbs remain committed to owning an automobile and projects with insufficient parking availability have suffered, in part, because of lack of adequate parking requirements.

The October 2023 Metro-North ridership rates were 24.7% above the rates in 2022 but 31.8% less than the rates in 2019 before the pandemic. Increasing the number of dwelling units combined with a decrease in commutation suggests that people may be moving to the suburbs for the opportunity to work close to where they live or to work from home. Many of these people will want cars either because they need to commute to work locally or because suburban life often requires automobiles for activities such as errands, shopping and recreation.

The solution to “how much parking is needed” dilemma is flexibility to undertake various parking management strategies beyond setting minimum parking requirements for each multi-family dwelling. Constructing more parking spaces within multifamily dwellings reduces housing affordability and low income households tend to own fewer vehicles. Minimum parking requirements in multifamily dwellings are therefore unfair and regressive. Structured parking can increase housing affordability, economic efficiency and equity. “In lieu of fees” can be charged to developers who create fewer than the defined number of parking spaces in their buildings than are required by the building code.

“In lieu of fees” to help fund off-site municipal parking as an alternative to providing on-site parking gives developers more flexibility in allowing better site design and allows parking facilities to be located with where most optimal for the sake of urban design. This will avoid some of the concerns about traffic into and out of the developments, interference with pedestrian flow along sidewalks and issues of venting air pollution from structured parking near residential spaces.

“In lieu of fees” can also be used for shared transportation facilities in the village such as a circulator bus that stops by structured parking lots, large businesses and large residential buildings or for developing other programs such as shared bicycles or locations for car sharing programs. Fees can be used for developing safe and easily accessible bicycle racks for residents and patrons of businesses.

Off-site municipal parking can also act as overflow parking options for guests of residents, for residents who purchase additional vehicles or for building employees and commercial establishment patrons.

One other serious issue that should be noted in relation to parking is that the greater the number of cars looking for parking spaces, the harder it will be for patrons of local businesses to find places to stop to go into these businesses. This shortfall of parking spaces will seriously hurt the first floor retail establishments that are so important to the streetscape experience, the comfort of the residents of and the identity of Port Chester.

Another benefit of developing off-site parking in a structured facility is that if future transportation needs change and almost automobile ownership decreases, these off-site structures can be repurposed or removed.

“In lieu of fees” must be increased to make the building of structured parking and attainable goal.

5. Building heights

My personal feeling is that 12 to 15 story buildings are just too large for downtown Port Chester but I think one issue that is important to recognize is that some of these tall buildings will be next-door to 2 and three-story buildings or lots with single-family homes. Because of this juxtaposition, I think it is important to think about the concept of “feathering” which means that building heights should step down gradually from taller buildings to shorter buildings for a more aesthetic appearance and to prevent the smaller buildings from being overwhelmed by the larger buildings.

I am also worried that a large influx of rental housing at market rate will be a glut on the market and that these buildings will be at least partially empty which would destroy downtown Port Chester. If parking is limited and retail opportunities are limited for the tenants of these buildings, the apartments will be difficult to rent. As existing buildings are being razed and the new buildings are being built the retail tenants must relocate. This means that our restaurant capital will no longer be such.

6. Zoning

While not a clay artist or even someone attends classes at the Clay Art Center, I think that the continued existence of the Clay Art Center in Port Chester is of paramount importance. The center is a draw of for people from all over Westchester and into Greenwich. In addition, the Clay Art Center provides classes in the Port Chester schools providing untold enrichment opportunities for students. The Clay Art Center also pairs with a number of nonprofits to offer classes for underserved communities. Allowing Clay Art Center to expand in the properties that it already owns by making zoning changes on Beech Street will allow them to launch a capital campaign and apply for grants to build a new facility where there are currently very old and outmoded buildings. In addition to the changes that Clay Art Center needs, it may be appropriate to think about adding some language to the zoning code to facilitate the development of artist housing or

to allow other nonprofits to expand in their spaces or to build new facilities in Port Chester. If we want to attract new residents, we need to have a multitude of cultural offerings.

Nora Freeman <norafreeman777@gmail.com>

Hello committee members. My comments concerned shade, and so, by extension, trees.

I live on King St. If I walk in almost any direction I will encounter very few trees, most of them small, or on private property and providing little or no shade beyond the property. Haseco Ave. and Poningo St. have a similar deficit. Going further afield, I have noticed an almost total lack of trees on Traverse Ave. and Purdy St. Notably, I have not observed that on Betsy Brown Road, for example.

Clearly this is not a big issue at this time of year, but come summertime that will change, of course. I am sure you are aware that last summer was the hottest one on record since records have been kept. There is also the possibility that it may have been the hottest summer in 100,000 years, based on evidence found by paleoclimatologists at the bottom of lakes and oceans. Climate change can no longer be denied. Now we have to learn how to live with it, while we do the best we can to mitigate it. Learning how to live with it is a process that must take place at the local level. More mature trees on public property in sections of town with an existing shade deficit would go a long way towards that goal.

I am aware of the problem posed by the fact that many of our more mature, therefore taller trees are pin oaks. It is unfortunate that previous generations planted so many of them not in parks but on streets, where their roots have done so much damage. However, when they are removed and replaced by saplings, or not at all, this only aggravates the shortage of shade in many areas of the village where it is already lacking. Please consider this outcome when removing mature trees for any reason.

Thank you for holding this meeting and welcoming public comments.

Kikki Short <kikkishort@gmail.com>

Thank you for asking for public input on this important issue. I know that zoning laws are complex and that development is a complicated issue. I am not against development in Port Chester by any means, but I have long been unhappy with zoning changes made when the Form Based Code was instituted.

Although Plan the Port cited the Waterfront as one of the least successful areas in the entire Village, the FBC eliminated the maximum lot width and depth restrictions. Plan the Port cited the Waterfront's blocky appearance and canyon-effect on the streets as discouraging pedestrian traffic and encouraging car traffic

only. And yet, the FBC didn't take these lessons into account and allowed for the creation of developments that are whole blocks.

We have already seen that this leads to a developer purchasing the entire block, razing all the buildings [historic or not, charming or not] and turning the whole block into one building. The Tarry Lighthouse project will be over 300 feet long - that is radically larger than anything around it and feels enormous. When it is completed, it will tower over all the surrounding buildings.

We would be much better off making lot size standards that fit in with current buildings. Before the FBC, the Village used a Floor Area Ratio, which then got changed to a 120 foot lot maximum in an explicit effort to avoid creating superblocks. And then the 120 foot maximum was dropped ... so we have superblocks. Looking at the lot sizes of current buildings you would see that even 120 feet is on the outside edge (The Salvation Army). We would be better off limiting the lot size to less than 80' and the height to less than 6 stories [or less than approximately 50 feet].

The current list of developments are single buildings taking the place of multiple smaller buildings, and adding many stories above. The adage, "Don't put all your eggs in one basket" would seem to be applicable here. If one business out of ten fails and is looking for another tenant, that has very little impact on our Village. If an entire block fails, we all pay the price.

In addition, I would like to encourage zoning that considers a building's impact on its environment, not just economically, but socially as well. As Plan the Port wrote, no one is tempted to walk around the Waterfront and hang out. People scurry from one place to another or drive. If we want to revitalize our Village - and I think we all agree we do - we need to think about this holistically. Having an increase in greenscaping would attract pedestrian traffic and create spaces for people to shop and socialize. When buildings take the maximum footprint, sidewalks feel crowded and unpleasant. We need bigger setbacks and lower buildings. Good zoning changes could lead to a great revitalization.

Emily Peck <emily@clayartcenter.org>

Thank you for taking the time to examine the zoning needs of Port Chester. Clay Art Center purchased 25 Beech Street across from our current locations so we can expand our facilities. In the local law that was passed a few months ago, our two current buildings at 38-40 Beech Street and 40 Beech Street were rezoned as CD4MU. 25 Beech Street was rezoned as R2F. As part of Beech Street is already zoned CD5 and the street behind 25 Beech Street is also CD5, it was suggested by trustees that the CD5/6 commission could rezone Beech Street into CD5 to allow us to continue our expansion plans.

The majority of Beech Street is commercial usage and a large apartment complex. There are only 2 houses on the street so this would not impact the character of the street.

Our goal with the expansion is to serve even more of the Port Chester community through grant funded, scholarship and paid programs, free exhibitions, community events and more. We are proud to serve the community with free afterschool programming at our studios and at Don Bosco throughout the week as well as provide programming for many local social service and community organizations.

Thank you for the time you are spending making sure that Port Chester develops in a way that is best for the whole community!

Paula Belli <pmb10573@aol.com>

I feel that the village is overbuilding without considering that Port Chester is not a city. The Village is losing its identity with too many buildings of great heights being built.

Lauren Linkowski <llinkowski@gmail.com>

Unfortunately, due to my work schedule, I am unable to attend the 1/10 meeting on the Form Based Code study. I would like to provide some feedback and suggestions in lieu of attendance. I understand the need to modernize downtown Port Chester and revitalize its tax base; I am not arguing for a lack of development. However, as a resident of the downtown area (I live in the Landmark Building), I would like to voice several concerns in hopes that the development process results in a a diverse, equitable, and user-friendly village area.

Concern 1: Concessions to Developers.

It is obvious from the amount of interest in building in our village that Port Chester is being viewed by realtors and developers as "up and coming" and an opportunity. This is wonderful, but as demand rises, it is important to hold developers to standards in what they are giving our village. Specifically, developers should not get tax advantages to the point that the development actually costs the village money. Additionally, new developments should not have reduced expectations regarding the amount of parking they should provide, or what they pay towards infrastructure like sewer mitigation. Holding developers to the same standards as private owners will create a village that is more fair and has the infrastructure to grow over time.

Concern 2: Local Business

It is very clear to me as an observer that a lot of what is going on in our village is intentional: landlords neglect buildings to the point that they are "unsalvageable", so a developer buys the land, ad nauseum. This does not benefit residents - it is a visual blight on our village and displaces lower income residents and small business. I urge the board and all involved to recommend holding building owners to standards

of habitation and if appropriate, historic preservation. Additionally, in the case of new development, I would advocate for street level retail space (unlike the Waterfront) which adds vibrancy and safety to the streetscape, and for that street level retail space to be small/medium in square footage. If the space is only large, it will at best be a mega-chain, or at worst, empty.

Concern 3: Restrict the building of Cannabis-focused businesses

I have no problem with legal Cannabis and do not mind if there is cannabis-based business in the village. However, there should be a limit on the amount of these. Unlike bars that sell alcohol but also food, THC lounges do not attract families. Additionally, our neighboring towns - Greenwich and Rye - do not allow such shops, meaning that Port Chester would become a hub for cannabis sales, again, taking all the burden (traffic, big box stores, etc.) that our wealthier neighbors want, but do not want in *their* town.

Concern 4: Waterfront Safety

I have been very pleased with the progress on our bulkhead/waterfront project. Please envision this area, when finished, to be well lit and allow businesses nearby - we want it to be safe, trafficked, and inviting.

Concern 5: Fair Housing

As an apartment owner, I appreciate that the village is sponsoring higher-density housing - this is the future of homes in our area. However, the village must study several things for each project including - having enough parking for every unit (there have been projects that assume that not all units will have cars, a fantasy in Westchester County), having safe entry/exit for those vehicles, and having affordable housing for low income people and senior citizens planned for the developments. Do not give on affordable housing, and most especially, do not believe any developer who says there will be "no extra burden" on the school district. Make them pay for what they will use/benefit from. While we are on this topic, I notice most of these buildings only have 1-2 bedrooms. If we want a healthy multigenerational community, 3 bedroom units are a necessity.

Lastly, I hope this group will consider how to get input from our whole community - it sometimes feels like there are few efforts to include working families or people who do not speak English in village decisions, despite these groups being part of our community.

In conclusion, I urge the committee and the board to study communities we want to be like, and not replicate negative behaviors from communities that have had less success. I am wishing you all the best in your work - I know it is not easy.

Peter Coperine <pcoperine@hotmail.com>

I was the Chairman of the CD-4 FBC Review Committee that concluded work in Feb 2023. The Committee requested permission of the BOT to extend it's scope to look at districts that bound the CD-4 areas and it was approved. The attached document ***(BOT Requested Changes - Outside of CD4)*** outlines the Committee's recommendations. Please note that we referenced a district CD-4X that the BOT renamed CD-4MU and accepted some of the recommendations and went further in some of the areas in our recommendation but did NOT address any of the changes to the various districts that bound CD-4.

I have also attached a second document ***(Map Letter Projects - Parking)*** that I prepared for the Planning Commission and BOT in April, 2023. This document outlines the parking shortfalls and traffic concerns with all of the new development.

I hope these documents are reviewed and recommendations taken into consideration in your work. The physical Village infrastructure just cannot handle the development already approved and potentially more to come. It is critical that changes are made to the current FBC by reducing building stories, density, parking, reducing potential traffic and for the overall quality of life for the Village residents.

Recommendations for change to zoning districts outside of the CD-4

November 1, 2022

The CD-4 Review Committee has also looked at areas that bound the CD-4 district and see zoning inconsistencies related to transitional zones along with building height (feathering), density, lack of following standard block and street boundaries when establishing districts and potential traffic, density, and quality of life issues.

At your meeting on October 17, 2022, the BOT directed the CD-4 Review Committee to continue with our work and submit recommendations for the November 1, 2022, Agenda meeting.

(Refer to the notes within the map 1, 2, 3a, 3b, 4a, 4b, 5 and the justification below. Map is the last page of this document)

- **1** – Cross sections of Palace Place, Summerfield Place, King Street, Pearl Street, Irving Avenue and Poningo Street, re-zone **CD-6 to CD-5**; Recommendation based on the consistent historical zoning use, environmental impacts of traffic, parking, density, transitional zoning, feathering building heights and preservation of quality-of-life issues
- **2** -Westchester Ave as it abuts the end 3 blocks of Oak Street, Grove Street and Smith Street rezone **CD-5 to CD-4** to achieve historical zoning consistency and density continuity along the east side of Westchester Ave

- **3a** – Cross sections of Pearl Street, Westchester Avenue, and Smith Street rezone **CD-6 to CD-4 or CD-4X (if BOT accepts the CD-4X recommendation)**. Recommendation based on the consistent historical zoning use, environmental impacts of traffic, parking, density, transitional zoning, feathering building heights and preservation of quality-of-life issues
- **3b** – The block bounded by Smith Street, West Williams Street and Pearl Street (See #2 above and Westchester Ave) rezone **CD-5 & CD-6 to CD-4 or CD-4X (if BOT accepts the CD-4X recommendation)**. Recommendation based on the consistent historical zoning use, environmental impacts of traffic, parking, density, transitional zoning, feathering building heights and preservation of quality-of-life issues
- **4a** – Smith Street (northeast side), FBC improperly zoned properties, rezone **CD-5 to R2F** to eliminate potential spot zoning, inconsistent zoning, transitional height and density, and preservation of quality of life, ***(this may have been a printing error on the map)***.
- **4b** – Abendroth Place and Willett Avenue, FBC improperly zoned properties, rezone **CD-5 to R2F** to eliminate potential spot zoning, inconsistent zoning, transitional height and density, and preservation of quality of life, ***(this may have been a printing error on the map)***.
- **5** – Fox Island Road..... allow for enhancement of the CD-5W district development, possible PDU, PRD, PMU allow transitional development to enhance the current mixed uses.
- **Building Permit - ARTICLE 8: ADMINISTRATION, PROCEDURE & ENFORCEMENT, 7. Expiration or Lapse of Approval, “If a Building Permit related to an approved Site Plan application is not issued within three (3) years from the date the Site Plan was approved, the Site Plan approval shall expire.”**

Recommendation: Recommend this Section be amended to **allow 1 year** for the issuance of a building permit. An extension or extensions may be granted by the Planning Commission in any increments up to 3 years from the Site Plan approval. ***This will allow the Village to monitor the applicants progress and good faith commitment to build their approved project.*** This will also prevent sites from sitting idle and in disrepair as the applicant has no emphasis to move the work along. This will protect the Village and its residents from looking at rundown buildings and empty lots only to see 3 years go by and the application expires.

(Comments and map continue on the next page.)

VILLAGE OF PORT CHESTER, NY PROPOSED ZONING MAP CHANGES

Revised: 2022-10-18

LEGEND

TaxParcelLines

Existing Zoning Districts

CO-3.R20
CO-3.R7
CO-3.R5
CO-4

Proposed for DISCUSSION

- ① Change to CO-5
- ② Change to CO-4
- ③ Change to CO-4X
- ④ Change to R2F
- ⑤ Consider change in zone to allow for enhanced CO-SW development

CO-5

CO-5W

CO-6

CO-6T

CV

SO-PMU

SO-PRO

Study Area

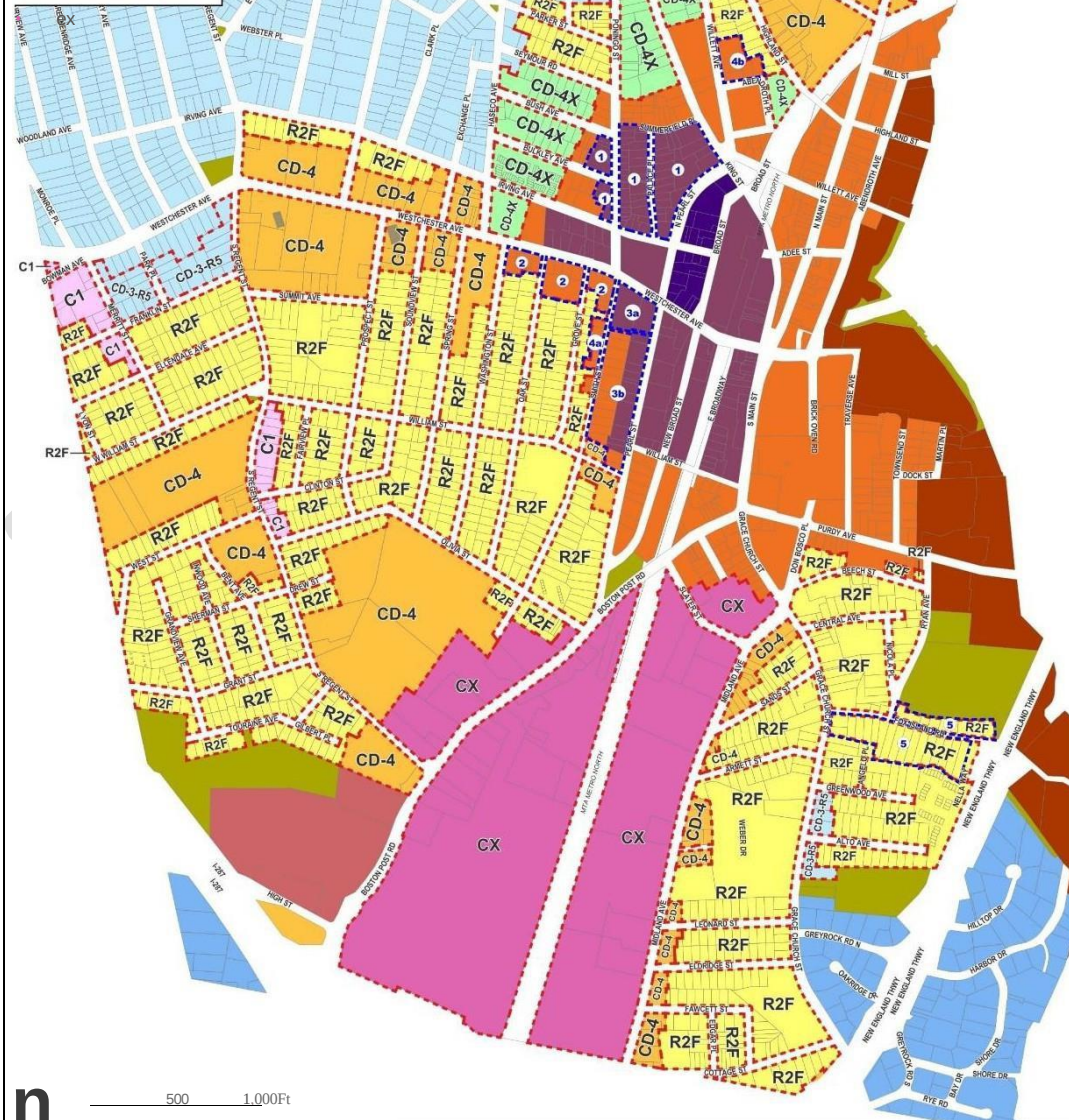
EXISTING CD-4 Zoning District

Proposed Zoning Districts

R2F

C1

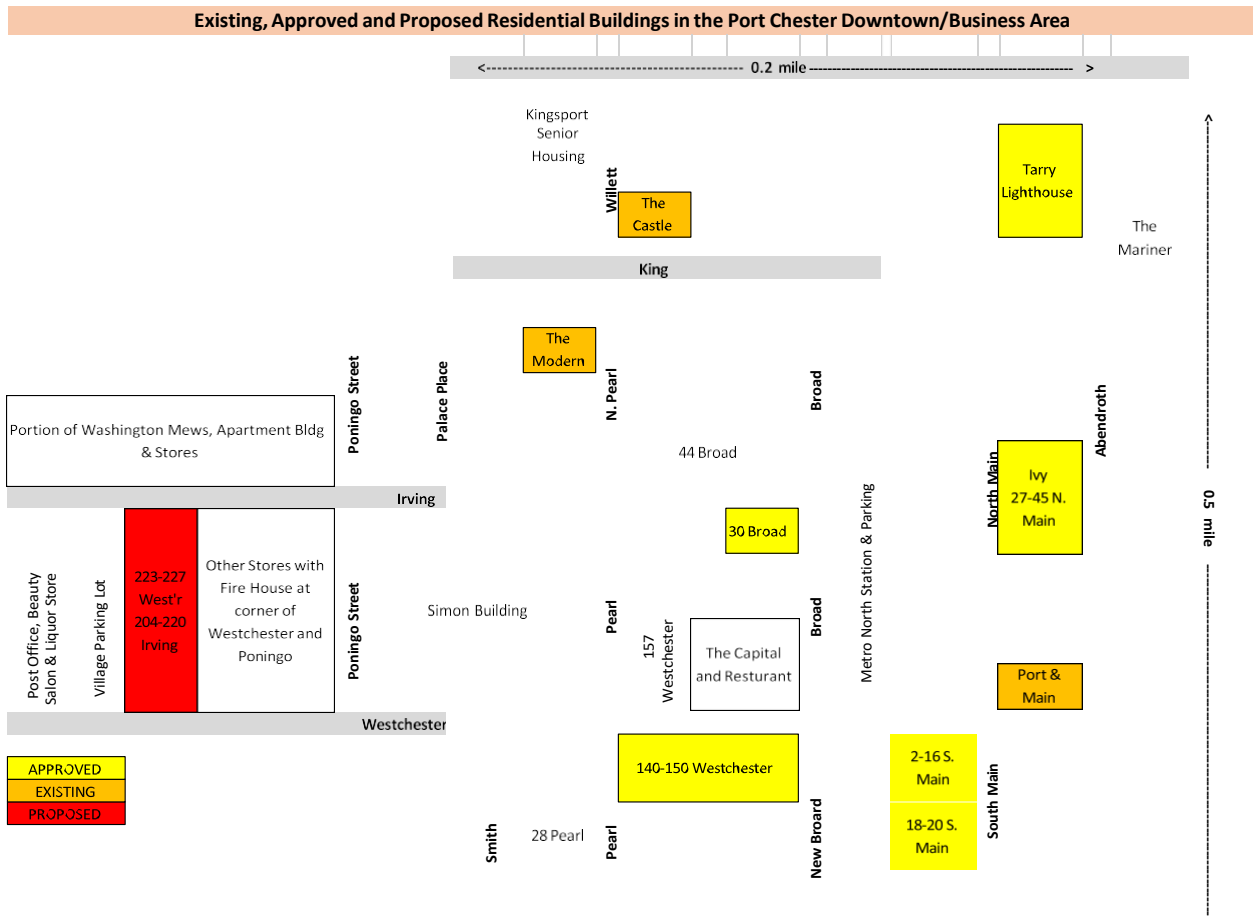
CO-4X



I just wanted to share a document that I put together that outlines the projects that have been built, approved, and proposed in the downtown and surrounding area. This is like the document that the Planning Staff puts out but mine is focusing on ***parking and traffic concerns***. I hope this prompts discussion at the upcoming meetings as we continue to receive new projects and no action has been taken to attempt to address concerns that have been raised by the Planning Commission and the Public.

On the map below (*not exactly to scale, but the distances are correct*) you will see all the projects color coded. **ORANGE** currently exist, **YELLOW** is approved and **RED** are proposed. Please keep in mind that there are other projects that will be coming down the road within this same area.

You will also see a **Blue** line that outlines all but one of the projects. This area in the **Blue** rectangle is an area .2 x .5 miles (1,056' x 2,640'). All this development and more in this small area. Can the narrow streets (Westchester, Pearl, Irving, Broad, Palace and Willett) really handle the **traffic** we have today and **what these developments will bring**? Please do not forget water, sewer and power and drain on municipal services such as police, fire, EMT, sanitation. The only thing that I agree with the developers is that the number of school aged children that will be generated from these projects is very low based on ***actual data, not subject matter experts using data from industry standards that do not reflect the specific conditions of each individual municipality.***



Now look at the numbers in the recap below:

- 3,681 units
- 3,164 parking spaces provided on-site
- 706 residential parking spaces short to meet a 1:1 ratio of actual on-site parking to units
- 149+ parking space shortage for retail uses, Shared Parking option in the code requires updating
- 5,638 people squeezed into this small area with what is on the table today

(Comments and graphs continue on the next page.)

Existing									
Project	Studio	1 BR	2 BR	3BR	Total	On-Site Parking	Residential Parking Shortfall	Retail Parking Requirements ³	Estimated Population ¹
The Castle ⁴	60	40	20	0	120	182	0	No Retail	170
The Mariner ⁴	50	25	25	0	100	149	0	No Retail	150
The Modern	15	26	9	0	50	46	4	No Retail	77
Kingsport Senior	7	121	1	0	129	54	75	No Retail	130
Port & Main ⁴	40	39	0	0	79	0	0 ²	0 ²	99
TOTALS	172	251	55	0	478	431	79	0	625
Approved									
Project	Studio	1 BR	2 BR	3BR	Total	On-Site Parking	Residential Parking Shortfall	Retail Parking Requirements ³	Estimated Population ¹
229 Willett	10	35	16	10	71	38	33	No Retail	138
208-216 King	36	58	80	11	185	152	33	No Retail	362
44 Broad	98	168	70	0	336	322	14	10,370 sf / 21 spots	525
28 Pearl	75	70	49	0	194	124	70	No Retail	303
140-150 Westchester	98	87	38	0	223	112	111	4,763 sf / 10 spots	324
30 Broad	13	23	0	0	36	0	36	4,896 sf / 10 spots	48
18-20 S. Main	52	54	14	0	120	90	30	19,083 sf / 38 spots	168
2-16 S. Main	60	202	63	0	325	332	0	6,766 sf / 14 spots	521
Tarry Lighthouse	74	85	50	0	209	271	0	Satisfied On-Site	327
Ivy (27-45 N. Main)	50	108	45	0	203	144	59	9,975 sf / 20 spots	325
Station Lofts	34	85	61	0	180	224	0	No Retail	314
108 S. Main	40	35	20	0	95	128	0	Satisfied On-Site	143
TOTALS	640	1010	506	21	2177	1937	386	113	3494
Proposed									
Project	Studio	1 BR	2 BR	3BR	Total	On-Site Parking	Residential Parking Shortfall	Retail Parking Requirements ³	Estimated Population ¹
157 Westchester	52	106	32	0	190	110	80	1,465 sf / 3 spots	291
155 Irving/9 Palace	54	106	21	0	181	124	57	2,135 sf / 4 spots	266
223 West'r/204 Irving	232	169	20	0	421	317	104	2,190 sf / 4 spots	536
The Embassy	28	120	82	4	234	245	0	11,860 sf / 24 spots	427
TOTALS	366	501	155	4	1026	796	241	36	1519
GRAND TOTALS	1178	1762	716	25	3681	3164	706	149	5638
Notes									
¹ Studio = 1 person	² Parking provided within G&S properties								
1 BR = 1.5 people	³ Based on square footage and use (utilized Personal Service Establishment, least intensive use)								
2 BR = 2.5 people	Personal Services Establishment 1 per 500 square feet of total Usable Floor Area								
3 BR = 3.5 people	⁴ Unit split is estimated								

Sure, some of these developers paid down the parking but where are these cars going? Sure, a parking garage would help if people were willing to walk a distance **but what about the existing residents that**

also need parking to reduce the existing parking issues we have today? Just from these projects above we potentially have 850+ cars looking for a place to park.

Urgent items that need to be addressed that should not require in depth study, just common sense:

- All zones, on-site parking
 - Eliminate the parking buy down option.
 - 1:1 for Studio apartments
 - 1:1.5 for 1 BR, 2 for 2 BR, 2.5 for 3 BR
 - Correct number for 1, 2 and multi-family homes
- Shared Parking needs to be re-written or eliminated from the code.
 - Retail parking must be accounted for within the on-site parking requirements.
- Average Grade, any story that is above grade at any point of the building should be counted as a story.
- Re-establish the Architectural Review Board (ARB) to address building design and finish issues.
- Reduce the time from 3 years to 1 year for site plan approval expiration but give the applicant up to 1 additional year to request an extension from the Planning Commission (total 2 years).

This is the only item that would need to be studied to determine the right size and the appropriate areas:

- CD-5, CD-6, CD-6T, determine what the correct height and areas.

Just some personal thoughts:

- Port & Main has no on-site parking and only 3 tenants, is it the rent costs, lack of accessible parking or both?
- With all these buildings going up, what does PC offer that would have people move here rather than White Plains, Stamford, Harrison, Mamaroneck, Larchmont, or New Rochelle?
- What if all these buildings are built and units cannot be rented?
- Something needs to be done with the vacant buildings/store fronts where projects have been approved and are waiting for work to begin. Get the owners to clean up the store fronts, remove all the advertising and try to make it look decent rather than what we have today. Maintain the fencing, clean the trash, etc.
- Consider using the Traffic Enforcement people to work overnight to address the parking issues rather than the Police. We would have more consistent parking enforcement and I'm sure the salaries would more than be covered by the violations issued.
- These big residential developments will NOT save Port Chester without also taking care of the residential areas via zoning map changes, zoning code definition changes and code and parking enforcement. Initially go after the obvious things like trash, parking, and public safety issues before we lose the entire Village.
- ***I have lived in PC for 70 years and travel these streets every day and see the traffic we currently have and cannot imagine what it will be like once all the projects go on-line.***

Linda Turturino <linda10573@aim.com>

Thank you for the meeting you held which allowed for public input. It would have been a more productive event if people focused on the topic of the CD5-CD6 districts and less on personal agendas. Hoping there will be another meeting to get additional comments from others.

Just a bit of background on me. My family settled in PC in the 1800's and my grandfather was part of the engineering firm of Daly and Merritt that built the road in Liberty Square and the famous bathhouses at Oakland Beach. For 3-years I worked for BLT in Stamford and was the Marina Administrator for Harbor Point Marinas. I was witness to the creation of the South End revitalization with new buildings being developed and built. It was such an incredible experience and all I kept saying is "It can be done". The south end was not a safe place to go day or night, it was a mess and a complete eyesore. It now has been transformed into a beautiful space where people do "Live, Work and Play", from the amazing waterfront, beautiful buildings with great amenities, food options, amazing waterfront, and programming in the park with events to bring people to the area. It is a fun spot and people really enjoy living there. There is NO issue with parking as all the buildings have sufficient parking and visitor guest spots. There are options for street and structured parking as well. It is a good combination of residential and commercial and all seem happy who live and visit the area.

PORT CHESTER PARKING:

We need better signs to direct people to utilize the Metro North parking lots and the parking structure where the movie theaters are. It would be nice to have a new parking structure near or in the downtown area somewhere so it can be utilized by all. I do believe the 1:1 ratio for new buildings is the correct one. Any parking problems that currently exist in our Village are not being caused by any of the new developments.

1. *There should be streets that allow overnight parking and streets that don't.*
2. *There should be a list of streets that when a weather emergency is called, lots of rain or snow, cars should be moved off those streets and cars towed that don't move, ie enforcement.*

DEVELOPERS:

Instead of developers telling us what they are going to do for the Village, we should bring ideas to them. They are NOT the enemy and not all are money grabbers. They want to be proud of what they have created and don't want negativity overshadowing their projects. We are very lucky to have the developers we have. I have met many of them and they want to help make Port Chester better. It is amazing that everyone thinks the new buildings are going ruin PC. In fact, it is just the opposite. The new buildings will be built up to code and will not be modified from the original plans once completed. There are a massive number of homes throughout this Village that have been modified from the original plans, allowing

landlords to take advantage with unsafe units that have NO egress, no fire alarms, some with no heat, all to make money to pay for the second and in some cases third homes. While these landlords sit fat and happy breaking the laws and stretching village services, these are the enemies that have taken this Village down and ruining it. No one talks about that though.

AFFORDABLE HOUSING:

We need a balance of housing, which is affordable, convenient, safe, and most of all an option for people who currently live here and are in their 60's to be able to downsize and want to stay here in PC. This would be a great perk for long time PC people, like myself, not to have to leave the area because there is nothing here that suits their housing needs. This can be done in the downtown area as well as other areas in the Village.

My vision for Downtown Port Chester is keeping a "Village feel" as much as possible while welcoming new development. Small businesses with a good mix of different types of restaurants and unique businesses that will draw people to come eat and shop. The waterfront is critical and should have better security, new and expanded docks to make Port Chester a water front destination to support Port Chester businesses. That said, it would require a harbormaster and staff to manage the marine traffic that would come from this. In closing, I feel that at this time any changes made to the code should be done based on researched based facts that would benefit the Village.

Keith Morlino <elililly@verizon.net>

I understand the need to make changes to the comprehensive zoning plan to address things such as additional parking traffic, etc. but when the village had proceeded on this endeavor over a decade ago., the village had done a very encompassing and inclusive public reach out for input along with several studies. With over 40 meetings, several public collaboration meetings that included hundreds of residential families, retail owners, business owners, landlord property owner's renters the village did an excellent job of inclusion. It opened up the need for development and encouraged a Renaissance that was desperately needed downtown. Now fast forward to the present and the fear is that it will reverse all of these comprehensive collective inclusive changes to the village code.

I don't disagree. Some changes are probably necessary, but here are the concerns that we all should have.

1) How many of the recommendations will be made with these recommendations that the committee that was formed will still encourage development or will it just end up discouraging not only current development, but any future development with the prospects of going backwards. Has anyone reached out to the developers to see how this will affect their future plans and even develop the property they had purchased prior to all these changes ?

2) Does this also put us in a situation of additional lawsuits? It was pretty clear that these changes were made after many the purchases of many of these commercial property lots. Does this further expose the village?

3) Another concern I have is the current selection criteria and 15 member committee were making these changes. is it representative of the village based on what originally was proposed to the village? I must remind the committee we had 100's of people involved in the process. Very inclusive to many of the residents and business owners. These changes are now being made by 15 people over course of a few months. Originally this had taken years almost a decade to come to fruition just seems very quick and proprietary not accurately, reflecting the village demographics.

4) Has anyone or the committee I've reached out directly to all the developers and see if they can work out some of these recommendations prior to the board voting on them, and implemented them to avoid any future litigation

5) My other fear is at the damage has been done already. Even if we were able to work with the current commercial landowners what message have we sent to any future development?

6) If height restrictions are now reduced, how will the consistency of already approved buildings look in the village? We already have a majority of the downtown and many buildings grandfathered in under the current comprehensive zone in plan. We make these changes we will have an incomplete and uninformed view. it will no longer resemble a comprehensive planned out municipality

I understand the need for change comprehensive zone and plan was never meant to be set in stone, but to be a living and breathing document. That being said, what will these changes due to the future of development the concern is, it will not only stagnate development it will stop it completely or any future development.

George Ford <gpfr1@aol.com>

The Village of Port Chester, its professional staff, planners, other third party professional organizations and residents, all spent the time to study and eventually approve a Form Based Code (FBC). This was specifically done to provide a solution for downtown development and to create a sustainable financial future for the Village. Here we are today (January 2024), wasting time and valuable resources on studying the newly approved FBC simply because a small group of people within the Village don't like what was approved or they don't want to see Port Chester progress, evolve and change for the better. Many of the comments made during your public input session were outside the boundaries of the CD5-CD6 committee's task, but you allowed them. As I stated in my public commentary to you that same night, this committee needs to agree and be clear as to what the decision criteria is for recommending any changes to the approved FBC. Political agendas and personal opinions are not the decision criteria, all decisions

should be based solely on factual and supportive information to any change(s) while ensuring they are in the best interest of moving the Village forward without halting development.

We continue to hear that the Village has three main issues: **Parking, Traffic and Infrastructure**. While this may in fact be true, let's be very clear, these issues are not being caused by any new developments. So rather than using this as the basis for stopping new development, the question needs to be asked and addressed outside the scope of development, ***Why do we have these issues and what's causing these issues?***

The answer is simple: the Village has a significant amount of unsafe and illegal housing that is causing the Parking, Traffic, and Infrastructure issues. If the Village were to finally get serious on Code Enforcement and Prosecution, things would be a lot different. We cannot allow property owners to beat the system (theft of services), these are the people and/or corporations who are making money off our backs, don't blame the developers, they are trying to improve our Village. Do we want broken down eyesores in our downtown like the buildings on the corner of Westchester Avenue and S Main St? How did they get to the condition they're in today, that they now need to be torn down? Answer = no real code enforcement or prosecution and no accountability. As a member of the CD-4 Committee, we highlighted in our report to the BOT that this needs to be addressed once and for all, I implore you to do the same so our Village will look better, operate better and more buildings/houses won't need to be knocked down.

I recommend this committee review ALL materials from Planapalooza and Plan the Port to understand why and how the FBC came to be what it is today. As I stated in my public comments to you, one of your committee members, Mr. Passarelli, participated in these meetings/events and is now on our Planning Commission, he has the insights and direct knowledge. One thing I learned through these events, was that the FBC was the tool that would simplify the Village's development and approval process, taking political or personal agendas out of the mix. How? The word "Form" is specific to what you can and cannot do, if a project checks the boxes within the FBC (number of stories, parking spaces, glass glazing, setbacks, type of materials, type of units etc etc), then they receive approval to move forward. The idea is not to have each and every project stand in front of an ARB where a particular member may not like a light fixture and nitpick about that, wasting Village time and resources. It's my understanding the Planning Commission is there to do the "box checking" and to be the gate keeper for the projects. These are things that the FBC has detailed already for the developers and the Village, ask your consultant from Cameron Engineering to explain this.

The committee should also ask the IDA to present and walk you through the financial spreadsheets for just one of the already approved projects that is receiving a PILOT. Let them show you what taxes would've been paid if nothing was done at one of these projects versus what will be paid with a new development receiving approvals and a PILOT over that same 20-year term. It was interesting to hear some public members balk at the idea that developments are stabilizing our tax base. After that night, I reviewed assessments and taxes paid on single family homes from 2018 through 2023, the numbers are eye opening. While assessments have increased significantly, taxes have gone up minimally, even though last

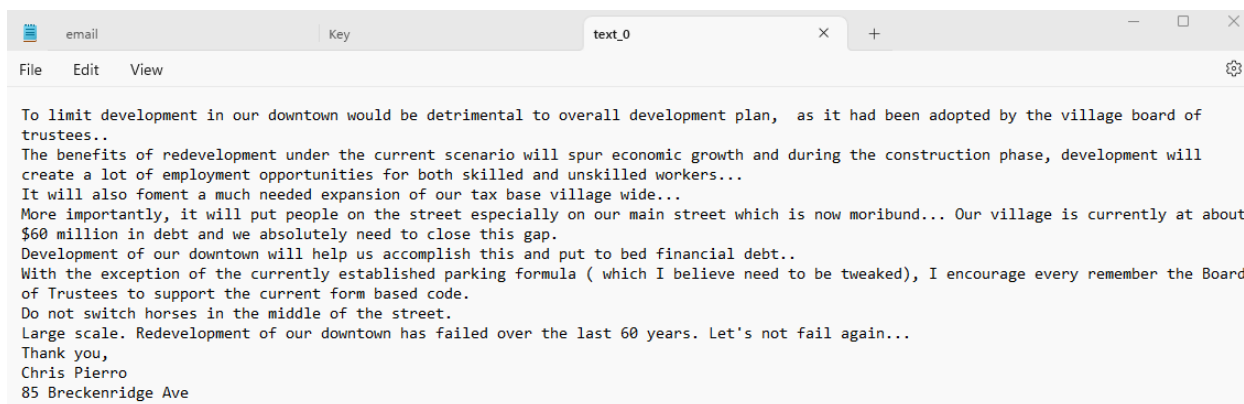
year the BOT raised the tax levy by 7%. How is that so? Because development is working to level out our homestead tax rates.

My last point, rental markets will ebb and flow, our new developments are ALL rented despite people twisting the facts that they are not. And on the question of - "Do we need more? Will they rent?" - Well ask Governor Hochul or Senator Shelley Mayer. You can also find the answer in this report: <https://link.zixcentral.com/u/9779674b/JMqyDni17hGk6dPW-uoD4Q?u=https%3A%2F%2Fwww.governor.ny.gov%2Fnews%2Fgovernor-hochul-announces-statewide-strategy-address-new-yorks-housing-crisis-and-build-800000>

I thank you all for serving our Village in this endeavor and wish you luck. I again ask you to make informed decisions outside of your own personal opinions of what you like or don't like, and solely base the decisions on facts and what will be in the best interest of the Village long-term.

Chris Pierro

(Text sent as a .png file and can only be inserted as an image.)



Zula Ruda <zulayruda29@gmail.com>

Good afternoon, I am writing this statement to ask you about my complaint about the state of the town of Port Chester. He reported that the rent is very high, for example: a room WITHOUT access to a kitchen is charged \$1,200 dollars, this is very unfair. Furthermore, as in a state where there is no employment, we do not have the protection of any institution that can do and say for us about the cost of living. We are suffocated about this situation, we are a group of members of workers who are outside Don Bosco waiting to see if someone comes and takes us to work so we can earn a day. We are mothers and fathers, please put your hand on your heart and look around at our hard and sad situation. I came to this country to grow with this country not to be a burden on this country. I want to grow in this country. The Don Bosco workers in Port Chester want you to take us into account, since we are the ones who pay the bill when they give tax cuts to new developments.

Jackie Welsh <jackiewelsh921@gmail.com>

I am writing to ask you to rezone Beech Street from its current mistaken R2 designation to MU4 or 5. Both the existing uses which are Mult Use and the topographical situation at the same elevation and usage as Purdy Street which is CD5, reinforce the case for Beech Street to be rezoned. Currently both the churches Saint John Bosco and New Hope Kingdom Wellness are zoning CD4.

As you probably know the existing character of Beech St is already Mixed Use and I strongly believe it should stay that way. There is a need in Port Chester for these small commercial businesses and non profits: Clay Art Center, Concrete Cutting, CJ Tool, Wohl Diversified Services, Port Chester Auto Repair that co-exist with the few remaining 2+ family houses, public housing and the two churches.

Topographically Beech Street is at the same grade elevation as Purdy Street that is zoned CD5. This zoning splits the Beech Street North side block with R2 rear yards backing on CD5. The residential area on the elevated plateau on which Central Avenue sits, bisects the Beech Street block on the south side and is at an elevation +/- 15 feet above Beech Street. Beech street on the south side acts as a retaining wall for the Central Avenue housing. It would make sense for residential zoning to begin on the top of this plateau and not on the much lower mixed use Beech Street.

For twenty years i have had an artist studio at the Clay Art Center and I love the commercial character of Beech Street and our neighbors, I also love Port Chester and its diversity and I attended many of the zoning workshops organized by planning and zoning to explain and get input for form based zoning.. As an architect with many years of experience with zoning issues i appreciate how complicated this issue can be and appreciate and thank you for your hard work and dedication to making Port Chester an wonderful place to live and work.

Frederique Sol <wcpetmom@gmail.com>

I attended the January 10 th meeting and wish to comment on the amount of development that has been pushed through by the Board of Trustees, Planning Dept and developers since the BOT signed off on the Form-Based Code. Many of us were preoccupied with staying safe during Covid when the code was approved which really is a disgrace. While the Westmore News and the Journal News have done articles on various development projects, to actually see the 34 projects in various stages was eye popping. This wouldn't happen in Chappaqua, Irvington or Pelham.

I grew up in Terryville, a small section of Port Jefferson Station which was up the two-lane road from Port Jefferson on Long Island. PJ had a walkable downtown, a ferry to Connecticut, fantastic school system, etc. It was a nightmare to get to during the spring and summer because of the traffic. Just like Port Chester has been for a very long time. I can't even think of going to the Kneaded Bread because the intersection where they are located at is always too busy.

I moved to New Rochelle in 1996 and saw various buildings go up in downtown New Rochelle as I commuted into the city. There was nothing in New Rochelle besides food shopping at Stop and Shop or Costco, various parks that needed a NR Parks Pass or Westchester County Parks Pass. I shopped at the Curtain Store (a true NR asset), the Bread Factory and dined in some very good restaurants. I remember reading the Journal News articles about the development occurring in Port Chester. What a nightmare for the various businesses that lined Main Street. Using eminent domain to rip out businesses for a Walgreens with a postage sized parking lot in addition to massive concrete walls around the Waterfront shopping district is reason to avoid shopping here at all costs.

I moved to Port Chester in 2015 to be closer to my job in Rye Brook. I may live here but each week drive to the Palmer Ave Stop and Shop and visit the ShopRite a couple of times a month. I prefer the Costco in New Rochelle. During Covid, I was almost hit by a car driven by a handicapped person in the Stop & Shop parking lot which made me so angry that I said, screw it, I will not support this store especially since I hate the dark parking lot.

Someone at the January 10th meeting mentioned that retail is dead so the only way our tax base is going to grow is by development. That's a crock of garbage. The Kohl's shopping center is a fairly decent place to shop but only at the right time of day. It won't be once the United Hospital site is up and running considering BPR traffic. The Target is way too small as is the Costco at the Waterfront. We will go to Target in Connecticut or Yonkers before Port Chester's. Colony Pizza opened in the only parking lot available to shoppers who wanted to visit restaurants like Coals (now in Norwalk and still making the best burgers) or drop off shoes at Occhicone's for repair without having to feed a meter for the privilege of spending money in your own village.

We have a marina but thanks to an incompetent government and a shady, greedy developer, we can't use it. We can use tax dollars to repair it but who even knows that it's there? Please, for the good of the people of Port Chester, please stop and take a serious look at what a monster the Board of Trustees created when they shoved this on us. We went to the meetings, told you what we wanted, what PC needed, however, rather than listening to us, the developers came first. Now, we have to recommend a dog park, more greenery, more parks, etc. because concrete doesn't quite make living here enjoyable. Rye Brook's Pine Ridge Park which I visited almost daily is what we need here. More places to actually enjoy the outdoors rather than be cooped up behind concrete walls.

Kevin Leahey <kleahey@renatusgroup.com>

First, let me thank you for taking the time to volunteer to serve on the newly formed Committee. We know that you are all donating valuable time that otherwise could be spent with your families, so thank you! I also want to thank you for holding a public comment period on Tuesday, January 9th, where members of the community as well as business owners and developers had an opportunity to engage in open and collaborative dialogue. I found the discussions to be both productive and informative.

As some of you may know, I am the principal and founder of The Renatus Group (“TRG”). TRG is a real estate investment and development company that has been in business since 2008 and active in Port Chester since 2010. More importantly, in 2019 we moved our headquarters to Port Chester. We are the developers behind the recently completed Floor and Décor property at 130 Midland Avenue which took a blighted vacant site and developed it into a substantial employer that generates jobs and tax revenue for Port Chester. We have also owned and managed more than 30 properties in Port Chester over the past decade. Additionally, we are the developers of the recently approved 336 unit, 15-story property located at 44 Broad Street in the CD6T zoning district. I highlight some of these items to demonstrate that we have been invested in and committed to Port Chester for over a decade and we have substantial interest in the success of the Village of Port Chester as a whole. Even though our project is fully approved, we are still extremely vested in making sure that the Committee, the Planning Commission, and the Board of Trustees have the most detailed information at their disposal prior to making any changes to the zoning code that will potentially negate the comprehensive planning process that preceded the adoption of the form based code, and could negatively impact the growth and success of Port Chester. Below are some comments, suggestions, and take-aways from the meeting.

Why Port Chester? Why Now?

- Port Chester has the potential to be the most attractive and dynamic Village in Westchester.

Key differentiators include:

- Arguably the most walkable transit-oriented development (“TOD”) market in all of

Westchester

- Amazing history of cultural diversity reflect in local residents and businesses
- Excellent restaurant scene
- The Capital Theatre
- However, Port Chester is at an economic inflection point providing the necessity for economic development, both residentially and commercially, that will generate revenue for the Village and jobs for Village residents
- Items that Need to be Addressed for Port Chester to reach its full potential
- Aging and failing infrastructure
- Dilapidated Main Street corridor
- Local job creation
- One of the highest Homestead and Non-Homestead tax rates
- Lack of a balanced disposable income ratio for local economic generation

- Uncertainty in the investment community about whether Port Chester is committed to the growth and development of the Village

The CD5 & CD6 Location:

- This is the TOD core of the Village due to its proximity to the MTA train stop and Main Street commercial district.
- This is the area where you want the most residential density given its proximity to Main Street where locals can walk to local businesses and public transportation.
- Years of development planning and review went into the proposed building heights and density allowance to achieve the best results for the Village.
- More than 50 public comment periods, Planning Board and Board of Trustee meetings were involved in this decision.

Lack of Collaboration & Communication:

- My key take-away from attending dozens of meetings and the most recent public hearing of the Committee is that there can be greater collaboration and communication between the multiple Village agencies involved, the residential community, and the commercial business and development community. The Village underwent a comprehensive visioning and planning process before adopting the form based code in 2020—one that brought residents, business owners, developers and elected officials together to collectively “plan the port.” This process has not continued with the recent contemplated changes to the form based code.

3 Improved collaboration and communication will allow Village leaders, Village residents and business owners to better understand the rationale behind the Village’s zoning regulations and empower them to support initiatives that encourage growth and investment in Port Chester.

Building Heights & Parking Ratios:

- It is important that all parties involved in the decision-making process – Village officials, residents and business leaders – understand the economics of real estate investment and what makes investment possible. Again, this was a critical element of the Village’s adoption of the form based code in 2020.
- Building heights are a key component to the balance between residential density and parking ratios.
- Building heights and floor plate sizes are directly related to the ability to provide onsite parking
- ☐ Smaller floorplates and low-rise developments make parking spaces difficult to create

☐ Parking efficiency is derived from floorplate sizes due to ramp necessity and curb cut access from the street

- Building heights are also a key driver in construction cost efficiency

☐ Smaller buildings are more expensive to build

☐ Larger buildings allow for amortized costs across more square footage, resulting in efficiencies that could make or break the viability of a project.

The Institute of Transportation Engineers (“ITE”) Home - Institute of Transportation Engineers (ite.org) - ITE has detailed empirical data and information that should be relied on as part of any decision that is made by the Village. This information was utilized by the Village as part of the Form Based code review. Below are some of the highlights as they relate to the CD5 and CD6 districts. Also attached here as Exhibits A & B

- The ITE studies provide recommendations for parking requirements.

- The CD5 and CD6 downtown area would fall into the Dense Multi-Use Urban setting within 1/2 mile of transit. For High Rise projects (10+ stories), ITE studied facilities that had on average a 0.94 parking ratio but was only 79% occupied (0.75 demand ratio). For Mid-rise projects (4-10 stories), the average parking ratio was lower than the high rise at a 0.88 parking ratio with 88% occupied (0.71 demand ratio).

- Based on this information, empirical data studies suggest a parking ratio of less than 1 space per unit is more in line with actual usage and demand statistics.

Entitlement and Project Timelines:

- Timing and predictability are critical components when making a significant investment (millions of dollars) in a real estate project

- Without a form-based code, it can take 12-18 months or longer to complete the site plan approval process.

- Long site plan approvals delay development, extend the market risk of a project’s viability and make development less attractive when compared to other communities.

o Effects of Unnecessary Delays

- Missing market supply and demand cycle

- Interest rate risk

- Supply chain and construction cost risk
- The form-based code should allow for a streamlined approval process of 3-4 months.
- Projects would have a standardized review process eliminating the subjective procedural process.
- This provides a clear, transparent path that can enable significant investment.

Development Timelines

- Once site plan approval is obtained, developments still have a lengthy and costly process prior to putting a shovel in the ground.
- Projects can easily take 10-14 months to begin building after site plan approval.
- From the start of a site plan approval process to the completion of a project the full lease up of a building could take between 4-7 years depending on the size of the project.

How does this all apply to the CD5 & CD6 Committee?

- Fast and sweeping changes to the newly established code would be inconsistent with the Village's comprehensive plan and vision for revitalizing the downtown and create instability in the market and scare away potential investors who lose faith in the Village.
- Setting a precedent that drastic changes could be made at any moment is not supportive of long-term decision making for Village leaders, residents, and business owners, any of whom have invested significant time, money and resources premised upon the vision and plans that the form based code is supposed to facilitate.
- Lack of properly considering development fundamentals prior to code changes can lead to lower investment and growth.
- Risk of approved projects being forced to reapply to the new code requirements in the event they can't build in the original approval timelines creates additional risk for potential investors.
- The newly proposed local law amending the code to increase the parking ratio for new applications from 1:1 to 1:1.5 is not based on any public parking study indicating a need for this requirement.
- The Village should allow projects to get developed in line with the existing code which went

through a comprehensive process and was based on a long-term vision for the Village focused on growth and employment. Any effort to make changes or reassess the existing code should be based on actual data and individuals should not rush to judgement before anything has even been completed.

The grandfathering of all currently approved projects for five years from any changes the Committee recommends. Thus, allowing current projects to receive a reasonable amount of time

to begin construction given all the unexpected challenges faced by the Village. Items the Committee should also consider:

- Not a single project approved under the Form-Based code has broken ground since receiving approvals.
- Not a single project has been able to obtain a building permit because of the lack of willingness to serve letters and the ongoing Veolia issue regarding the water supply.
- Many projects have lost one-year of approval time or more due to the Veolia issue, which as of today still has not been resolved.
- Port Chester has the highest fair share mitigation costs of any comparable municipality.
- Changing the parking ratio from 1:1 to 1:1.5 without any empirical data or supporting studies will prevent future investment and development and will prevent our Village from incorporating existing and proposed development to complete a full build out over time.
- Lack of new development causes retail to stagnate and our Village will experience increased vacancy rates.

Conclusion

In summary, we simply ask that the Committee take these items into consideration and not be hasty in their recommendations. Making the wrong decision or sending the wrong message to the broader community of residents, business owners, and potential investors in Port Chester can cause the economic situation of the Village to continue to get worse, infrastructure to continue to deteriorate and discourage future investment in our Village. In the meantime, we would welcome the opportunity to follow this up with another in-person meeting where we can further discuss these items in a collaborative environment and provide additional facts and clarity where it may be helpful.

Howie Ravikoff <Howie@ravikoff-pm.com>

I look forward to hearing what the Committee is considering. I hope you offer the public an opportunity to respond to your draft guidance before you present a final set of recommendations to the BOT.

In addition to the thoughts I expressed in person the other day, I'd like to add following;

The BOT has given you a nebulous charge: "...the focus of the committee shall be to review, comment and recommend proposed changes to the Code regarding issues such as building heights, parking ratios, shared parking, green and park space, fees in lieu of parkland, lot lines/setbacks and the design and appearance of buildings..."

With the initiation of an advisory committee, the BOT is stating the current Form Based Code in character districts 5, 6 and 6T is inadequate. But how is it inadequate? The BOT is asking you to revisit decisions of those that came before you and do better.

The BOT is stating after years of study, after dozens of touch points with the public, after hundreds of thousands of dollars invested with professionals in multiple zoning related fields, the authors of the current code with all their credentials...simply got it wrong.

Have you identified what is it they got wrong?

How was their work product deficient?

MOST IMPORTANTLY: what are you doing that is better? What are you doing that is better than what was done before you were given this open ended task?

It's my opinion that you need to be able to provide the BOT with guidance that is clear, complete and substantiated. You need to provide evidence to support your guidance and evidence to support the discarding of the alternatives.

If you can't provide evidence as to why the current code is bad and if you can't provide new recommendations that are substantiated then what your offering is arbitrary. I hope your conclusions are not arbitrary. In my opinion that would be worse than keeping the code we have today in place.

Maybe your review will conclude that you just don't have the time or resources to do the task at hand. Maybe you will conclude the Form Based Code as it is written in to law today is the best choice for this Village. Maybe you will conclude only minor clerical type changes are needed.

Again, thank you for your dedication to the improvement of our Village.

One final thought: should you choose to make any recommendations please quantify them. E.g. if you recommend the potential heights of buildings change please share with the BOT what that change means

in terms of tax dollars being collected. If you choose to recommend more parking be built with a new development, please share with the BOT what change that will result in. Will it slow down development? A simple cause and effect in terms of what we have versus what you recommend.

Linda Bradford <lbradfor@verizon.net>

As a long-time resident of Port Chester, I am concerned with the continuation of conventional zoning that would affect the overdevelopment of our downtown area.

We are a small village and continued construction and overdevelopment consisting of large building structures that would house both commercial and residential sites will have a negative impact.

Creating form-based zoning for downtown PC will minimize building heights and density, allow space for additional parking areas, stop traffic congestion, create walking paths and parkland areas. We need areas for recreational and cultural activities and having more green spaces can also reduce air pollution and improve the overall quality of life in our village.

Carol Chevlowe <cchevlowe@gmail.com>

My name is Carol Chevlowe and I have been involved with Clay Art Center since 2005. I am the past board President and continue to serve on the board today. For the last 20 years I have firsthand knowledge of the extent of Clay Art Center's deep roots in the community. The value and economic impact we add to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits, and the vibrant mosaics we have installed to beautify the community. Everyday adult students help support the local economy by shopping at local businesses and supporting local restaurants.

We have purchased the property at 25 Beach Street in anticipation of expanding Clay Art Center. It our hope that you will rezone Beech Street to CD4MU or CD5.

Sally Ng <sallycac@outlook.com>

We would like to request to rezone Beech Street to CD4MU or CD5.

- Clay Art Center (CAC) is planning an expansion to better serve the Port Chester community with the purchase of 25 Beech Street.
- Clay Art Center brings value to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits, create mosaics to beautify the community.

- CAC Supports the local economy by bringing students, artists, parents, teachers, constituents to Clay Art Center who shop at local businesses, support local restaurant, and use many other services within the Port Chester community.

We sincerely request to rezone Beech Street to CD4MU or CD5 so Clay Art Center can better serve our Port Chester Community.

Emma McKee <emmam.mckee@gmail.com>

I'm writing to share my very strong support for the Clay Art Center and their request for rezoning of Beech street to CD4MU or CD5. Below are some of the main reasons I am such an avid supporter of this:

- As you may know, the Clay Art Center is planning an expansion to better serve the Port Chester community with the purchase of 25 Beech Street - those of us who are closely connected to the Clay Art Center and Port Chester are thrilled about this expansion!
- The Clay Art Center brings immense value to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits, creating mosaics to beautify the community, and so much more! They are a true community partner!
- The Clay Art Center supports the local economy by bringing students, supporters, and artists to Port Chester who shop at local businesses, support local restaurants, and become champions of the Port Chester community. I, myself, am one who is a true advocate and supporter of Port Chester because of the wonderful experiences I've had with the Clay Art Center.

I would be happy to provide additional information if needed. Thank you!

Claire Cohen <clairerc5@gmail.com>

I am writing to you to share my support of Clay Art Center's request to rezone Beech Street.

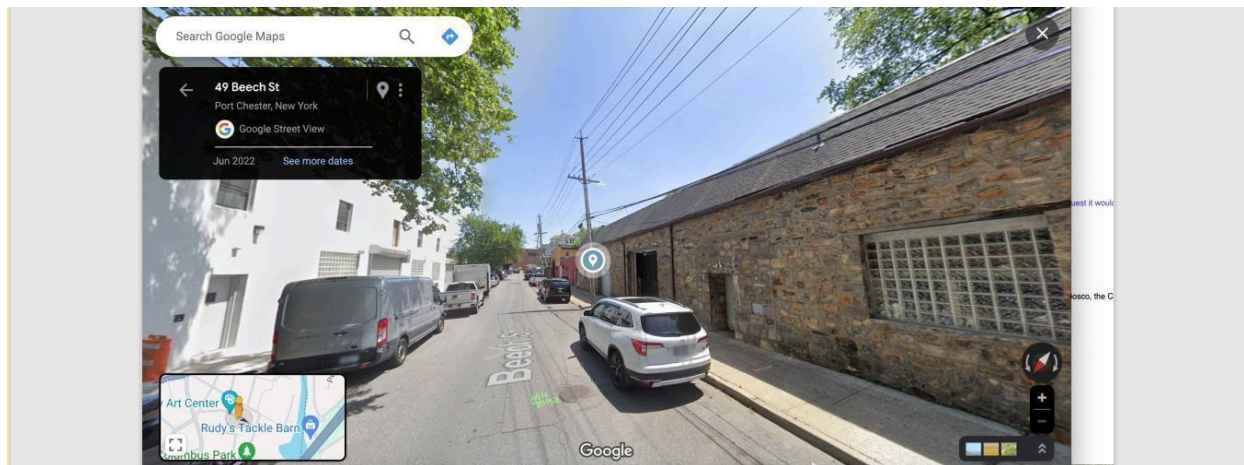
Clay Art Center is planning an expansion to better serve the Port Chester community with the purchase of 25 Beech Street. CAC is a special place that brings value to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits, and creates mosaics to beautify the community. The students, artists and ceramic lovers who come to exhibitions and other Clay Art Center events further support the local economy by shopping and eating in the local stores and restaurants.

I hope you will approve the zoning request.

Jackie Welsh <jackiewelsh921@gmail.com>

I am writing to ask you to rezone Beech Street from its current mistaken R2 designation to MU4 or 5. Both the existing uses which are Mult Use and the topographical situation at the same elevation and usage as Purdy Street which is CD5, reinforce the case for Beech Street to be rezoned. Currently both the churches Saint John Bosco and New Hope Kingdom Wellness are zoning CD4.

See photo on the next page



Rajeev Chennattu <rchennattu@gmail.com>

As a property owner in the village for almost four years, and a concerned stakeholder, I would like to see the Village of Port Chester and its residents be allowed to benefit from the current form of its Form-Based Code with a minimal revision. The change that I would like to suggest incorporating into the zoning code is the following:

- Have an architecture review board in place with well-defined instructions for developers. The ARB is to provide specific recommendations for facade type, carefully selected color theme, font size and type for signages. This help developers to facilitate the character elements and uniformity to streetscapes and their projects in line with the village's preferences.

It will be difficult to pencil-out projects if the density and height are brought down from their current levels. The current mitigation fees in the village average out to approximately \$19,000 per apartment for a new development. If the permit fee is to be included, then that amount would climb to \$28,000 per apartment! In addition, the newly proposed 1.5 space per apartment parking ratio will make it a no-go for many of the investors and most of the proposed projects. These are some of the few challenges impeding developments.

As we move forward into the future, The immediate vicinity of (at least a minimum of 1,000' to 1,500' radius) the Metro North Train station must remain a focal area of the village to develop with market rate and mixed- income housing, and mixed-use projects. We owe it to the current and future generations of our village residents. A meaningful number of transit-oriented housing can only be constructed vertically! It is impossible to accomplish this horizontally with our current suburban landscape with the limitation on land.

If the current Form-Based Code is allowed to remain intact, the resulting developments will bring much needed additional revenue to the Village through various fees and charges from the developers. The Village can allocate these resources to improve its school district, parks and recreation, community services, infrastructures, Police and Fire departments, etc. The current and future residents and businesses will stand to gain and enjoy these real and tangible improvements to the quality of life in the village. Moreover, the Village's tax base will see substantial increase and that will directly help reduce every property tax for its current residents.

Gregg Hamilton <gregg.hamilton@gmail.com>

Committee members -- Ameliorating the shortage of affordable housing (AFH) in the Village is my greatest concern going forward. I would like to see our middle and lower-middle class service workers be able to remain in our community (and not have to commute to their job from elsewhere. So, I have some recommendations which might help to encourage the modification of homes and new projects to create more AFH units:

> Reward developers with greater building height in return for increasing their AFH setaside beyond the current 10% requirement. If they agree to a setaside of 11%, let them build an extra story; two extra stories for a 12% setaside, and so on, up to 5 additional stories (above the current maximum height of the zone in which their project sits) for a 15 setaside. I don't think that a 20 story building will be a significantly greater eyesore or disruption of the Village's character than a 15 story building, particularly if the 15 and 20 story buildings are next to each other. In that same vein, perhaps the zoning code could explicitly encourage and reward "feathering" of adjacent buildings.

> I suggest that a household's qualification for an AFH unit be judged in proportion to the Village's AMI (~\$75,000 as of the 2020 Census), as opposed to the County's AMI (at ~ \$100,000).

> The zoning in residential neighborhoods should explicitly permit and allow accessory units and the rental of rooms, which will enable elderly "empty nester" residents to afford to pay their property and school taxes and live comfortably in retirement. In this vein, the city of Minneapolis passed a resolution in December, 2018, which "outlawed" single family housing zones.

I believe that residents of the Village cannot be given preference over non-residents in the consideration of their applications to occupy new AFH units. I don't have a problem with this. I suspect that a non-resident that moves into an AFH unit in Port Chester will vacate an apartment or unit which will effectively add to the inventory of AFH units elsewhere in the County.

I do not believe that the zoning code can encourage developers to hire local workers or to pay their workers wages which will allow them to reside within the Village. But, I think that the IDA could play a role here by modifying their UTEP scheme to favor developers who commit to hiring locally and paying good wages. Both of these activities are difficult to monitor and measure but, at a minimum, developers applying for tax relief should be required to provide the local building trades with a level playing field, i.e. a transparent and open bidding process, so that unions have a fair shot at winning jobs and their workers can be rewarded with the opportunity to work on new projects in the Village.

I am concerned that the current Fair Share Mitigation fee pertaining to the school system (which is payable when a developer applies to the Village for a building permit) is a "one-time" fee, **while the costs of educating a child extend over 12 years**. Perhaps this Fair Share Mitigation fee should be carved into multiple payments over time. For example, there could be a series of school fees imposed at three, six and ten years after an apartment building obtains its certificate of occupancy, and those fees could be based upon the ACTUAL number of public school children residing in the building at those various milestones. Fair Share Mitigation fees are baked into the Form-Based Zoning Code, so it is my assumption that the Trustees could re-evaluate and modify the current fee structure in the code to ensure that the costs of expanded infrastructure (for emergency services, sewer expansion, the burying of electric cabling, etc.) are sufficiently and fairly funded.

We are all concerned that the increase of population density in the downtown will exacerbate the current shortfall of parking spaces. Instead of allowing developers to reduce the number of parking spaces in their building by paying a "per space" mitigation fee, perhaps they should be required to pay into a structured parking fund in proportion to 1.25 times the number of dwelling units in their building. This would have the effect of gradually creating EXCESS parking capacity in the Village, **instead of exacerbating** the anticipated shortfall of public parking spaces in the downtown.

Finally, I am concerned that the increase of population density in the downtown will lead to proportionately more traffic and gridlock, such as: on the approach from the west to Ridge Street along Westchester Avenue; on the approach from the north towards Irving Avenue along Regent Street; along Abendroth Avenue's approach to Mill St; and on Mill Street itself back into CT. Perhaps the zoning code should seek to reduce traffic bottlenecks by forbidding on-street parking where an extra traffic lane is needed; reducing the width of sidewalks to increase the width of traffic lanes; and requiring other measures which would improve traffic flow. As an example: Rose Associates & Bedrock Realty could afford to relinquish some of the acreage at the old United Hospital site so that a traffic circle/roundabout could be installed, allowing traffic to

flow continuously on the Post Road by eliminating stop lights there. In addition, they could build a pedestrian overpass or underpass from their property to provide safe crossing to the shopping center across the Post Road.

Rose Foley <rosefoley@sbcglobal.net>

Please rezone Beech Street to CD4MU or CD5.

- Clay Art Center is planning an expansion to better serve the Port Chester community with the purchase of 25 Beech Street.
- We bring value to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits and create mosaics to beautify the community.
- We support the local economy by bringing students and artists to Clay Art Center who shop at local businesses and support local restaurants.

I hope that you will consider our request to rezone so that we can continue our good works in the community.

Emma McKee <emmam.mckee@gmail.com>

I'm writing to share my very strong support for the Clay Art Center and their request for rezoning of Beech street to CD4MU or CD5. Below are some of the main reasons I am such an avid supporter of this:

- As you may know, the Clay Art Center is planning an expansion to better serve the Port Chester community with the purchase of 25 Beech Street - those of us who are closely connected to the Clay Art Center and Port Chester are thrilled about this expansion!
- The Clay Art Center brings immense value to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits, creating mosaics to beautify the community, and so much more! They are a true community partner!
- The Clay Art Center supports the local economy by bringing students, supporters, and artists to Port Chester who shop at local businesses, support local restaurants, and become champions of the Port Chester community. I, myself, am one who is a true advocate and supporter of Port Chester because of the wonderful experiences I've had with the Clay Art Center.

I would be happy to provide additional information if needed. Thank you!

Jeanne Carreau <potterjnc@yahoo.com>

I'm writing to you in support of the Clay Art Center's current zoning request to rezone Beech Street to CD4MU or CD5 as part of our expansion with the purchase of 25 Beech Street.

I've been an instructor at the Clay Art Center since 1998 and have personally witnessed the impact we have been able to achieve on the community of Port Chester, as well as the many benefits the Clay Art Center has enjoyed as the result of being in such a welcoming, vibrant, dynamic community as Port Chester.

We bring value to the local community by providing free exhibitions, grant funded classes to all the local public schools, community partnerships with Don Bosco, the Carver Center, Hope House and other local nonprofits, and have created mosaics that allow the community to visually present it's unique cultural milieu to anyone who comes to Port Chester.

Additionally, we support the local economy by bringing students and artists to the Clay Art Center from other communities, who shop at local businesses and support the many delicious local restaurants.

The Clay Art Center has built a warm relationship with Port Chester, and this planned expansion will help us serve the community we care about even better. A positive response to our zoning request will make this possible.

Michael Carter <michael.carter666@gmail.com>

As a member of Clay Art Center I am highly supportive of rezoning 25 Beech street so that Clay Art can expand its classes and services to the community. With more space we can provide more classes, student summer programs and bring in more adults to Clay Art that can shop and eat in the community providing economic support as well.



PORT CHESTER HOUSING TASK FORCE

FINDINGS AND REPORT TO

THE BOARD OF TRUSTEES

APRIL 1, 2026

PORT CHESTER HOUSING TASK FORCE FINDINGS AND REPORT TO THE BOARD OF TRUSTEES APRIL 1, 2026

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
FINDINGS AND RECOMMENDATIONS	6
INCREASE AFFORDABLE HOUSING SUPPLY	6
DISPLACEMENT IMPACTS AND RISING HOUSING COSTS	9
EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP	14
DEVELOPMENT OF AFFORDABLE HOUSING FOR SENIORS AND VETERANS	17
INCREASE SUPPORT AND AWARENESS OF AFFORDABLE HOUSING NEEDS	20
ATTACHMENTS	22
1) RESOLUTION - APPOINTING MEMBERS OF PCHTF	22
2) ADD-ON RESOLUTION ESTABLISHING THE PCHTF	23
3) RESOLUTION EXTENDING THE TERM OF THE PCHTF	24
4) NO PLACE LIKE HOME: PORT CHESTER HOUSING TASK FORCE SURVEY	25
5) NO PLACE LIKE HOME: PCHTF SURVEY RESULTS SUMMARY	26
6) MINUTES OF PUBLIC SESSION	28
7) SUBJECT MATTER EXPERTS WHO ASSISTED THE PCHTF	30
8) MEMORANDUM OF UNDERSTANDING (PCHTF / HAC)	32
9) HAC MEMORANDUM ON HOUSING PREFERENCES LAW AND EXAMPLES	33
10) POWER POINT PRESENTATION OF REPORT TO THE BOARD OF TRUSTEES	39

EXECUTIVE SUMMARY

RECOMMENDATIONS FOR SAFE, AFFORDABLE, AND SECURE HOUSING

MISSION AND MANDATE

The Port Chester Board of Trustees established the Port Chester Housing Task Force (PCHTF) on May 15, 2023. This volunteer advisory body was charged with assessing the Village's housing supply, identifying gaps in access to safe and affordable units, and recommending proactive policy options. Led by Chair Chester Edwards and a diverse nine-member committee, the PCHTF conducted bi-monthly meetings and sub-committee research to address the Village's status as a high-density, majority-rental community chronically facing overcrowding.

CURRENT HOUSING CONDITIONS: A COMMUNITY PROFILE

Port Chester is a vibrant, family-oriented Village characterized by a high foreign-born population (44.3%) and larger-than-average household sizes (3.0 persons). While the median household income has risen to \$99,916, the community faces a sharp economic bifurcation:

- **Income Gaps:** 26% of households earn under \$50,000, and Senior poverty stands at 16%.
- **Affordability Crisis:** Half of rental households are "cost-burdened" (spending >30% of income on housing), with many "severely cost-burdened" (>50%).
- **Market Pressure:** Median rents average \$2,600-\$2800, while median home values exceed \$640,000—prices unreachable for much of the Village's renter population.
- **HUD's Small Area Fair Market Rent** is \$2,890 for a one-bedroom and \$3,170 for a two-bedroom apartment.
- **Inventory Decline:** Recent years have seen a net decline in total housing units due to redevelopment and code enforcement against substandard or illegal housing. New rental developments are being created but are not meeting the needs identified by PCHTF.

KEY RECOMMENDATIONS AND ACTION ITEMS

INCREASING AFFORDABLE HOUSING SUPPLY

The Village must move beyond standard requirements to incentivize deeper and more permanent affordability:

- **Tiered Affordability:** Amend zoning codes to require multiple Area Median Income (AMI) thresholds within a single development, ensuring units for lower-income workers.
- **Community Land Trust (CLT):** Establish a community-controlled 501(c)(3) to acquire land. By leasing the land and selling only the improvements, the Village can ensure perpetual affordability and build resident equity without market speculation.
- **Zoning & Density Bonuses:** Use floor area ratio (FAR) increases and additional stories as leverage to require developers to provide more affordable units.
- **Accessory Dwelling Units (ADUs):** Streamline the approval process for homeowners to build safe, code-compliant ADUs to help Seniors "age in place" and provide lower-cost rental stock.

LOCAL PREFERENCE, PREVENTING DISPLACEMENT AND MANAGING GROWTH

New development brings investment but risks pushing out long-time residents and service workers:

- **Displacement Impact Reviews:** Require major residential projects to evaluate potential displacement and provide relocation plans.
- **Preservation Strategy:** Prioritize the rehabilitation of existing stock. Renovating an existing unit costs approximately \$75,000, compared to \$400,000+ for new construction.
- **Eviction Early-Warning Dashboard:** Implement monthly tracking of eviction filings and rent spikes to allow for preventive social service interventions.
- **Local Preference:** Consider incorporating a small percentage of affordable units to Port Chester residents without changing the current demographics to avoid Fair Housing litigation.

- **Local Preference Ordinance:** PCHTF recommends a "full-court press" intergovernmental effort to develop a legally defensible "Local Preference" prototype. Public support for affordable housing increases significantly when residents know units are reserved for Port Chester residents.

EXPANDING AFFORDABLE HOMEOWNERSHIP

Homeownership is the primary vehicle for intergenerational wealth; PCHTF recommends making it attainable for the workforce:

- **Downpayment assistance program:** utilize federal HOME funds to provide deferred payment, 0% interest loans for income-qualified, first-time buyers (following models in White Plains and New Rochelle).
- **Incentivize Condos & Co-ops:** Lower the entry-price of ownership by prioritizing the development of condominiums and cooperatives through fee waivers and inclusionary requirements.
- **Assist owner-occupied 2- and 3-family homes.** Apply recent NYS laws to limit bulk institutional buyers and favor individual resident buyers.

SUPPORTING SENIORS AND VETERANS

With 13% of the population aged 65+ and approximately 570 Veterans, specialized housing is an urgent social and fiscal necessity:

- **Dedicated Developments:** Support age-restricted and Veteran-focused housing utilizing universal design (step-free access, wide doorways).
- **Service Coordination:** Partner with the VA and local nonprofits to pair stable housing with mental health and primary care services, reducing long-term public costs for emergency rooms and shelters.
- **Develop Supportive Housing Strategies.**

ADVOCACY AND AWARENESS,

The Task Force identified a critical psychological and political barrier: the perceived inability to reserve housing for Village residents.

- **Housing Coordinator:** Designate a dedicated staff member or external entity to monitor needs, manage lotteries, and track state/federal funding opportunities.
- **Centralized Information:** Create a bilingual (English/Spanish) housing portal on the Village website to guide residents through the complex application, complex application and lottery process, and provide information on housing resources.
- **Undertake a study** focused on the unique housing needs of the Village's immigrant population

IMPLEMENTATION ROADMAP

The success of these initiatives requires a coordinated intergovernmental approach including, but not limited to:

1. **Legal Review:** To ensure anti-displacement and local preference policies comply with Fair Housing laws.
2. **Budgetary Allocation:** For a Housing Coordinator and potential seed funding for a CLT or Downpayment Assistance.

CONCLUSION

Port Chester is at a breaking point regarding housing stability. By adopting a "Preventive" rather than "Reactive" strategy—focused on preservation, local preference, and innovative models like Land Trusts—the Village can support necessary growth while ensuring that the Seniors, Veterans, and workers who form the backbone of the community are not left behind.

COMMUNITY ENGAGEMENT SUMMARY

PCHTF engaged the public through the following endeavors:

- Bi-monthly public meetings, often with guest speakers sharing their knowledge of Port Chester housing (see attachment 7).
- A public housing survey to gauge the public's housing needs and desires for the future of housing in the Village (see attachments 4 & 5).
- Hosted a well-attended public forum on Oct. 9, 2025, to discuss the public survey results, and housing needs and concerns (see attachment 6).
- Publicly published minutes on PCHTF meetings (available on the Village website).
- Input from stakeholders including nonprofits, developers, employers, Seniors, etc. (see attachments 5,6 & 7).

DEMOGRAPHICS

Port Chester's population is in flux; households are diverse and increasingly family oriented. Income levels have risen sharply in recent years, driven by growth in the middle income and upper income brackets. This demographic profile has direct implications for housing demand, affordability, and long-term planning.

TOTAL POPULATION					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	28,772	29,406	29,342	31,162	2,390

HISPANIC POPULATION					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	15,472	18,751	18,755	18,613	3,141
% of Total	54%	64%	64%	60%	6%

BLACK POPULATION					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	2,571	1,959	1,464	3,199	628
% of Total	9%	7%	5%	10%	1%

CHILDREN					
	2011	2015	2019	2023	Change 2011 - 2023
Over 18	22,260	22,863	22,651	25,103	2,843
Under 18	6,512	6,543	6,691	6,059	-453

SENIORS					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	3,352	3,118	3,825	4,038	686
% of Total	12%	11%	13%	13%	1%

HOUSEHOLD TYPES & COMPOSITION

The prevalence of larger, family-based households increases demand for multi-bedroom units, while the sizable non-family segment still requires smaller, flexible housing options. This duality underscores the need for a mixed housing strategy.

HOUSEHOLD TYPES

- Total households: 10,437, growing about 2% yearly
- Average household size: 3.0 persons, larger than NYS and NYC Metro Region averages
- Family households: 69.4%
- Non-family households: 30.6%

HOUSEHOLD COMPOSITION

- Married couple households: 62%
- Single householder households (male/female): significant share

INCOME DISTRIBUTION

Income growth is strong, but over a quarter of households earn under \$50,000 and poverty remains significant, especially among Veterans and Seniors. This bifurcation intensifies pressure on affordable housing, including Veteran and Senior supportive housing.

MEDIAN INCOME

- Median household income: \$99,916 (2023), an 8.5% increase from the prior year.
- Per capita income: \$45,840.

INCOME BRACKETS

- Under \$50,000: 26% of households
- \$50,000–\$100,000: 24% of households
- \$100,000–\$200,000: 31% of households
- Over \$200,000: 19% of households

POVERTY

- Overall poverty rate: 12%
- Child poverty: 14%
- Senior poverty: 16%

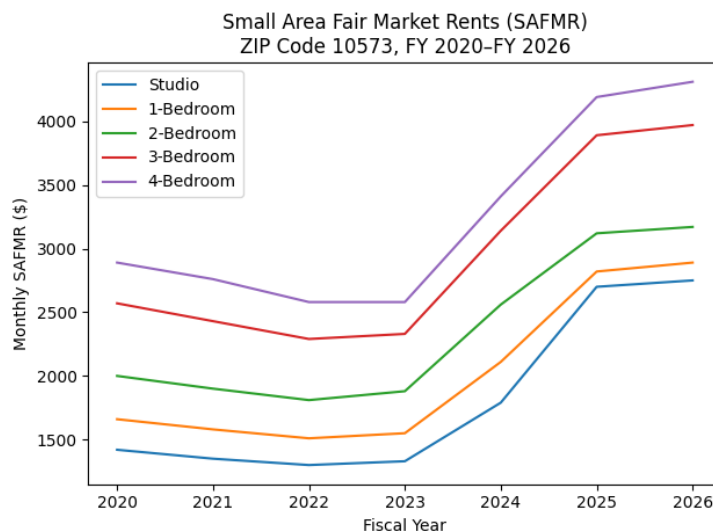
FINDINGS AND RECOMMENDATIONS

INCREASE AFFORDABLE HOUSING SUPPLY

Housing shortfalls are not unique to Port Chester, but rather a nationwide dilemma. However, with Port Chester's standing as a majority-rental community that has faced historic overcrowding issues, Port Chester is fast approaching a breaking point. Low and middle-income households are being priced out of housing, with half of all rental households are cost-burdened (spending over 30% of income on housing costs) and severely cost-burdened (spending over 50% of income on housing). Homeowners fair somewhat better, yet those that are cost-burdened or severely cost-burdened make up 41% of all homeowners. The lower the income, the more cost-burdened the household, which leaves little left for other necessities, like food, medical costs, transportation, and childcare.

SMALL AREA FAIR MARKET RENTS (SAFMR) FOR PORT CHESTER. THE FINDINGS SHOW THAT "MARKET" RENTS ARE MATHEMATICALLY OUT OF REACH FOR THOSE EARNING 100% OF THE LOCAL AMI.			
Unit Size	Monthly Rent	Income Needed	% of Local AMI Required
Studio (1 person)	\$2,750	\$110,000	158%
1-Bedroom (1-2 Persons)	\$2,890	\$115,600	145–166%
2-Bedroom (3-4 Persons)	\$3,170	\$126,800	127–141%
3-Bedroom (4-5 Persons)	\$3,970	\$158,800	148–159%
4-Bedroom (5-6 Persons)	\$4,310	\$172,400	150–160%

Port Chester has experienced a surge in home and rental prices which has only exacerbated the overcrowding issue, with residents having to combine households to afford housing at all. According to the 2022 Port Chester Housing Needs Assessment, Port Chester is rated the 3rd highest municipality in Westchester County for overcrowding. The Village must employ a host of policy changes to incentivize the creation, conversion, and preservation of affordable housing units. The chart below shows large increases in rental prices for varying sized units.



RECOMMENDED ACTIONS:

Require deeper levels of affordability or tiered affordability as part of the village's inclusionary housing requirement

The cost of construction has risen dramatically in the last few years, thereby hindering the creation of more housing. However, there are ways to incentivize affordable projects which allow for deeper levels of affordability, by amending the zoning code to adopt Tiered Affordability models. Tiered affordability offers housing units at multiple levels of Area Median Income (AMI) thresholds. The higher levels of AMI offset the lower-level AMI units. Through policy changes to housing requirements, the Village could aid in the creation of more affordable housing for multiple income levels. New Rochelle has partnered with housing non-profits to help provide funding for affordable housing developers. One of their developments, The Leaf, is a mixed-use luxury building with 477 residential units of which 119 units are designated as affordable for 80%, 60% AMI, and 50% AMI.

Establish a Community Land Trust

Community Land Trusts (CLTs) are nonprofit corporations that steward and develop land on behalf of a community. CLTs remove land from the speculative market and give control of the land to a community-controlled nonprofit corporation. Typically, a CLT acquires the land in perpetuity and leases property to individual homeowners on a long-term, renewable basis. While the land is owned by the CLT, any physical improvements on the land i.e.: houses or individual condominiums in a multifamily building are owned by individual homeowners. The home, not the land, can appreciate in value and be resold, with certain restrictions to ensure affordability.

This arrangement allows homeowners to build up some equity without permitting speculation that drives up housing costs. CLTs are structured as tax-exempt IRS 501c (3) non-profit corporations and are generally controlled by a board that includes equal representation from (a) the surrounding community, (b) 3 residents from within the CLT, and (c) other important stakeholders (such as elected officials, local clergy, etc.). Currently, there are more than 250 community land trusts in the United States. It is important to note that CLTs pay property taxes, so the Village would generate revenue from properties converted to CLTs in Port Chester.

New York State has the 3rd highest number of CLTs in the country. Other than New York City, Kingston, NY is the closest municipality in the Hudson Valley to implement a CLT. The New York State Homes and Community Renewal (HCR) provide a Community Land Trust Support Program, with up to \$1.5 million available in 2026 to support CLT operations.

Benefits of a CLT include:

- Perpetual Affordability - Resale restrictions ensure homes remain affordable for subsequent owners.
- Wealth Building - Residents can build equity through shared equity models.
- Community Stability - Protects residents from displacement and speculative real estate pressures.

Establish higher commitments of affordable housing production for any PILOT Award

A pilot award in housing provides funding and resources for experimental projects that tackle affordability and sustainability through community-led design. In Westchester County, this model is seen in initiatives like the Housing Flex Fund, which fast-tracks affordable builds, and Pro-Housing Community grants that help local towns modernize zoning and development. Several Westchester municipalities, including Port Chester, have recently been designated as "Pro-Housing Communities," a pilot program by Governor Hochul to reward towns that actively increase housing supply.

While the Port Chester IDA is a separate entity from the Village legislative body, the Board appoints the members of this body; two of such seats are held by current Village Trustees. Amending qualifications for Pilot Awards that incentivize mixed-income projects with lower AMI's and/or greater percentages of affordable units, is another way to promote more affordable development.

Several municipalities with urban density, like Yonkers and New Rochelle, have employed this method which has led to successful affordable projects. Collaborating with the Westchester County IDA to create more affordable projects is another option to aid in the creation of affordable projects. The Village of Ossining successfully partnered with the County IDA and private developers to convert sites into mixed-income affordable housing like the Station Plaza, boasting 108 affordable units. Several Westchester municipalities, including Port Chester, have recently been designated as Pro-Housing Communities.

Change zoning to enable higher and medium density housing in areas where appropriate and with deeper levels of affordability required

Density bonuses give a developer the ability to opt in on providing a public benefit in exchange for Floor Area Ratio (FAR) increases and/or additional stories beyond what the zoning allows. The greatest public benefit is affordable housing. FAR defines the balance between a building's usable floor space and the lot size it occupies, playing a vital role in zoning regulations.

Local authorities use FAR to decide allowable density, impacting urban development and property valuations. Density bonuses give a developer the option to add density to the project if they provide a greater percentage of affordable housing and/or deeper affordability by lowering the AMI to varying amounts below 60% AMI. This allows for affordability that is more aligned with the housing needs in Port Chester. For example, the Village of Ossining offers a 5% density bonus if the developer includes housing for those earning less than 60% AMI.

The Port Chester Form Based Code CD5, CD6, and CD6T Committee outlined this concept in their final report. While that group focused on the downtown area, there are other viable zones that are ripe for smaller projects with density bonuses. The Village could also amend the existing code to lower total stories and allow for additional stories only for those developments that achieve greater affordability goals. The Form-Based Code could have allowed for greater affordability options above and beyond what Westchester County recommends as a baseline. It is not too late to capture that for the future. Port Chester can and should review zoning areas to determine which neighborhoods would be appropriate for density bonuses.

Make it easier for homeowners to construct accessory dwelling units (ADUs) on their property.

ADU's are a great tool in the housing arsenal to help with creating affordable rental units and simultaneously helping the homeowner of the ADU with their housing costs. They give elderly homeowners and Veterans the ability to afford to age in place, and struggling families needed help with their growing housing costs. In some cases, ADU's create housing for families by freeing up the main house, so that the homeowner can live in the ADU. The County has developed the ADU Model Ordinance Provisions to guide municipalities, aiming to increase affordability and housing options for homeowners and tenants. The County Model suggests a more streamlined approval process to keep costs and construction timelines down. There is also a state funding incentive program called ADU Plus One through the non-profit Habitat for Humanity, for homeowners in the creation of an ADU. The Village can simply contact the non-profit to pursue their inclusion in the program. The NYS Plus One ADU program, managed through Habitat For Humanity, grants funding up to \$125,000 in soft and hard construction costs to homeowners with incomes at or below 120% to create or legalize accessory apartments.

DISPLACEMENT IMPACTS AND RISING HOUSING COSTS

Housing costs in Port Chester have been rising due to strong regional demand, limited land available for development, and increasing property values. While new developments bring investment and growth, they also contribute to higher rents and home prices. Without planning and safeguards, these changes can make it difficult for longtime residents, lower-income households, Seniors, immigrant families, and renters to remain in the community.

PCHTF identified displacement as a key concern because housing instability affects not only individual households but also neighborhood stability and community continuity. Development is important for the Village's future, but it needs to be balanced with policies that help current residents remain in place and benefit from growth rather than being pushed out.

CURRENT MARKET CONDITIONS

- The Small Area Fair Market Rent is currently \$2,750-\$2890 per month for studios and one-bedroom apartments, while two-bedroom and three-bedroom apartments range from \$3,170 to \$3,970, making rent unaffordable to many local workers. For context, a one-to two-person household would need to earn between \$115,600 per year, with a three to four-person household needing to earn \$126,800 per year for their housing costs to be considered affordable (no more than 30 percent of income allocated to housing). However, many service, retail, and entry-level workers in Port Chester earn significantly less than this threshold. According to recent data, over 50% of rental housing households in the Village earn below \$75,000 annually, which puts the median rent out of reach for a large share of the population. This highlights the gap between prevailing wages and current housing costs, underscoring the urgency for targeted housing policies.
- Median home value exceeds \$640,000, according to the latest real estate data. These prices are not affordable for many residents, particularly those on fixed incomes or working in low-wage jobs.

RISING COSTS IN AREAS EXPERIENCING DEVELOPMENT

Neighborhoods where new development is taking place are also seeing increases in rents and property values. This can place pressure on tenants living in older buildings or small multi-family properties. These rising costs not only threaten the stability of existing residents but also put Port Chester at risk of losing essential workers in the service, creative, and knowledge sectors, precisely the types of talent that new businesses and employers seek to attract. If local workers cannot afford to live in the community, it becomes harder for Port Chester to sustain a diverse workforce, support small businesses, and remain economically competitive in the region. Those most at risk of displacement include:

- Renters who earn below \$50,000
- Seniors on fixed incomes
- Veterans on limited and or VA Comp income sources
- Immigrant households and larger families
- Residents living in older housing

These households typically have fewer housing options and less flexibility when costs increase.

POPULATION AND HOUSING TRENDS AND HOUSING NEEDS

Port Chester has both a strong working-age population and a growing number of older residents. Planning efforts, therefore, need to support both workforce housing and housing that allows residents to age in place. As of the last Census data, Port Chester's total number of housing units had declined in recent years.

Redevelopment and code enforcement have eliminated some unsafe or illegal units, improving safety but reducing housing supply unless replacements are built. Port Chester must prioritize affordable housing since few permanently

affordable units exist. Without preservation strategies, lower-cost housing will continue to disappear as prices increase.

RECOMMENDED ACTIONS:

REQUIRE DISPLACEMENT REVIEW FOR LARGER DEVELOPMENT

Major residential projects should evaluate potential displacement impacts and identify ways to address them, such as relocation planning or opportunities for displaced residents to return. The Village could also establish, or amend existing mitigation funds, to dedicate to those displaced from new development.

STRENGTHEN HOUSING STABILITY

The Village should explore measures that help residents remain housed, including notice standards for rent increases, tenant resource information, mediation programs, and exploring current NYS rent stabilization legislation that Port Chester could opt into (Ex. Good Cause Eviction).

TRACK HOUSING TRENDS

Monitoring rent levels, development activity, and eviction filings would help the Village identify early signs of displacement and respond before conditions worsen. To adopt a more proactive approach, the Village could implement a monthly eviction-early warning dashboard. By regularly tracking eviction filings and reporting areas with rent spikes, staff and community partners would gain a clear, up-to-date picture of where residents may be at risk. Timely data shared in this way would enable swift interventions, such as outreach to affected tenants, resource referrals, and policy adjustments helping move the Village from reactive to preventive action.

PRESERVE EXISTING AFFORDABLE HOUSING.

Maintaining current housing is often more cost-effective than building new units. For example, recent rehabilitation projects in Westchester County have averaged around \$75,000 per unit to bring existing apartments up to code and keep them affordable, whereas new affordable housing construction in the region frequently exceeds \$400,000 per unit. The Port Chester Housing Authority (PCHA), in collaboration with the Community Preservation Corporation (CPC) successfully preserved 60 units at the Washington Avenue Apartments through substantial renovations on a budget that was less than a third of the estimated cost for equivalent new construction. This demonstrates that preservation strategies allow public dollars and housing resources to stretch further, enabling more residents to be served with limited funding. Options include rehabilitation programs, incentives for property owners who keep rents affordable, and partnerships that allow nonprofit organizations to purchase and preserve housing.

EXPLORE LOCAL PREFERENCING FOR NEW AFFORDABLE UNITS

Historically, public opposition to affordable housing initiatives in Port Chester has stemmed largely from NIMBYism ("Not In My Backyard"). However, as community awareness of the need for affordable housing has grown, resistance has noticeably diminished. PCHTF maintains that opposition to new affordable housing developments would be further reduced, or even eliminated, if a portion of affordable units were prioritized for Port Chester residents or individuals employed within the village.

PCHTF also emphasizes that Port Chester is a diverse community. As such, PCHTF believes that fair housing considerations should not preclude the possibility of implementing a local preference option. Affordable housing created within Port Chester should be made available to residents and employees of the community.

Furthermore, providing municipal services to residents of affordable housing developments is likely to receive greater public acceptance if these units are occupied by local Seniors, Veterans, existing residents, or employees of Port Chester businesses. This approach could foster stronger community support for affordable housing and ensure that new units serve those with established ties to the Village.

To advance local preferences for affordable housing, guidelines from County, State, and Federal agencies are needed. This could reduce opposition, lower costs, and speed up affordable housing creation, especially through developer-funded initiatives for smaller projects. While some Westchester communities have implemented local preference policies, they have faced legal challenges for being discriminatory. Port Chester's diverse demographics may lower this risk, but litigation remains a concern. PCHTF recommends a collaborative, intergovernmental effort to develop a prototype ordinance, potentially focusing on Seniors or Veterans, to build support and reduce legal risks before projects are proposed.

The charts below illustrate the present demographic breakdown for both the nine-county region (which includes Westchester, Bronx, Kings, New York, Queens, Richmond, Rockland, Putnam, and Nassau Counties) and Port Chester. These examples demonstrate how small proportions of the 10% affordable housing requirement can be allocated for local preference, while maintaining the overall demographic balance. By implementing this approach, Port Chester can offer local preference without altering the existing demographics, thereby upholding the Fair Housing requirements established by Westchester County and the U.S. Department of Housing and Urban Development (HUD).

DEMOGRAPHIC CHANGE BASED ON A 20% LOCAL PREFERENCE				
Race/Ethnicity	9 County Region	Port Chester	20% local Preference	Local + Region
Hispanic or Latino	27%	65%	13	34.6
White Alone	36%	25%	5	33.8
Black or African American Alone	18%	4%	0.8	15.2
American Indian & Alaska Native Alone	0%	0%	0	0
Asian Alone	13%	2%	0.4	10.8
Native Hawaiian or Other Pacific Islander Alone	0%	0%	0	0
Some Other Races Alone	1%	1%	0.4	2.8
Population of two or more races:	3%	2%	0.4	2.8
	100%	100%	19.8	98.2

DEMOGRAPHIC CHANGE BASED ON A 15% LOCAL PREFERENCE				
Race/Ethnicity	9 County Region	Port Chester	15% local Preference	Local + Region
Hispanic or Latino	27%	65%	9.75	32.7
White Alone	36%	25%	3.75	34.35
Black or African American Alone	18%	4%	0.60	15.9
American Indian & Alaska Native Alone	0%	0%	0.00	0
Asian Alone	13%	2%	0.30	11.35
Native Hawaiian or Other Pacific Islander Alone	0%	0%	0.00	0
Some Other Races Alone	1%	1%	0.15	1
Population of two or more races:	3%	2%	0.30	2.85
	100%	100%	14.85	98.15

DEMOGRAPHIC CHANGE BASED ON A 15% LOCAL PREFERENCE				
Race/Ethnicity	9 County Region	Port Chester	10% local Preference	Local+ Region
Hispanic or Latino	27%	65%	6.50	30.8
White Alone	36%	25%	2.50	34.9
Black or African American Alone	18%	4%	0.40	16.6
American Indian & Alaska Native Alone	0%.	0%	0.00	0
Asian Alone	13%	2%	0.20	11.9
Native Hawaiian or Other Pacific Islander Alone	0%	0%	0.00	0
Some Other Races Alone	1%	1%	0.01	1
Population of two or more races:	3%	2%	0.20	2.9
	100	100	9.81	98.1

NEIGHBORING COMMUNITIES WITH LOCAL PREFERENCING HOUSING POLICY:

- **Eastchester** - Housing Choice Voucher Program (Section 8) gives residency preference to qualified residents or those employed within the Town of Eastchester and the Villages of Tuckahoe and Bronxville.
- **Mamaroneck** - currently reforming its housing policies through an Affordable Housing Task Force focusing on creating entry points for "essential workers" (teachers, first responders, and municipal staff) and maintaining flood-resilient housing for long-term residents.
- **New Rochelle** - requires certain developments to include affordable units and uses structured selection systems that prioritize residents, workers, and displaced households.
- **Peekskill** - mandates affordable or workforce housing in developments of ten or more units, with preference given to eligible residents.
- **Pound Ridge** -allows limited workforce preferences when demographic data demonstrates compliance with fair housing requirements.
- **Yonkers** - Municipal Housing Authority for the City of Yonkers (MHACY) offers local preferences for specific priority groups, including kinship families (grandparents /relatives raising children), Veterans, and the homeless.
- **White Plains** - Affordable Rental Housing Program (ARHP) provides a 25% local preference for applicants who currently reside in White Plains affordable/subsidized housing, are on a local waiting list, or are full-time employees of the City of White Plains or Westchester County.

PROVIDE FINANCIAL ASSISTANCE TO LOWER-INCOME RESIDENTS AND/OR LANDLORDS OF AFFORDABLE RENTALS FOR REPAIRING OLDER HOMES

There are many different Federal, State, and County programs that help lower-income residents with repairs, from New York State's Restore Grant that gives funding to eligible Seniors for emergency home repairs, to various HUD loans and grants.

Westchester County's Landlord Tenant Assistance Program (LTAP) offers small (8 units or less) property owners up to \$25,000 per unit to help cover the costs of repairs, provided that the units remain affordable (between 60%-100% AMI) for tenants. Educating small landlords on these programs through the Village's communication outreach could aid in preserving affordable rentals.

Our local HUD-certified non-profit HDSW (Housing Development Services of Washington) offers counseling on grants and other programs for home repairs. Creating a centralized location for housing programs and opportunities and/or staff to manage it, would benefit residents and landlords alike. Partnering with a local non-profit, like HDSW, would allow for knowledge and experience to help guide the Village on what programs would work for Port Chester.

IMPLEMENTATION CONSIDERATIONS

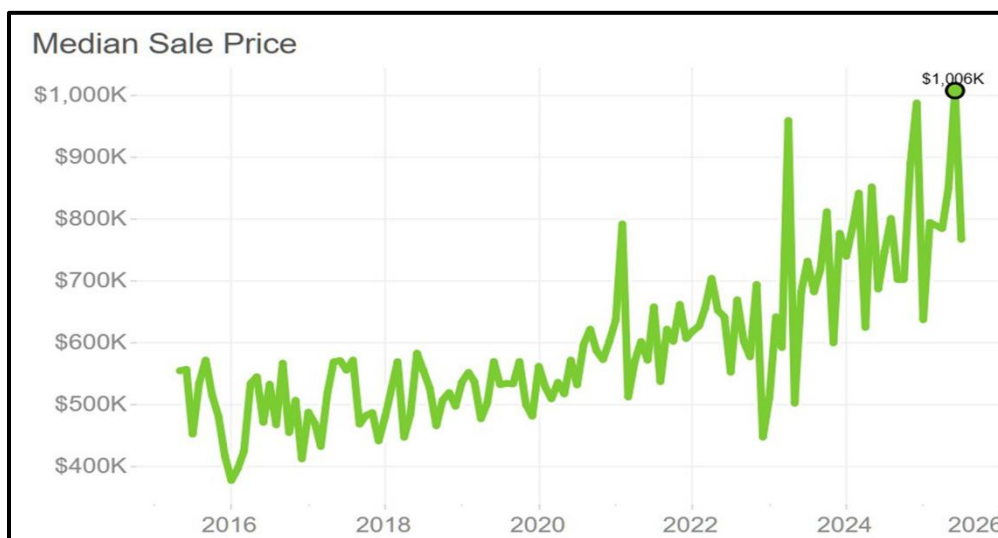
Any policies adopted must comply with Federal, State, And County Fair Housing Laws, which prohibit discrimination and policies that may have disproportionate impacts on protected groups. A legal review is recommended before adoption. Implementation will also require coordination between the Village, County, State agencies, nonprofit organizations, and private developers. Funding may come from government programs, grants, partnerships, or developer contributions.

Managing growth while addressing displacement is essential for maintaining Port Chester's diversity, stability, and long-term strength as a community. With thoughtful planning and coordinated policies, the Village can support new development while helping current residents remain part of its future.

EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP

Homeownership remains one of the most important pathways to household stability and intergenerational wealth creation. Yet for many families in the Village of Port Chester, it is increasingly out of reach. Rising home costs limited entry-level inventory, higher interest rates, and persistent mortgage barriers disproportionately affect low- and moderate-income households.

Since 2020, median sale prices in Port Chester and across Westchester County have increased significantly, outpacing household income growth. Entry-level one to three-family homes are increasingly scarce, and the income required to purchase even modest properties now exceeds what many working households earn.



Mortgage access further compounds the challenge. First-time buyers often face difficulties accumulating downpayments, meeting credit requirements, and navigating underwriting standards. Even households capable of sustaining monthly payments comparable to local rents are blocked by upfront costs and financing constraints. Home ownership is out of reach for so many in Port Chester, take for example the following:

2025 Median sale price for a single-family home in Port Chester \$870,000. Annual Income needed for 28% lender front end ratio approximately \$312,000		
Expense Item	Monthly Cost	Notes
Principal & Interest	\$5,065	Based on a \$826,500 loan at 6.21% interest.
Property Taxes	\$1,667	Based on a \$20,000 annual tax bill.
PMI (Insurance)	\$551	Required because the down payment is less than 20%. (0.80 % x \$26,500 = \$6,612.00 / Year)
Total Payment (PITI)	\$7,283	This is your total monthly housing costs.

Expanding affordable homeownership is not only a housing strategy, but also an economic development and anti-displacement strategy that promotes neighborhood stability and long-term community investment.

RECOMMENDED ACTIONS

LAUNCH A DOWNPAYMENT ASSISTANCE PROGRAM

Downpayment assistance is one of the most direct and effective tools for increasing access to homeownership. Rising home prices have dramatically increased the upfront cash required to purchase a home, or even a modest condominium. The downpayment and closing costs are well beyond the savings capacity of many renter households.

Neighboring municipalities have had success with creating such programs. White Plains has utilized federal HOME funds to provide deferred-payment loans to income-qualified buyers, helping residents purchase condominiums and small homes within the city. The City of New Rochelle offers a First-Time Home Buyer DPAP (Down Payment Assistance Program) utilizing Federal Home Funds to provide up to 19% of the purchase price for eligible, income-qualified, first-time homebuyers. This 0% interest, deferred-payment loan is forgiven after 5 years and applies to owner-occupied, single-family homes. These models illustrate that even in high-cost Westchester markets, local programs can meaningfully close affordability gaps.

EXPAND FIRST-TIME HOMEBUYER EDUCATION AND COUNSELING

Education is foundational for sustainable homeownership. Mortgage access challenges often stem from limited information rather than a lack of long-term financial capacity. Many households that could sustain homeownership are deterred by unfamiliarity with the purchase process, credit repair strategies, or lender requirements.

Several Westchester municipalities have strengthened homeownership access by investing in structured financial capability programming. For example, New Rochelle offers a multi-session Financial Capability Academy to improve budgeting and credit readiness, while Mount Vernon operates a Financial Empowerment Center providing free one-on-one counseling. These efforts demonstrate that sustained, visible education initiatives help residents move from “interested” to “mortgage ready.”

Port Chester already has a strong foundation. Human Development Services of Westchester (HDSW), the Village’s designated Neighborhood Preservation Company since 1978, provides housing counseling services, including first-time homebuyer support.

The opportunity is to expand programming and increase visibility. The Village should partner with HDSW to:

- Increase outreach through Village communications and community partners
- Expand workshop frequency and language accessibility
- Integrate counseling with downpayment assistance eligibility
- Track outcomes such as credit improvement and successful closing

By elevating and coordinating existing services, Port Chester can better prepare residents to compete in today’s housing market while protecting long-term public investment.

INCENTIVIZE AFFORDABLE CONDOMINIUM AND COOPERATIVE DEVELOPMENT

As single-family home prices rise, condominiums and cooperatives represent one of the most attainable ownership options for moderate-income households in Westchester County. Condominiums provide individual unit ownership, while co-ops offer share ownership in a corporation that owns the building. Both models typically have lower entry prices than detached homes and can include resale restrictions to preserve long-term affordability.

Regional precedent demonstrates feasibility. The City of White Plains operates an AHOP (Affordable Home Ownership Program) requiring set-aside units for income-qualified buyers, while New Rochelle has integrated affordable condominiums into mixed-income downtown redevelopment through inclusionary policies and public-private partnerships.

Port Chester can build on these models by incentivizing affordable condo and co-op development through inclusionary ownership requirements, density bonuses, fee waivers, and strategic use of Uniform Tax Exemption Policy (UTEP) which expands affordable homeownership by reducing the cost of living and increasing affordability, particularly for vulnerable populations. In a high-cost market, targeted incentives can close financing gaps while ensuring lasting affordability and expanding entry-level homeownership opportunities.

ESTABLISH A COMMUNITY LAND TRUST

As discussed in our previous recommendation, community land trusts can afford renters an opportunity to become homeowners. CLTs are structured to reduce the upfront costs of home ownership, allowing qualified homeowners to build equity, while ensuring homes remain affordable for future income-qualified households. (pg. 7)

SUPPORT OWNER-OCCUPIED TWO- AND THREE-FAMILY HOMES

Promoting small-scale multi-family homeownership allows residents to build equity while generating rental income from additional units. Owner-occupied duplexes and triplexes reduce net housing costs, improve mortgage qualification capacity, and strengthen neighborhood stability. Federal loan products, including FHA financing, permit buyers to purchase 2 to 4 family properties with modest down payments provided they occupy one unit, making this a realistic pathway for moderate-income households.

New York State has recently acted to curb institutional investor activity in this segment. Legislation adopted as part of the FY2025–26 State Budget and effective July 1, 2025 (Assembly Bill A3009C), establishes a 90-day waiting period before certain large institutional investors may acquire one- or two-family homes and restricts certain state tax benefits tied to bulk acquisitions. These measures are intended to level the playing field for individual buyers.

Port Chester can build on this framework by prioritizing owner-occupants in local subsidy programs, offering targeted downpayment or rehabilitation assistance for 2 and 3 family properties, and tying financial incentives to occupancy requirements and affordability covenants. Supporting owner-occupied small multi-family homes expands attainable ownership opportunities while preserving neighborhood character and long-term community stability.

Expanding affordable homeownership is not simply a housing strategy, it is an economic mobility strategy. By establishing a downpayment assistance program, leveraging UTEP to incentivize affordable condominium and cooperative development, supporting owner-occupied small multi-family homes, and expanding homebuyer education, the Village can create a durable and equitable pathway to ownership.

DEVELOPMENT OF AFFORDABLE HOUSING FOR SENIORS AND VETERANS

The Village faces a growing and well-documented need for affordable housing targeted specifically to Seniors and Veterans. Increasing housing costs, limited developable land, and a high proportion of cost-burdened households have created housing instability for residents living on fixed or limited incomes. Seniors and Veterans—many of whom are long-term Port Chester residents—are disproportionately affected.

Port Chester is home to approximately 31,000 residents, with 13% aged 65 and older and an estimated 570 military Veterans. Median gross rent in the Village is approximately \$2,600-\$2,800 per month, while median home values exceed \$640,000. These costs far outpace the incomes of Seniors relying on Social Security and Veterans dependent on Department of Veterans Affairs disability compensation, Social Security, or modest retirement savings. As a result, a significant share of households are housing cost-burdened, paying more than 30% of their income toward housing, with many severely cost-burdened at levels exceeding 50%.

Affordable housing for Seniors and Veterans enables aging in place, improves physical and mental health outcomes, reduces reliance on emergency healthcare and institutional care, and strengthens community stability. Veteran-focused housing further supports individuals with service-connected disabilities or chronic conditions through accessible design and coordinated services.

SENIOR HOUSING NEEDS AND IMPACTS

Seniors face unique housing challenges that intensify with age. Fixed incomes tied to Social Security or small pensions do not adjust at the same pace as housing costs. Mobility limitations, chronic health conditions, and the need for proximity to healthcare and transit further narrow viable housing options.

Affordable Senior housing enables older adults to live independently and maintain connections with family and community. Studies show stable housing for Seniors leads to fewer hospital visits and less need for assisted living, resulting in substantial public savings on healthcare. In Port Chester, affordable Senior housing located near transit, retail, and healthcare services would directly address the needs of a growing population while reinforcing community continuity.

VETERAN-SPECIFIC HOUSING NEEDS

Many Veterans in Port Chester struggle with affordability, especially those with disabilities, chronic health issues, or post-traumatic stress. Older Veterans are at greater risk because they often depend on fixed incomes and receive limited benefits after service.

Veteran-focused affordable housing can incorporate universal design and accessibility features, such as step-free access, wider doorways, and adaptable bathrooms. When paired with coordination through the U.S. Department of Veterans Affairs and local Veteran service organizations, housing stability improves access to primary care, behavioral health services, and benefits counseling.

Communities that invest in Veteran housing consistently report reductions in homelessness risk, emergency shelter use, and crisis interventions. Such investments also represent a tangible expression of gratitude and responsibility toward those who served our country and may have incurred service-related physical, mental, or moral injuries.

SUPPORTIVE HOUSING FOR SENIORS AND VETERANS

The "Supportive" Model: Beyond a Roof is a shift toward Supportive Housing, which pairs affordable rent with on-site or coordinated social services. This model is essential for:

- Aging in Place: Providing Seniors with stable housing prevents premature placement in nursing homes, yielding significant public cost savings for the healthcare system.

- Service-Connected Needs: Veteran-specific housing addresses service-connected disabilities, chronic health conditions, and PTSD by incorporating Universal Design (step-free access, wider doorways, and adaptable bathrooms).

RECOMMENDED ACTIONS

- Provide developers with density bonuses for housing projects that include a set percentage of units reserved as affordable Senior and Veteran housing.
- Solicit development proposals for Senior and Veteran housing on any publicly owned sites deemed appropriate for the development of multifamily housing.
- Dedicated Zoning Incentives: Implement overlay districts or special permits that streamline approvals for age-restricted and veteran-accessible housing.
- Service Coordination: Formalize partnerships between the Village, the U.S. Department of Veterans Affairs (VA), and local non-profits to integrate primary care and benefits counseling into housing developments.
- Prioritizing Public-Private Partnerships: Leverage federal HOME funds and Veteran-Supportive Housing (VASH) vouchers to incentivize non-profit developers to build dedicated units on underutilized Village parcels.
- Work with private property owners to apply for Restore NY grant to adaptively reuse vacant buildings for affordable Senior and Veteran housing. The Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE) program provides funding to homeowners age 60 and older, for urgent home repairs that affect their health, safety, or ability to live comfortably in their home. The program supports Seniors to age in place in a safer environment. The funding grants local government and nonprofit organizations the ability to manage and disperse funding to eligible residents with a household income at or below 100% of the AMI. The funds may be used for emergency repairs and serious code violations.

Strategic investment in Senior and Veteran housing is not only a moral obligation to those who have served and built our community; it is a fiscal necessity. Providing stable, supportive environments reduces the Village's reliance on emergency medical services and crisis interventions, ensuring Port Chester remains a resilient and multigenerational community.

ECONOMIC, FISCAL, AND COMMUNITY BENEFITS

Affordable housing for Seniors and Veterans yields measurable benefits beyond individual households. Stable housing reduces demand for emergency medical services, shelters, and institutional care systems. It supports local economic stability by allowing residents to remain in the community, contribute to civic life, and maintain informal caregiving and volunteer roles. Development of affordable housing also generates local economic activity through construction, property management, and service provision. Purpose-built developments often revitalize underutilized sites and can be designed to complement neighborhood character.

ZONING, PLANNING, AND POLICY JUSTIFICATION

Addressing the need for Senior and Veteran affordable housing in Port Chester requires proactive land use and policy strategies. Zoning tools such as inclusionary housing requirements, density bonuses, and reduced parking minimums can incentivize the creation of affordable units. Overlay districts or special permits for age-friendly and Veteran-accessible housing can streamline approvals while maintaining design standards. Such actions are consistent with Westchester County housing needs assessments and fair housing objectives, which emphasize the shortage of units affordable to extremely low- and low-income households, Seniors, and people with disabilities.

FUNDING ALIGNMENT AND IMPLEMENTATION

Port Chester is well-positioned to leverage multiple funding sources to support Senior and Veteran affordable housing, including federal Community Development Block Grants (CDBG), HOME Investment Partnerships, New York State Homes and Community Renewal programs, and Veteran-supportive housing initiatives. Public-private partnerships with nonprofit developers and service providers can further enhance feasibility and long-term sustainability.

The need for affordable housing for Seniors and Veterans in Port Chester is clear, data-driven, and urgent. Rising housing costs, demographic trends, and limited supply threaten the ability of long-term residents to remain in the community. Strategic investment, supportive zoning, and targeted development will preserve housing stability, honor Veterans' service, support healthy aging, and strengthen the social and economic resilience of Port Chester for generations to come.

INCREASE SUPPORT AND AWARENESS OF AFFORDABLE HOUSING NEEDS

PCHTF explored the current need for affordable housing options within the Village. It has reviewed numerous initiatives in Westchester County, New York State and across the United States, extensively studying successful developments. It has explored, with experts, the impediments to the creation of affordable housing.

There is no one size that fits all – no single type of development can solve the range of current acute housing needs. Real estate trends are national while the real estate market is regional. The creation of affordable housing options is local, utilizing resources made available with funding from the Federal, State and County governments.

FAIR HOUSING REQUIREMENTS AND ADMINISTRATIVE CHALLENGES

When government funding sources are utilized for the development of affordable housing, there is a critical obligation placed on developers: the affordable units created must be offered to individuals across the nine-county region encompassing Westchester, Rockland, Bronx, Queens, Brooklyn, Staten Island, Manhattan, Putnam, and Dutchess counties. This stipulation originates from fair housing laws designed to prevent discrimination and ensure that access to newly created affordable housing is available to all those in need within the broader region.

The process of making these housing opportunities accessible is complex and costly. A significant aspect of this process is the administration of a Lottery System, which is typically required to allocate housing fairly among eligible applicants. The cost of managing this system is substantial and is often covered by grant funding awarded to non-profit organizations with expertise in this area or, at times, by the developers themselves.

Once the Lottery has been completed all selected applicants must undergo thorough screening to confirm their eligibility and to determine if they are both interested in and able to utilize the available housing. Despite these efforts, many applicants are found ineligible due to factors such as exceeding income limits. This results in wasted resources—both time and financial—during the vetting process. While non-profits often handle these administrative responsibilities, they require adequate funding to do so effectively.

Funding for these efforts partially comes from the developers, which further increases the overall cost of creating affordable housing. The financial burden is significant: the cost to construct a single one-bedroom affordable housing unit can exceed \$800,000. This figure is far above what most individuals targeted by affordable housing can afford in the free market, and it surpasses the typical return on investment required in standard market-rate housing development. Creation of such housing must often be subsidized by government funding (grants or future tax credits). Affordable housing development returns smaller property tax payments than unrestricted free market housing but yields substantial benefits, both financial and others, to the community.

Recommended Actions

DESIGNATE A HOUSING COORDINATOR OR OUTSIDE ENTITY

Access to available funding programs for affordable housing requires knowledge and experience, and cooperation but with careful scrutiny by government administrators. To further this, PCHTF believes that the Board should consider elevating the importance of affordable housing in Port Chester by the designation of a Housing Coordinator and the assignment of appropriate resources to support the designation. Again, an intergovernmental approach should be considered to maximize the effectiveness of a designation.

INCREASE AWARENESS OF HOUSING RESOURCES

PCHTF recommends that the Village of Port Chester and Town of Rye establish dedicated bilingual (English/Spanish) housing sections on their official websites. These portals should centralize information on lottery qualifications, deadlines, and application resources. By improving the visibility of local opportunities, the municipalities can ensure that support resources are more effectively allocated to those in need.

UNDERTAKE A HOUSING STUDY OF THE VILLAGE'S IMMIGRANT POPULATION

Port Chester has always been an immigrant working-class community, and that immigrant population represents an integral fabric of the Village. Focusing on how immigrant working families with children can afford housing in the Village requires an intergovernmental coordinated approach which includes the Port Chester School District for education needs, the Town of Rye for parks and recreation resources, and Westchester County for transportation, social services, and recreation needs.

ENCOURAGE STEPS TO STREAMLINE THE APPROVAL PROCESS

The Village should update the GEIS in a timely fashion and support other initiatives to expedite all development that includes affordable housing. Reviewing and amending the approval process for affordable projects will aid in alleviating the shortage of affordable units. The current pacing of approvals is a negative for developers and renovation construction.

ATTACHMENTS

Attachment 1

1) RESOLUTION - APPOINTING MEMBERS OF PCHTF

It should be noted that original Appointees Adamson, Cordasco, Lippmann, Shivers and Yumbala resigned due to personal issues prior to the completion of the term of the PCHTF. Former Port Chester Village Trustee Joan Grangeniois-Thomas joined PCHTF midway through the term and assisted in the completion of the report.

PCHTF Members who completed the entire process were Chester Edwards (Chair), Aldo V. Vitagliano (Vice Chair), Kathy Pandekakes (2nd Vice Chair), Monica Fonseca (Secretary), Arley Arno (Assistant Secretary, Joan Grangeniois-Thomas, Andrew Weiss, Ursula Winchell

RESOLUTION

APPOINTING MEMBERS OF THE PORT CHESTER HOUSING TASK FORCE

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, by resolution adopted on May 15, 2023, the Board of Trustees established a Port Chester Housing Task Force comprised of seven to eleven members whose mission is to provide an understanding of the existing housing supply, identify housing needs and trends to support the current and future populations of the village, define opportunities within the existing housing stock, in future developments and with the tools available through land use planning and zoning to incentivize and preserve integrated and affordable workforce and middle-income housing for the long-term benefit of the community; and

WHEREAS, the Board solicited prospective members for the Task Force by an extensive public outreach, including advertisement in the Westmore News and Westchester Hispano and posting on the village's web-page and social media; and

WHEREAS, the Board wishes to constitute the Task Force so that it may timely implement the desire of the Board to address the vital issue of housing. Now, therefore, be it

RESOLVED, that the following persons be appointed as members of the Port Chester Housing Task Force:

Margaret (Mahogany) Adamson
Arley Arno
Lisa A. Cordasco
Chester Edwards
Monica Fonseca
June Lippman
Kathy Pandekakes
Catrina R. Shivers, Esq.
Aldo V. Vitagliano, Esq.
Andrew Weiss
Ursula Winchell
Luis Yumbala

Approved as to Form:



Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Donazio, Carvin, Allen, Alzate and Deputy Mayor Grangeniois-Thomas

NOES: None.

RECUSE: None.

ABSENT: Mayor Marino.

DATE: August 7, 2023.

CERTIFICATION OF RECORDS

STATE OF NEW YORK)

SS:

COUNTY OF WESTCHESTER)

I, Janusz R. Richards, the undersigned Village Clerk of the Village of Port Chester, New York, DO HEREBY CERTIFY.

That I have compared the annexed copy of a resolution adopted by the Board of Trustees of the Village of Port Chester, New York on August 7, 2023, and that the same is a true and correct copy therefrom.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Port Chester, New York this 25, day of August 2023.

(Seal)


Village Clerk,
Village of Port Chester, New York

2) ADD-ON RESOLUTION ESTABLISHING THE PCHTF

Add-on Resolution

Following the Discussion of Port Chester Housing Task Force, Mayor Marino, asked for a motion to add-on a resolution to establish a Port Chester Housing Task Force.

There being no objection TRUSTEE GRANGENOIS-THOMAS, made a motion to add-on a resolution to establish a Port Chester Housing Task Force, seconded by TRUSTEE DORAZIO, the motion was approved for such a resolution, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Dorazio, Grangeniois-Thomas, Carvin and Mayor Marino.

NOES: None.

RECUSE: None.

ABSENT: Trustees Didden, Allen and Alzate.

DATE: May 15, 2023.

RESOLUTION (ADD-ON)

ESTABLISHING A PORT CHESTER HOUSING TASK FORCE

On motion of TRUSTEE GRANGENOIS-THOMAS, seconded by TRUSTEE DORAZIO, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the availability of safe, affordable and secure housing is a vital issue that warrants urgent attention; and

WHEREAS, although such issue requires all levels of government to share the responsibility in providing an effective remedy, the village cannot disregard its duty to take action to protect the public safety, health and welfare for all residents; and

WHEREAS, any village effort should involve a publicly-inclusive process with community-wide engagement; and

WHEREAS, in furtherance of same, the Board desires to utilize a volunteer, dedicated and goal-directed task force to provide guidance. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby establishes a Port Chester Housing Task Force whose mission shall be to provide an understanding of the existing housing supply, identify housing needs and trends to support the current and future populations of the village, define opportunities within the existing housing stock, in future developments and with the tools available through land use planning and zoning to incentivize and preserve integrated and affordable workforce and middle-income housing for the long-term benefit of the community; and be it further

RESOLVED, that the duties and responsibilities of the Housing Task Force shall be the following:

- identify gaps that exist in finding safe, affordable and secure housing in the Village of Port Chester;
- serve as liaison to the community;
- sponsor education and training programs;
- interface with community and neighborhood organizations;
- conduct public forums; and
- recommend actions to the Board on housing matters; and
- such other duties and responsibilities as may be required.

and be it further

RESOLVED, that the Task Force shall consist of seven to eleven members appointed by the Board to serve at its pleasure who shall be residents or stakeholders in the village, comprising a diverse body and cross-section of the community. Members shall receive no compensation and must evidence demonstrated interest and a commitment to impartially serve in the public interest. In addition, the Mayor or his/her designee shall serve as an ex-officio, non-voting member of the Task Force; and be it further

RESOLVED, that members shall designate a chair, vice-chair and secretary from their own membership; and be it further

RESOLVED, that the Task Force shall meet at least once a month and on the call of the Chair or two members. Meetings shall be held at the Village Hall or Senior/Community Center. Regardless of its advisory capacity, the Task Force shall comply with the requirements of the New York Open Meetings Law; and be it further

RESOLVED, on request, outside resources may be utilized by the Task Force subject to Board authorization and approval; and be it further

RESOLVED, that the Task Force shall provide progress reports and be available for a public presentation to the Board at least every quarter; and be it further

RESOLVED, that the Task Force shall provide a final report to the Board two years from the date of adoption of this resolution.

Approved as to Form:

Anthony M. Cerreto

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Grangeniois-Thomas, Carvin and Mayor Marino.

NOES: None.

RECUSE: None.

ABSENT: Trustees Didden, Allen and Alzate.

DATE: May 15, 2023.

3) RESOLUTION EXTENDING THE TERM OF THE PCHTF

RESOLUTION

EXTENDING THE TERM OF THE PORT CHESTER HOUSING TASK FORCE

On motion of TRUSTEE GRANGENOIS-THOMAS, seconded by TRUSTEE ALZATE, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, ON May 15, 2023, the Board of Trustees of the Village of Port Chester (the "Board") adopted a resolution (the "Resolution") establishing the Housing Task Force (the "HTF"), a temporary, volunteer, dedicated and goal-directed task force to provide guidance to the Board regarding the availability of safe, affordable and secure housing in the Village; and

WHEREAS, pursuant to the Resolution, the HTF is to provide a final report to the Board two years from the date of adoption of the Resolution, May 15, 2025; and

WHEREAS, the HTF has been meeting twice per month since its inception and working diligently to fulfill its mission; and

WHEREAS, the HTF has requested an extension to December 31, 2025 to complete its duties and submit the final report to the Board.

Now, therefore, be it

RESOLVED, that the Board of Trustees hereby extends the date by which the Housing Task Force must submit its final report to the Board of Trustees to December 31, 2025; and be it further

RESOLVED, that the Task Force shall continue to provide progress reports and be available for a public presentation to the Board at least every quarter during the extended period.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

4) NO PLACE LIKE HOME: PORT CHESTER HOUSING TASK FORCE SURVEY

In August 2025, the Village of Port Chester launched the PCHTF Housing Survey (English / Spanish) to obtain a snapshot of public need and sentiment regarding housing. There were in excess of 400 responses to the survey and a very well attended Public Forum with a Spanish translator present to discuss the results following that. Below are the survey questions.

1. DO YOU LIVE IN THE VILLAGE OF PORT CHESTER?

a. Yes	b. No
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2. DO YOU EXPECT TO STILL LIVE IN THE VILLAGE OF PORT CHESTER IN FIVE YEARS?

a. Yes	b. No
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3. DO YOU WORK IN THE VILLAGE OF PORT CHESTER?

a. Yes	b. No
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1. DO YOU RENT YOUR HOME OR OWN IT?

a. Yes	b. No
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4. DO YOU LIVE IN A:

a. Rental apartment/building	d. Townhouse
b. Multi-family house	e. Condominium
c. Single-family home	f. Cooperative apartment

5. IS THE COST OF YOUR HOME AFFORDABLE (AFFORDABLE MEANS YOUR MONTHLY HOUSING COST IS NO MORE THAN 30% OF YOUR ANNUAL HOUSEHOLD INCOME)?

a. Yes	b. No
--------	-------

6. HOW MANY PEOPLE LIVE IN YOUR HOME, INCLUDING CHILDREN?

a. 1	c. 3-6
b. 2	d. 7+

7. WHAT IS THE RANGE OF YOUR HOUSEHOLD INCOME?

a. 0-\$15,000	e. \$90,001-\$125,000
b. \$15,001-\$35,000	f. \$125,001-\$160,000
c. \$35,001-\$60,000	g. \$160,001-\$200,000
d. \$60,001-\$90,000	h. \$200,000 +

8. IN YOUR VISION OF PORT CHESTER, WHAT TYPE OF HOUSING IS NEEDED?

a. More affordable rentals	e. More multi-family homes
b. More market rate rentals	f. More single-family homes
c. More condominiums	g. Designated homes for specific groups (ex. Seniors)
d. More cooperatives	

9. WHAT WOULD YOU LIKE TO SEE FOR THE FUTURE OF PORT CHESTER HOUSING?

a. More buildings/Affordable rentals	d. More green space
b. More home ownership options	a. Lower property taxes
c. Beautification of existing homes	

5) NO PLACE LIKE HOME: PCHTF SURVEY RESULTS SUMMARY

This survey provides a snapshot of the housing challenges and priorities of Port Chester residents.

KEY INSIGHTS INCLUDE:

- High Community Engagement: 96% of respondents live in Port Chester and 86% plan to stay for 5+ years.
- Affordability Concerns: 46% of households report spending more than 30% of their income on housing.
- Housing Mix Needs: Residents prioritize more affordable rentals, designated housing for Seniors/Veterans, and single-family homeownership opportunities.
- Quality of Life Priorities: Lower property taxes (75%), beautification, and green space improvements are key desires.
- Diverse Income Levels: Almost one-quarter earn under \$35K, while 18% earn \$200K+, requiring balanced housing policies

OVERALL TAKEAWAYS

- Affordability & Property Taxes: Nearly half are cost-burdened, and the majority want lower property taxes—suggesting economic pressures on residents.
- Housing Mix: There is demand for both affordable rentals and homeownership opportunities (single-family homes, condos, co-ops).
- Quality of Life: Beautification and green space improvements are seen as priorities, reflecting a desire to enhance community aesthetics and livability.
- Diverse Demographics: Port Chester has both low-income and high-income households, meaning future housing policies will need to balance affordability with maintaining market-rate options.

KEY FINDINGS

1. RESIDENCY & STABILITY

- 96.0% of respondents live in Port Chester (388 out of 404).
- 86.1% expect to still live there in five years (347 out of 403).
 ➤ *Interpretation:* Port Chester residents are highly rooted, suggesting stability in the community and long-term commitment.

2. EMPLOYMENT

- 30.8% work within the Village (125 out of 406), while 69.2% work outside.
 ➤ *Interpretation:* The majority of residents commute out of Port Chester for work, which could impact transportation needs and housing affordability.

3. HOUSING TENURE

- 34.5% rent (139 out of 403), while 65.5% own (264 out of 403).
 ➤ *Interpretation:* Homeownership is relatively strong, but over one-third of residents are renters—an important consideration for housing policy.

4. HOUSING TYPE

- Largest share live in single-family homes (47.4%), followed by multi-family houses (22.6%) and rental apartment buildings (10.5%).
 ➤ *Interpretation:* Port Chester remains largely a single-family residential community, but multifamily options still play a significant role.

5. HOUSING AFFORDABILITY

- 54.1% report their housing is affordable, 45.9% say it is not.
 - Interpretation: Nearly half of households are cost-burdened by housing (>30% of income spent on housing), which is a significant pressure point.

6. HOUSEHOLD SIZE

- 51.0% have 3–6 people in their home, 30.3% have 2, and 16.3% live alone.
 - Interpretation: Most households are family-sized, indicating a need for multi-bedroom housing stock.

7. HOUSEHOLD INCOME

- Top 3 income brackets:
 - \$60,001–\$90,000: 19.0%
 - \$200,000+: 18.0%
 - \$90,001–\$125,000: 16.9%
- Interpretation: There is a wide income range—some high-income earners but also 24.7% earning under \$35,000, reinforcing the need for affordable housing.

8. HOUSING NEEDS (Q9)

- Top choices for new housing:
 - More affordable rentals – 55.1%
 - Designated housing for specific groups (Seniors, Veterans, assisted living) – 44.7%
 - More single-family homes for ownership – 44.2%
- Interpretation: Affordability is the top concern, followed by inclusive housing solutions and maintaining homeownership opportunities.

9. HOUSING PRIORITIES FOR THE FUTURE (Q10) TOP PRIORITIES ARE:

- Lower property taxes – 75.4%
- More green space – 53.0%
- Beautification of existing homes – 57.4%
- Affordable ownership options – 52.2%
- Affordable rental options – 30.8%
- Interpretation: Residents are focused not only on affordability but also on quality-of-life issues such as beautification and green space. Property taxes are the single most common concern.

6) MINUTES OF PUBLIC SESSION

Port Chester Housing Task Force Public Forum Meeting # 40 Minutes

Date: Thursday, October 9, 2025 @7:00 pm

Location: Port Chester Senior Center 222 Grace Church St Port Chester NY

Attendees: Chester Edwards, Monica Fonseca, Joan Grangeniois-Thomas, Jane Lippman, Andrew Weiss, Ursula Winchell, Arley Arno, Jane Lippman, Catrina Shivers.

Absent: Kathy Pandekakes, Aldo Vitagliano

Meeting Overview:

Public Forum to hear from residents and stakeholders regarding housing needs in the Village of Port Chester.

Meeting opened at 7:15pm with a brief overview from Chairman Edwards and intro by Secretary Monica Fonseca. Chairman Edwards introduced the Housing Task Force members, discussed the rules of engagement for the event, and explained that the meeting was designed to hear directly from the public on their housing needs.

Speakers discussed the following:

Stacey Harris (renter and Sustainable Port Chester Alliance Co-Executive Director) discussed the Village opting into Good Cause Eviction to help secure protections against unfair evictions/lease renewals and excessive rental increases.

Trustee Nancy Naulaguari spoke on overcrowding for the Under-housed, or those middle- and low-income residents, that are living in overcrowded apartments in order to collectively afford high rents.

An unnamed resident (P.C. renter for 25 years) asked for assistance for eviction protection and was referred for follow up from Housing Task Force member Arley Arno, who is also a HUD certified Housing Counselor.

An unnamed resident (P.C. homeowner of 10 years) spoke about the history of affordable housing and that it is and will always be a perpetual issue no matter how much housing is built.

Paval, a three-year resident, expressed that new buildings with high rents will only increase future rent prices and cost of living expenses.

Luz Cabral, a 30-year P.C. business owner, expressed the need to address housing for the immigrant community. New buildings with high rents will bring in wealthy people, but we leave the immigrant community behind. Many are living in overcrowded apartments just to be able to afford the rent. She asked who can afford \$3000 a month rent for a 1br apartment? She also spoke of lack of adequate senior housing, and low-income seniors can only apply for studio apartments. Village homeowners are straddled with high property taxes, which can force them to rent rooms in order to afford the taxes. There needs to be programs, funding and other ways to help middle- and lower-income families become homeowners. She suggested the Village reach out to the community, people with families, find out their income levels, and create ways to offer homeowner opportunities, whether apartments or housing, for those income levels.

Westchester County Planning Commissioner Blanca Lopez (a lifelong Port Chester resident) shared housing resource information:

1. If someone is behind on rent, they can dial 211 for the United Way helpline. They will direct you to nearest assistance locations
2. Westchester County Office of Housing Counsel offers free legal assistance regardless of income.

2. Home seekers program is located on Westchester Planning's website. There you can identify upcoming affordable housing opportunities and apply for units that are coming up to rent, and also includes homeownership units and resales.
3. Westchester County will be providing property improvement funds for older affordable housing stock.
4. During the 2019 Housing Needs Assessment, the County asked municipalities to identify vacant or abandoned property they owned so that County could see how they could fund new development of affordable housing.
5. The County has asked religious institutions, schools and office buildings to identify abandoned property for the development of affordable housing.
6. The 10% inclusionary zoning should be the start of the conversation. If the powers that be don't ask for more, it will never be built.
7. The County Funding for affordable housing would go towards additional affordable housing over and above the 10% inclusionary zoning baseline.
8. New York State required that municipalities compile a list of all their ETPA units (rent controlled units in buildings of 12 or apartments built before 1974).

Trustee John Allen discussed how the 10% set aside is not enough for Port Chester and that the Village missed an opportunity to require more affordable housing when the new high density zoning code was adopted. He stated that it's possible to amend the code to require more affordable housing, but there needs to be a will of the majority of the Board of Trustees for that to happen. The Village is doing what they can to encourage affordable housing, adequate parking, infrastructure improvements, and all that goes along with it. There are benefits built into the zoning code that require new developments to improve infrastructure, as well as large payments for permitting and mitigation fees used to improve roads and parks.

The Task Force discussed ADU incentive programs funded by New York State and administered through Habitat for Humanity. They are also looking into first-time buyer opportunities. They discussed that creating more senior housing not only helps struggling Seniors, but it also frees up housing for families. They are also looking into creating recommendations for veterans' housing.

PCHTF expressed thanks to the public for attending and commenting and invited the public to view the Village website for more information on future meetings and past meeting minutes. The Public Forum meeting closed at 8:45pm.

7) SUBJECT MATTER EXPERTS WHO ASSISTED THE PCHTF

THE HOUSING ACTION COUNCIL

The HAC team has extensive experience working and supporting municipalities, not-for-profits, and developers across the region to meet housing needs through developing and implementing smart and effective housing policies and plans, regulations, and strategies. Using a Memorandum of Understanding between Village of Port Chester Housing Task Force & Housing Action Council (Attachment 1) HAC provided ongoing assistance and guidance throughout the process with the expertise of Rose Noonan (RIP)

LAND USE LAW CENTER

Land Use Law Center of Pace University offers municipalities, land use leaders, citizens, advocates, planners, attorneys, real estate industry leaders, and other land use professionals assistance that enables them to achieve their development and conservation goals. Its activities provide opportunities for students of the Elisabeth Haub School of Law at Pace University to gain in-depth, practical experience that allows them to become practice-ready attorneys serving private, public, and non-governmental clients. Tiffany Zazula partnered with PCHTF and THE Housing Action Council to provide insights and guidance throughout the process.

NORMA DRUMMOND

Presented to PCHTF on February 22, 2024 – Norma Drummond is a former Commissioner of the Westchester County Department of Planning, Adjunct Professor, Mercy College, and Chair of the East Fishkill Zoning Board of Appeals and Planning Board.

HOWIE RAVIKOFF

Presented to PCHTF on March 28, 2024 – Howie Ravikoff is the proprietor of Ravikoff Property Management Company. His portfolio consists of multi-family and single-family residential rentals, street level retail, medical office suites, light industrial and warehouse or flex space. Mr. Ravikoff sits on the Board of the Building and Realty Institute, Vice-Chair of the Apartment Owner's Advisory Council. He speaks before the Westchester County Rent Guidelines Board each year and has held numerous meetings with local politicians to help them better understand the value of the rental housing that exists today in opposition to the 2019 HSTPA laws. To enhance the safety and efficiency of residential buildings, the 2019 HSTPA law introduced several key provisions:

- Strengthened tenant protections against eviction and harassment
- Limited rent increases for stabilized units to a set percentage
- Required landlords to provide essential services and maintain building conditions.
- Expanded the definition of harassment to include more tenant protections
- Mandated that landlords register all rent-stabilized units with the state
- Increased penalties for non-compliance with housing regulations

LOUIS LARIZZA

Presented to PCHTF on Thursday, April 11, 2024 – Louis Larizza is the Founder, President & Chief Executive Officer at Lazz Development based in Port Chester, New York. Lazz Development LLC is a company that operates in the construction industry, headquartered in Port Chester, New York. Louis was a Board Member of the Port Chester Housing Authority and held positions in Westchester County, NY. With the Grant Street Senior Housing L P, American Sports Entertainment Companies, LLC, and 211 South Ridge Street Corporation.

BLANCA LOPEZ and LEONARD GRUENFELD

Presented to PCHTF on Thursday, July 11, 2024 – Blanca Lopez is the Westchester County Commissioner of Planning, while Leonard Gruenfeld is Westchester County Program Administrator of Housing and Community Development.

GREG CUTLER and CURT LAVALLA

Presented to PCHTF on Thursday, August 08, 2024 – Greg Cutler is the Planning Director for the Village of Port Chester. Curt Lavalla is the Assistant Director of Planning for the Village of Port Chester. Greg also provided insights and information during the process

TIFFANY ZEZULA AND ROSE NOONAN

Presented to PCHTF on September 12, 2024 – Tiffany Zezula is the Deputy Director of the Pace University Land Use Law Center. Rose Noonan is the Executive Director of the Housing Action Council, Inc.

TIM FOLEY

Presented to PCHTF on Thursday, October 10, 2024 – Tim Foley is the CEO and Executive Vice President of the Building and Realty Institute of Westchester (BRI)

TIFFANY ZEZULA, ROSE NOONAN & MYLES MONAGHAN

Presented to PCHTF on Thursday, November 14, 2024 – Myles Monaghan is the Director of Affordable Development, Mega Development.

Rose Noonan, Tiffany Zezula and Jake Borden

Presented to PCHTF on January 9, 2025 – Jake Borden, Co-founder & Principal of SixAcreCapital.com Developer of 28 Pearl Street Property. At Six Acre, Jake spearheads entitlement, design, construction, project management, and asset management efforts.

8) MEMORANDUM OF UNDERSTANDING (PCHTF / HAC)

October 9, 2024

Chester B. Edwards II
Chair
Housing Task Force
Village of Port Chester, NY

RE: Affordable Housing Technical Assistance

This memorandum of understanding is between the Housing Action Council (HAC) and the Village of Port Chester Housing Task Force for work under HAC's Technical Assistance Program. The period of performance shall be from October 15, 2024 – December 30, 2024.

The terms of the work are as follows:

Whereas, the Village of Port Chester Housing Task Force and the Housing Action Council have agreed to formally work together through HAC's Technical Assistance Program to further affordable housing development.

Whereas, the Technical Assistance Program will provide support and guidance to the Task Force.

Whereas, Westchester County provides funds to the HAC to assist and advise not-for-profit organizations, municipalities, affordable housing committees, and affordable housing coalitions. The funding covers HAC staff services.

Now, therefore it is agreed that HAC will provide the following services, to the Task Force:

- Research whether local preferencing is permissible under the Federal Fair Housing Act and New York State Human Rights Act.
- Conduct a two-hour workshop for Task Force members on "From the Developer's Perspective: What do they need to create Affordable Rental Housing"? HAC will guide Task Force members through development pro-formas for an all-affordable housing development and an inclusionary housing development. HAC will also arrange for a developer to participate in the workshop.
- Explore and assess the Village's Housing Needs report to provide recommendations to the Task Force in the next steps to further their mission.
- Participate in monthly meetings of the Task Force to help guide the Task Force to make recommendations to the Village to increase housing affordability. This will include HAC's review and assessment of the Village's Housing Needs Report, making recommendations of one or more implementation techniques for further exploration, and assistance in preparing a mid-point report to the Village.

We look forward to working with the Task Force as these services are further defined through discussions, research, etc. with the goal of increasing the affordable housing stock in the Village. Please indicate your acceptance by signing below and returning it by October 13, 2024.

~~Rebecca Senn~~
Rosemarie Noonan
Co-Executive Director
Housing Action Council

Chester B. Edwards II
Chair
Village of Port Chester Housing Task Force

cc: Tiffany Zezula, Land Use Law Center, Staff Consultant to Housing Action Council
Rose Noonan, Co-Executive Director, Housing Action Council

9) HAC MEMORANDUM ON HOUSING PREFERENCES LAW AND EXAMPLES

The federal Fair Housing Act, New York State Human Rights Law, and parallel county laws forbid intentionally discriminatory housing practices and policies, as well as those that have a disparate negative impact based on protected classes. Some local affordable housing programs include housing preferences that prioritize certain applicants based on their residency or employment status. Housing preferences that favor municipal residents, certain types of workers, or applicants who live in particular neighborhoods can have the effect of discriminating based on race in violation of fair housing law if the preference's target population is not diverse. Preferences that target larger, more diverse populations or that apply to a smaller proportion of available affordable housing **may** avoid such violations.

Below, this document summarizes federal, state and county fair housing law and reviews case law showing how local housing preferences can violate fair housing law by disproportionately impacting applicants who are members of protected classes. The document then suggests how municipalities could craft lawful housing preferences and presents steps localities should take to adopt preferences. The document concludes by presenting example housing preference programs, as well as helpful resources.

Please note that this document is not legal advice and for informational purposes only. Users should consult with counsel before adopting a local housing preference.

The Federal Fair Housing Act

Enacted as Title VIII of the Civil Rights Act of 1968 and amended in 1988, the Fair Housing Act (FHA), [available at 42 U.S.C. §§ 3601-31](#), aims to provide for fair and affordable housing throughout the United States. FHA Section 3608(d) requires federal agencies to manage their housing and urban development programs and activities in ways that “affirmatively furthers” fair housing, and FHA Section 3604(a) forbids discriminatory practices that deny people access to housing because of their race, color, religion, familial status, or national origin (the FHA protected classes). This prohibition extends to housing policies that intentionally discriminate, as well as housing policies that seem neutral but that have “a discriminatory effect” resulting in a “disparate impact” on FHA protected classes or that create, increase, reinforce, or perpetuate segregated housing patterns. 24 C.F.R. § 100.500(a).

In [Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.](#), 135 S. Ct. 2507 (2015), the U.S. Supreme Court affirmed that the FHA prohibits housing practices and policies that have a discriminatory effect under a disparate impact standard but limited this liability to prevent disparate impact claims from displacing valid governmental policies. The Court determined that plaintiffs must show a robust causal connection between a challenged housing practice or policy and the disparate impact on members of an FHA protected class. Additionally, the Court found that the FHA only requires governments to remove artificial, arbitrary, and unnecessary barriers, not “necessary” governmental policies that achieve a valid governmental interest. However, if the plaintiff can show that the government could have achieved its valid interest in a way that did not create a disparate impact on an FHA protected class, the plaintiff will prevail.

New York State Human Rights Law

The [New York State Human Rights Law](#) (NYSHRL) also forbids housing discrimination. Under Section 296, 2a (a) of Article 15 of New York Executive Law, it is unlawful “to refuse to sell, rent or lease or otherwise to deny to or withhold” housing accommodations from a person or to represent to a person that any housing accommodation is not available for sale, rental or lease because of that person’s “race, creed, color, disability, national origin, sexual orientation, gender identity or expression, military status, age, sex, marital status, lawful source of income or familial status” (the NYSHRL protected classes).

Like the FHA, the NYSHRL forbids both intentional discriminatory housing practices, as well as neutral housing policies that have discriminatory effects, resulting in a disparate impact on NYSHRL protected classes. Plaintiffs that claim NYSHRL violations under a disparate impact theory must show substantial evidence that the facially neutral housing policy or practice resulted in a higher level of adverse effects on an NYSHRL protected class compared to other groups and if established, then the government must demonstrate that it is impossible to achieve the policy's goal without such a discriminatory effect.

Westchester County Fair Housing Law

Similar to the FHA and NYSHRL, Section 700.21 of the [Westchester County Fair Housing Law](#) (WCFHL) forbids discrimination in rental, sale, and lending practices based on 17 protected classes, including race, color, ethnicity, national origin, alienage/citizenship, disability, source of income/Section 8 voucher status, religion, marital and familial status including pregnancy or child custody, military status, age, gender, gender identity, gender expression, sexual orientation, or domestic violence/sexual abuse/stalking victim status.

Housing Preferences Case Law

Courts have found that housing preferences in local affordable housing programs can violate the FHA, NYSHRL, and WCFHL by having a disparate impact based on race. This section presents case law in which local residential, employment-based and neighborhood-based housing preferences were challenged for violating fair housing law.

Residential and Employment-Based Housing Preferences

The cases summarized below show that if a municipality's population is not racially diverse, a housing preference that favors only municipal residents can easily have a discriminatory effect on a racial basis in violation of the FHA. Similarly, employment-based preferences that are combined with residential housing preferences likely will violate the FHA if the locality is not demographically diverse.

The Town of Smithtown on Long Island implemented a housing voucher program with a housing preference that awarded available Section 8 (of the Housing Act of 1937) housing vouchers only to town residents and workers, even if non-residents had been waiting for a voucher for a longer period of time. In 1997, the U.S. Department of Housing and Urban Development (HUD) instructed Smithtown to eliminate this residency preference because the program had the effect of excluding applicants on the basis of their race. The racial makeup of the town was 95.5% White, 0.65% Black or African American, and 3.3% Hispanic or Latino. Smithtown declined to remove the residential housing preference. In 2007, several African American and Hispanic applicants, who did not live or work in Smithtown, filed a class action lawsuit against the Town in U.S. District Court, Eastern District of New York, alleging that the Smithtown's residency preference violated the FHA and other civil rights laws because it made housing opportunities unavailable to applicants based on race, color and national origin. See the 2007 [Complaint](#) filed in [Vargas v. Town of Smithtown, 2:07-cv-05202, slip op. \(E.D.N.Y. Aug. 28, 2009\)](#). The plaintiffs argued that the Town's residency preference amounted to a residency requirement that violated HUD's rule that housing voucher programs must be available to applicants, not just people who live and work in a locality. In 2009, the court entered an order and final judgment approving a settlement agreement between the parties.

The Town of Oyster Bay adopted two bonus zoning programs that prioritized local residents and their children as eligible applicants for below-market housing units. The Town's "Next Generation" program incentivized housing development for first time homebuyers, especially young families, and the "Golden Age" program incentivized the development of affordable housing for Senior citizens. These programs offered additional building density in exchange for the construction of affordable housing units and included housing preferences for current Oyster Bay residents or their children. The U.S. Department of Justice sued Oyster Bay in 2014, alleging that the Town's Next Generation and Golden Age programs had a discriminatory effect on African American applicants in violation of the FHA because African Americans represented less than one percent of eligible applicants for the programs. The NYS Division of Human Rights also filed a similar lawsuit under the NYSHRL. Litigation for these cases is still pending, but under current U.S. Supreme Court precedent in the *Inclusive Communities* case, the Town's contention that the FHA does not cover disparate impact is unlikely to succeed. Additionally, the Town's motions to dismiss for failure to state claims for intentional and disparate discrimination have failed.

Similarly, the Town of Bedford adopted an affordable, middle-income housing program with housing preferences for existing Town residents and workers. Because the Town was 86 percent White at the time, the Fair Housing Justice Center (FHJC) and Westchester Residential Opportunities (WRO) sued the Town of Bedford, alleging that the Town's preferences for Town residents and workers in its affordable housing program had a disparate impact on African Americans in violation of the FHA. See [Westchester Residential Opportunities, Preferences in Westchester Town's Zoning Code Discriminate Against African Americans](#) and Fair Housing Justice Center, Inc., et al v Town of Bedford et al Index No. 17 CIV.05664 (KMK)(PED).

The Fair Housing Justice Center (FHJC) sued the Town of Eastchester, alleging the Town's Housing Choice Voucher (HCV) program and zoning code also violated the FHA because they included racially discriminatory residency preferences. An undercover testing investigation showed that non-residents waited up to a 10 to 15 years for a voucher while applicants who were residents waited only eight months to a year. The Town warned non-residents, who were more likely to be African American or Latino, about the wait, discouraging them from applying. As a result, 73 percent of the applicants on the wait list were African American and Latino, while 75 percent of the Town's voucher holders were White, 15 percent were African American, and nine percent were Latino. In Westchester County, voucher holders were 18 percent White, 48 percent African American, and 33 percent Latino. The federal court ordered a settlement in the case in 2021. See [Press Release, Fair Housing Justice Center, FHJC Resolves Racial Discrimination Lawsuit Against Westchester Community \(May 28, 2021\)](#) and Fair Housing Justice Center, Inc., et al v Town of Eastchester et al Index No. 16 – 9038 (VB)(JCM).

In 2014, the Long Island Housing Services (LHS) and Fair Housing Justice Center (FHJC) sued the Village of Great Neck Plaza in the U.S. District Court for the Eastern District of New York, alleging that the Village's housing preference program violated the Fair Housing Act, the New York State Human Rights Law, and the Nassau County Open Housing Law by intentionally discriminating against middle-aged people and minorities. The Village's affordable housing law mandated certain development projects to include a minimum amount of affordable housing with a housing preference for certain workers, including fire department volunteers who had served for at least five years and Village employees who had worked for the Village for at least five consecutive years. However, the housing preference also prioritized certain Village residents, including combat Veterans, young adults aged 30 or under who had lived in the Village for at least 10 years, and Seniors who had lived in the Village for at least 15 years, and the Village of Great Neck

Plaza was demographically majority-White. In a subsequent settlement agreement, the Village agreed to abolish the housing preferences tied to age and residency. The settlement did not address the Village's employment housing preferences, but the Village's current

Affordable Housing Law includes no housing preferences. See [LHS and FHJC v. Village of Great Neck Plaza, No. 2:14-cv-03307-ADS-AKT, slip op. \(E.D.N.Y.\)](#) and [Village of Great Neck Zoning Code, Section 225-83.7](#).

In 1998 the Massachusetts Coalition for the Homeless (MCH) and individual plaintiffs brought a class action in federal district court against eight Massachusetts public housing authorities (PHAs) located in the Massachusetts Towns of Abington, Avon, Bridgewater, Halifax, Holbrook, Middleborough, Pembroke, and Rockland, all majority-White municipalities. The PHAs held lotteries for Section 8 vouchers with a preference to “local residents” who lived or worked in the PHA and who would be listed ahead of non-residents. The individual plaintiffs were African American and Hispanic, did not reside within any of the PHAs, and would not have qualified for the residency preferences. The plaintiffs argued that the housing preferences for residents had a discriminatory effect on minorities because they favored local, predominantly White applicants. The court found that the residency preferences violated the FHA, noting an “overarching intuitive principle” that “. . . where a community has a smaller proportion of minority residents than does the larger geographical area from which it draws applicants to its Section 8 program, a selection process that favors its residents cannot but work a disparate impact on minorities.” See [Langlois v. Abington Hous. Auth., 234 F. Supp. 2d 33, 62 \(D. Mass. 2002\)](#).

Neighborhood-Specific Housing Preferences

Like residency preferences, case law shows that neighborhood-specific housing preferences likely will violate the FHA and related laws if the targeted population is not sufficiently diverse.

New York City implements a “community preference policy” that prioritizes applicants who reside in a community board district for available affordable housing units in that same district. Developers must assign 50 percent of new affordable units in accordance with this preference and must prioritize NYC applicants over non-NYC residents. In 2015, three women sued NYC, alleging that the City’s community preference policy violated the FHA and the NYC Human Rights Code by intentionally discriminating against and having a disparate impact on racial and ethnic minorities who live outside of these districts, or “neighborhoods of opportunity,” and by perpetuating existing segregation. The plaintiffs were African Americans who resided within NYC but outside of the Manhattan community board districts in which they applied for affordable housing units. These Manhattan districts are predominately White neighborhoods. See [Winfield v. City of New York, No. 15-CV-05236-LTS \(S.D.N.Y. Sept. 1, 2015\), 2015 WL 10853937](#).

In 2015, San Francisco adopted a resident housing preference that prioritized 40 percent of new affordable housing units for residents within a project’s supervisorial district or within one-half mile of the project. The City adopted this policy specifically to prevent displacement of existing African American residents. HUD prevented San Francisco from implementing this policy but later approved the housing preference when the City broadened the preference to include any San Francisco resident at extreme risk of displacement. See [SF.GOV, Get Priority in the Housing Lottery](#) and [Jeffery D. Jones, Workforce Housing and Housing Preference Policies Under the Fair Housing Act, 24 Lewis & Clark L.R. 1413, 1432-33 \(2020\)](#).

Developing a Legal Housing Preference Program

As outlined above, Westchester municipalities that adopt housing preferences must comply with the FHA, NYSHRL and WCFHL and must avoid both intentional and disparate impacts on protected classes. In most cases, housing preferences based on residency within a municipal jurisdiction will violate these laws if that jurisdiction’s population is predominately White and not diverse. Neighborhood-based housing preferences face a similar challenge; if the targeted neighborhood is not sufficiently diverse, the preference likely will violate the FHA, NYSHRL and WCFHL.

Housing preferences with broader target areas may avoid this problem, since larger geographical areas may have a more diverse population. For example, a settlement between the parties in [Comer v. Cisneros, 37 F.3d 775, 795 \(2d Cir. 1994\)](#) expanded residency preferences for Section 8 housing subsidies from that of a suburban area to countywide to include all residents in Buffalo, New York. See [Zachary C. Freund, Perpetuating Segregation or Turning Discrimination on its Head? Affordable Housing Residency Preferences as Anti-Displacement Measures, 118 Colum. L. Rev. 833, 870 \(2018\)](#).

Municipalities that take this approach should bear in mind that broadening the housing preference’s target area:

would require a race-conscious design . . . , which could invite controversy and legal challenges. Additionally, larger preference areas diminish the preference’s ability to protect against displacement at the hyperlocal level and to promote community preservation in individual neighborhoods. Residents of low-income, predominantly minority communities would compete for affordable housing in their neighborhoods on equal footing with residents of certain nearby—and potentially majority-white— neighborhoods, though they would also have equal access to affordable units in those other neighborhoods. *Id.*

Another way residency housing preferences may avoid legal challenge is to apply these preferences to a smaller proportion of available affordable housing. However, “[a] reduced preference will serve fewer residents and protect a more limited subset of the existing population against displacement. The proposed adjustment, therefore, is not one that would strengthen residency preferences so much as strike a compromise.” *Id.* at 869.

Like residential and neighborhood-based preferences, housing preferences based on employment or some other non-residential characteristic status may comply with fair housing law if the municipality can show that the preference’s target population is sufficiently demographically diverse and the targeted workforce is more diverse than the municipality’s population as a whole.

The NYS Division of Housing and Community Renewal (NYSHCR) developed the [Affirmative Fair Housing Marketing Plan Guide for Managing Agents, Owners, and Developers](#), which outlines the following steps that municipalities should follow to create housing preferences for residents, municipal workers, and other types of preferences that do not violate fair housing law.

To develop a housing preference for local residents:

- Indicate if the project requests a community residency preference.
- Describe the preference's geographic scope.
- Explain the reason for the residential preference and provide a documented need for the preference.
- Describe the extent of the preference. At what stage will the preference be effective and to what percentage of units will the preference apply?
- Provide demographic evidence showing that the residential preference will not have discriminatory effect on protected classes in violation of the FHA and NYSHRL.

To develop a housing preference for municipal workers:

- Explain the preference's scope.
- Describe why a preference for municipal workers is needed.
- Describe the extent of the preference. At what stage will the preference be effective and to what percentage of units will the preference apply?
- Do not include durational conditions that require applicants to be a resident for a certain amount of time prior to applying.
- Provide demographic evidence showing that the municipal worker preference will not have discriminatory effect on protected classes in violation of the FHA and NYSHRL. Appropriate documentation includes the most recent American Community Survey 5-Year Estimates for the geographic area to which the preference applies and the surrounding geographic areas where anticipated applicants likely reside.

To develop other types of housing preferences:

- Describe the type and scope of the preference.
- Explain the reason for the requested preference.
- Describe the extent of the preference. At what stage will the preference be effective and to what percentage of units will the preference apply?
- Provide demographic evidence showing that the proposed preference will not have discriminatory effect on protected classes in violation of the FHA and NYSHRL.

To provide demographic evidence, localities should collect and examine demographic data for the affected populations to determine the likely impacts of any housing preference program. See [Jeffery D. Jones, Workforce Housing and Housing Preference Policies Under the Fair Housing Act, 24 Lewis & Clark, L.R. 1413, 1432 \(2020\)](#).

Housing Preference Examples

Below, this section presents example residency, workforce, Veteran-based, artist-based, and other housing preference programs.

Veteran-Based Housing Preferences

New York Private Housing Finance Law Section 31 allows housing preferences for Veterans (or their surviving spouses) who reside in NYS and who served on active duty during a time of war as defined in NYS Civil Service Law Section 85.

Artist-Based Housing Preferences

The NYSHCR Fair and Equitable Housing Office (FEHO) adopted an Artist Preference Policy in 2022, recognizing that housing preferences for artists are good for communities and are permissible under federal law and are allowed in NYSHCR-financed federal Low-Income Housing Tax Credit housing if the artist-based preference applies only to a small proportion of available affordable housing, a market demand analysis is conducted, FEHO approves the proposed preference, designated units are spread equally across all income bands, associated marketing is directed at diverse populations, and the preference complies with any additional affordability requirements. For more information about this policy, see [NYSHCR, Fair Housing and Equitable Office, NYSHCR Artist Preference Policy \(2022\)](#).

Local Residency & Workforce Preferences

Below are sample local residency and workforce preferences, however, this memo does not analyze whether these laws are consistent with fair housing requirements.

Westchester County Model Ordinance

Westchester County's "Affordable Affirmatively Furthering Fair Housing Units Model Ordinance Provisions" specifically provide that "zoning provisions may address a process to target non-resident workforce of a municipality for occupancy of not more than 25% of the affordable AFFH units in a particular development if a legal and feasible means is identified to show such targeted nonresident workforce

is more diverse than the existing resident population.” See [WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING IMPLEMENTATION PLAN, Appendix D-1\(i\): Model Ordinance Provisions](#).

Town of Pound Ridge Application

Pound Ridge’s affordable housing law includes marketing criteria stating that “not more than 25% of the affordable fair housing units in a particular development may be marketed to the Town’s nonresident workforce if it can be shown that such targeted nonresident workforce is more diverse than the existing resident population in the Town.” See [Town of Pound Ridge Code Section 113-100\(H\)\(2\)](#).

New Rochelle

New Rochelle’s Affordable Housing Law requires new residential and mixed-use developments with more than two new dwelling units to include a minimum number of affordable units. The law includes a housing preference for affordable units created outside of the Downtown Overlay Zone (DOZ) that prioritizes, in this order, (1) eligible members of New Rochelle’s workforce (e.g., uniformed City workers, teachers, etc.) who are existing residents, (2) eligible New Rochelle residents, (3) other eligible members of the workforce of New Rochelle, and (4) other eligible individuals. The law also includes a housing preference for units inside the DOZ that prioritizes, in this order, (1) existing eligible residents living on sites that have opted into the DOZ, (2) existing eligible residents of the DOZ, (3) eligible members of the workforce of New Rochelle (e.g., uniformed City workers, teachers, etc.), (4) Eligible New Rochelle residents, and other eligible individuals. See [City of New Rochelle Code Section 331-152\(C\)\(6\)](#).

Peekskill

Peekskill’s Affordable and Workforce Housing law requires a minimum number of affordable units and workforce units within all new residential or mixed-use developments of ten or more dwelling units created by subdivision or site development plan approval. The law includes a housing preference for “income-eligible residents who have resided within the City of Peekskill for the immediately preceding five years.” See [City of Peekskill Code Section 155-3](#).

Town of Pawling

The Town of Pawling’s Affordable Housing Units law allows affordable housing development in any residential district via special permit and grants density bonuses in exchange for affordable housing construction. The law’s occupant selection standards determine occupancy via a tiered housing preference system. Preference is given to applicants who are income-eligible and a member of one of four tiers. Tier 1 prioritizes municipal employees, school district employees who reside in the Town, and volunteer fire company and ambulance corp members who live and/or serve the Town. Applicants must have held a Tier 1 position for at least two years. Tier 2 prioritizes Town residents who are 62 years old or older, Town residents who are 30 years old or younger, residents who are U.S. Armed Forces Veterans, and those who work in Pawling. Applicants prioritized under Tier 2 must have resided or worked in Pawling for at least two years. If Tier 1 or Tier 2 applicants are exhausted or do not exist, a lottery is held to select from Tier 3, which includes any Town resident or worker who meets income eligibility requirements. If Tier 3 applicants are exhausted or do not exist, a lottery is held to select from Tier 4, which includes any income eligible resident of the Town’s housing region.

See [Town of Pawling Code Section 55-6](#).

Resources

Zachary C. Freund, *Perpetuating Segregation or Turning Discrimination on its Head? Affordable Housing Residency Preferences as Anti-Displacement Measures*, 118 Colum. L. Rev. 833, 870 (2018), available at <https://columbialawreview.org/content/perpetuating-segregation-or-turning-discrimination-on-its-head-affordable-housing-residency-preferences-as-anti-displacement-measures/>.

Jeffery D. Jones, *Workforce Housing and Housing Preference Policies Under the Fair Housing Act*, 24 Lewis & Clark. L.R. 1413, 1432 (2020), available at https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3717939.

NYSHCR, *Affirmative Fair Housing Marketing Plan Guide for Managing Agents, Owners, and Developers* (2022), available at <https://hcr.ny.gov/system/files/documents/2022/09/doc-c-hcr-afhmp-guidance-20220912.pdf>

NYSHCR, *Fair Housing and Equitable Office, NYSHCR Artist Preference Policy* (2022), available at https://hcr.ny.gov/system/files/documents/2022/02/20220122-artist-preference-policy_0.pdf.

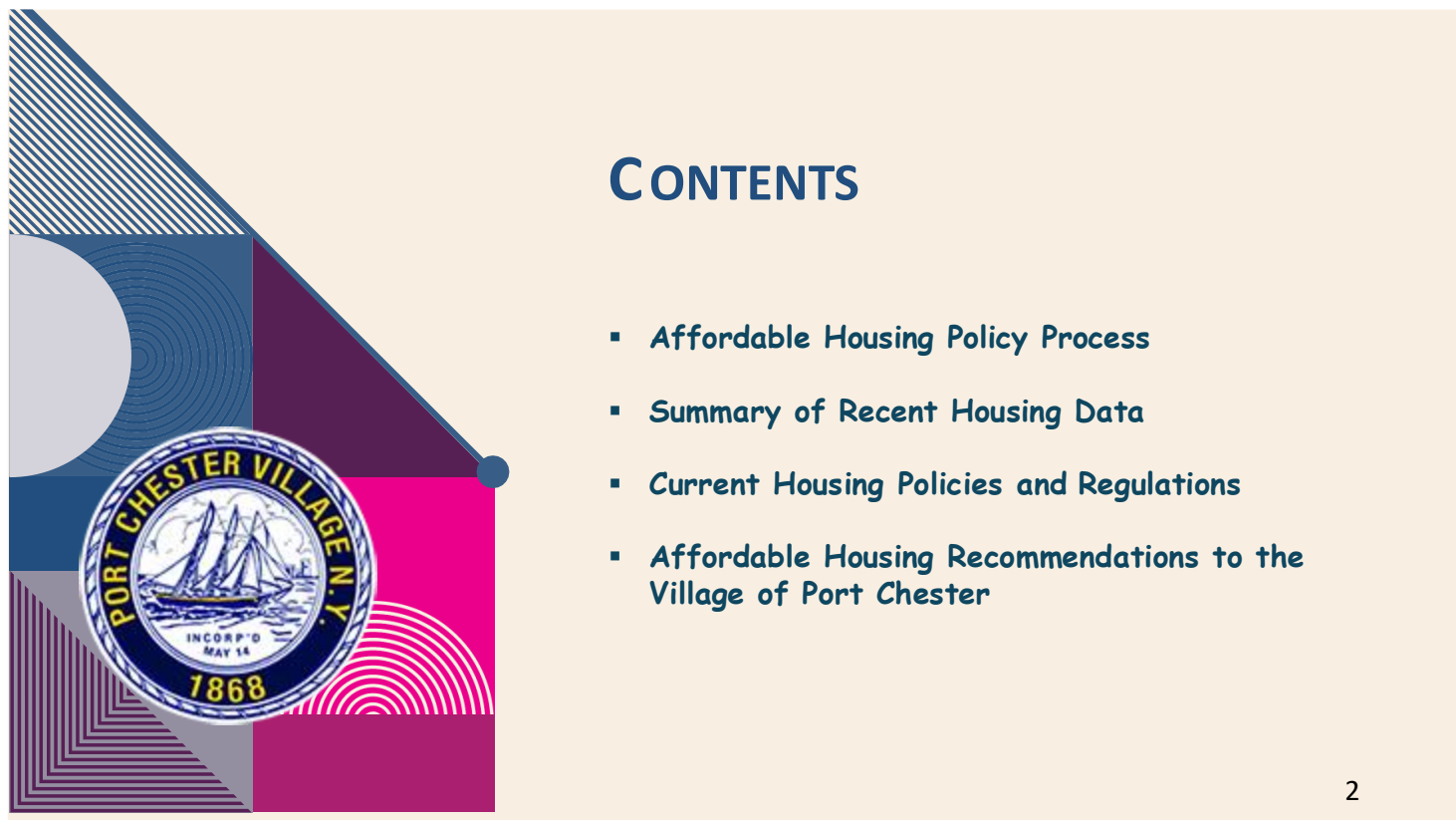
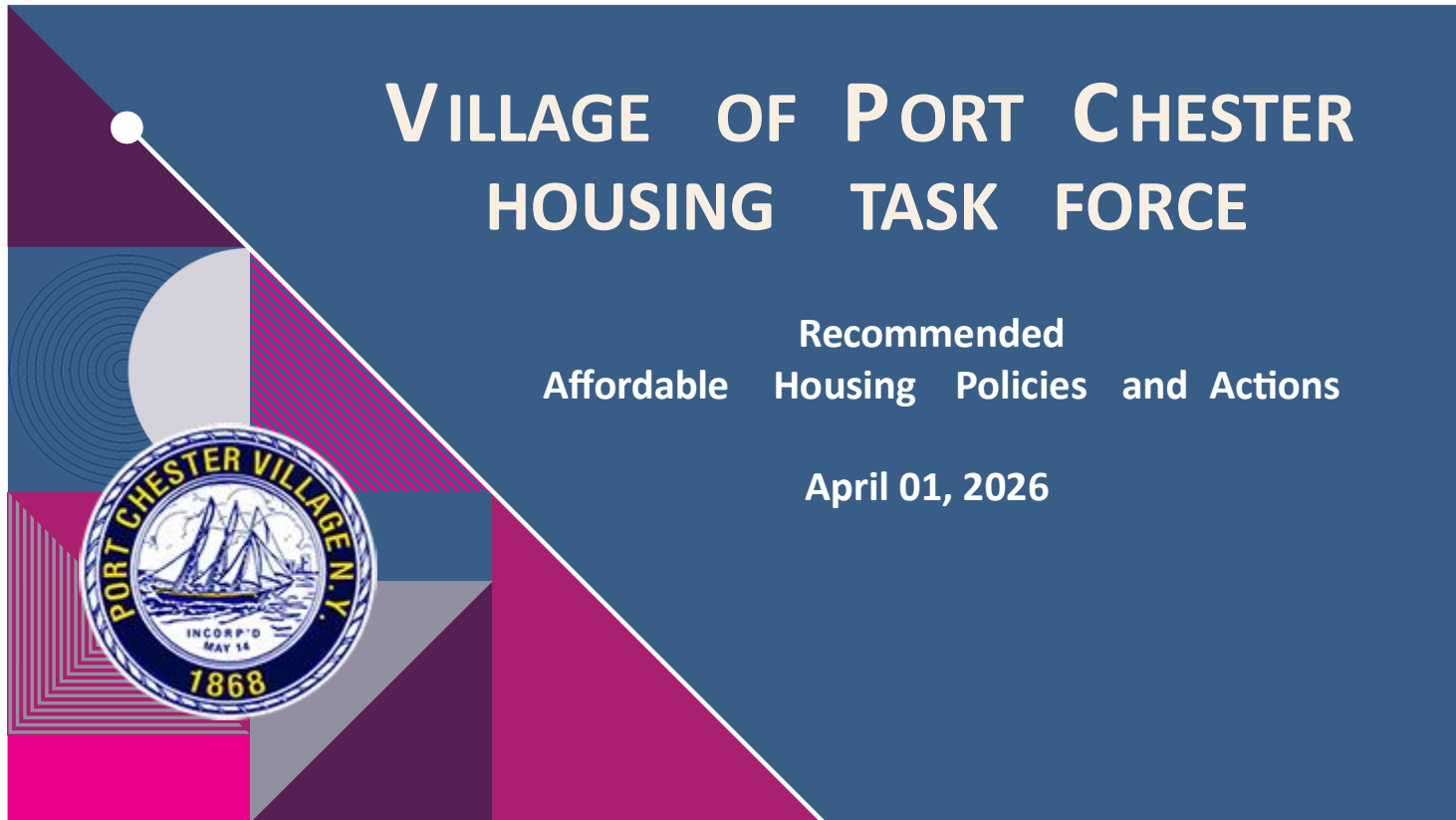
Email sent to Rose/ Tiffany with full list of Current Task Force Topics Hi Rose / Tiffany,
Just wanted to check in to see if you would have the local preference information available for our next meeting on February 13, 2025. If yes, would you be available to meet with the Task Force to present it?

Additional FYI - The Task Force identified our initial listing of Task Force topics that we want to focus on for the remainder of our tenure. I would appreciate your additions and or removals from this list. Your thoughts and comments, if any, that would assist us in drafting our “Interim Status Report”. The topics we plan to work on are:

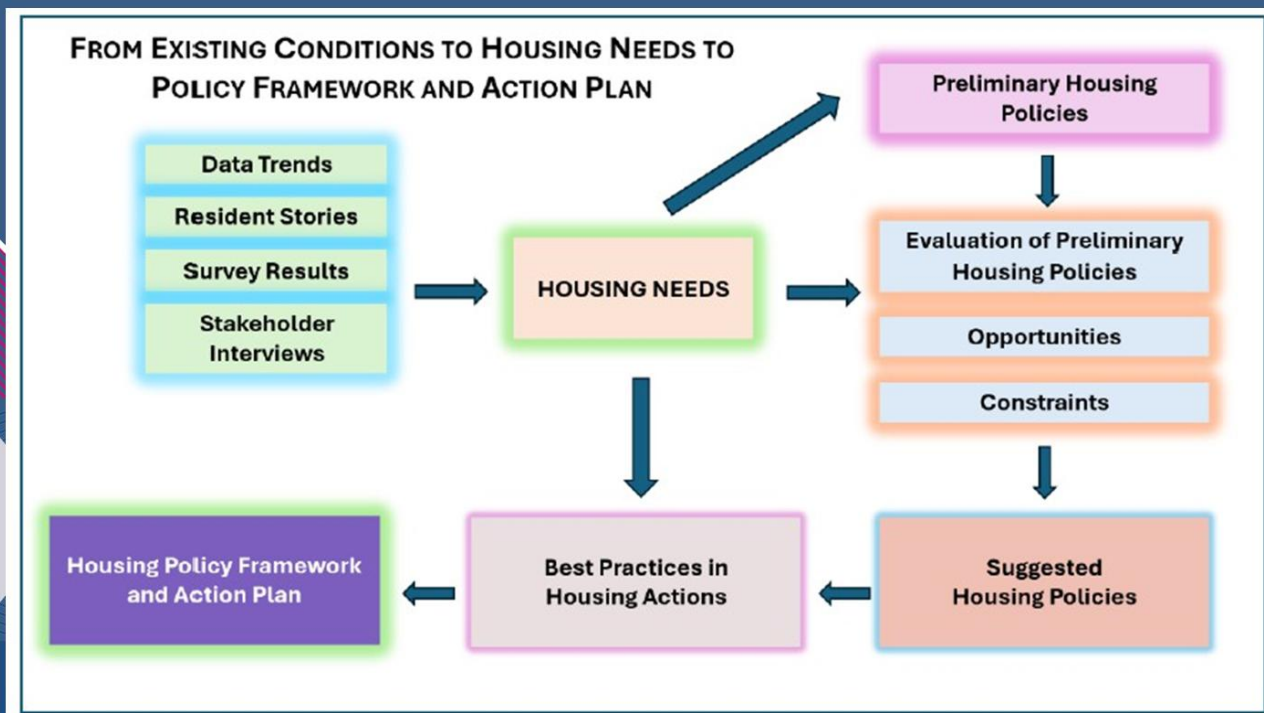
- Good Cause Eviction (explore recommending the Village opt in or remain opted out): This is something that we don’t have expertise in.

- ADU/ Boarding Room (explore recommending zoning changes to allow): Happy to assist with ADU legislation. It would be helpful, if someone from the Task Force can find out where the Village is in their process and whether there is current legislation that they are reviewing. If so, would they be willing to share with the Committee and would they be interested in receiving comments from the Task Force.
- Affordable Ownership Opportunities and Funding (what funding is out there and will it work for Port Chester): Rose will send you some guidance regarding types of projects and the funding that they receive. One of the first steps of the Task Force might be to start to consider sites in the Village that may be ripe for development.
- Density Bonuses/Overlay Zones (explore recommending zoning changes to encourage more affordable units): We can assist, but the first step in such a review would be for the Task Force to think about and maybe let us know potential areas in the Village that such a zoning recommendation would be applicable. Areas for consideration might include: infrastructure, transportation access, buildout potential, site availability, connection to services, etc.
- County, State and Federal Funding for purchasing land to develop affordable housing (explores sites and programs to sell back land to developers to build all affordable buildings with varying levels of affordability) It would be great if the Task Force can begin to think of 5-10 sites that they would be interested in pursuing building affordable housing on
- Local Preference (can we do it or not and how will it work, including displaced person preferences): Rose to send memo next week
- ETPA expansion/replacement (explore options of whether to expand or replace ETPA with another option): This isn't something we typically work on
- Village Administration of affordable housing (who will manage all our housing and how will it be funded) Good to put into list of recommendations and if Village wants to explore further, we are happy to provide advice
- Converting existing properties to affordable units via incentives for landlords/developers (explore funding sources and programs, including renovation programs) There isn't much funding to do this. Village would need to find ways to incentivize.
- Rent Subsidy opportunities to increase affordability (explore what programs and funding exist)
- Explore recommending the Building and Realty Institution's education program for municipal planners: We have a local legislator 101 Housing training program coming up on April 3rd. We can share this with the Village and see if they would like to attend along with their municipal planner.
- Explore ways to fast-track development timelines/approvals for affordable housing This is great to put within the list of recommendations and if the Village would like to explore this further, we can assist in collaborating more formally

10) POWER POINT PRESENTATION OF REPORT TO THE BOARD OF TRUSTEES

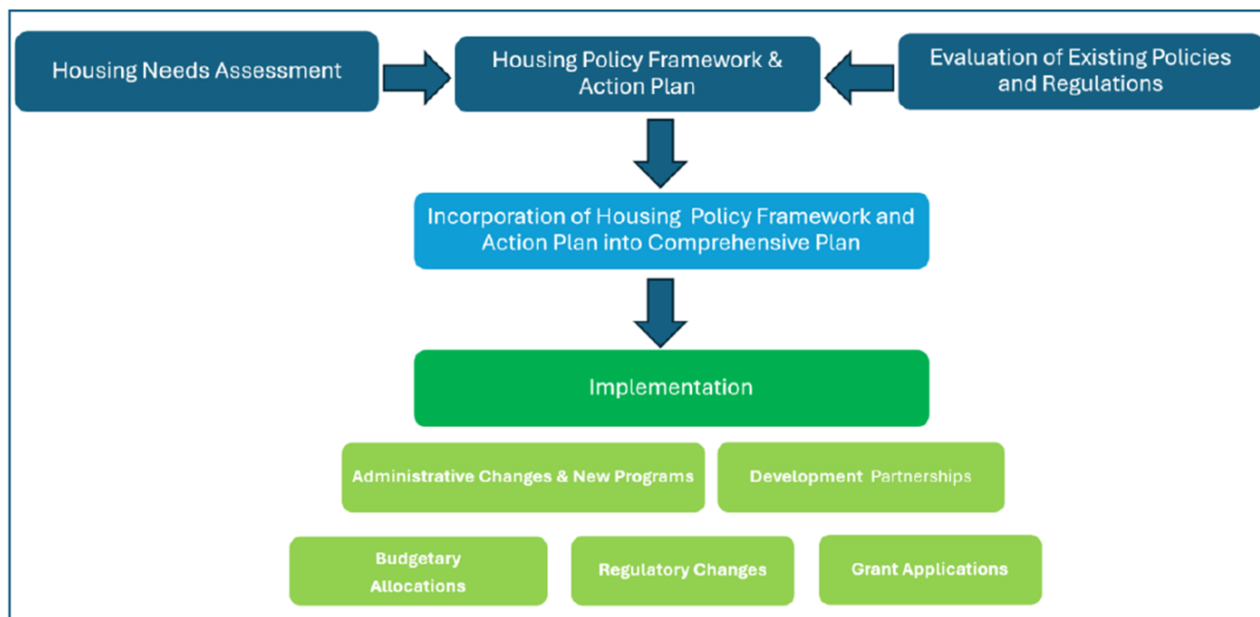


HOUSING POLICY PROCESS I



HOUSING POLICY PROCESS II

Implementation Pathway for Housing Policy Framework and Action Plan

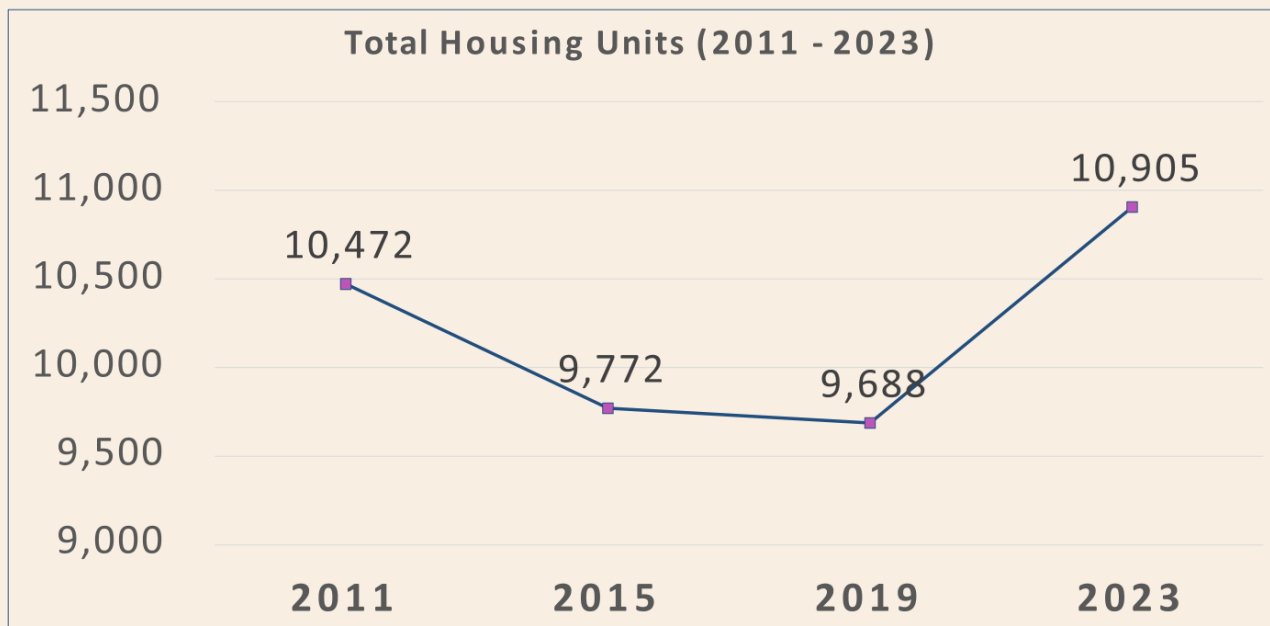


DATA TRENDS: DEMOGRAPHIC SHIFTS

Total Population					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	28,772	29,406	29,342	31,162	2,390
Hispanic Population					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	15,472	18,751	18,755	18,613	3,141
% of Total	54%	64%	64%	60%	6%
Black Population					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	2,571	1,959	1,464	3,199	628
% of Total	9%	7%	5%	10%	1%
Children					
	2011	2015	2019	2023	Change 2011 - 2023
Over 18	22,260	22,863	22,651	25,103	2,843
Under 18	6,512	6,543	6,691	6,059	-453
Seniors					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	3,352	3,118	3,825	4,038	686
% of Total	12%	11%	13%	13%	1%

5

DATA TRENDS: HOUSING SUPPLY



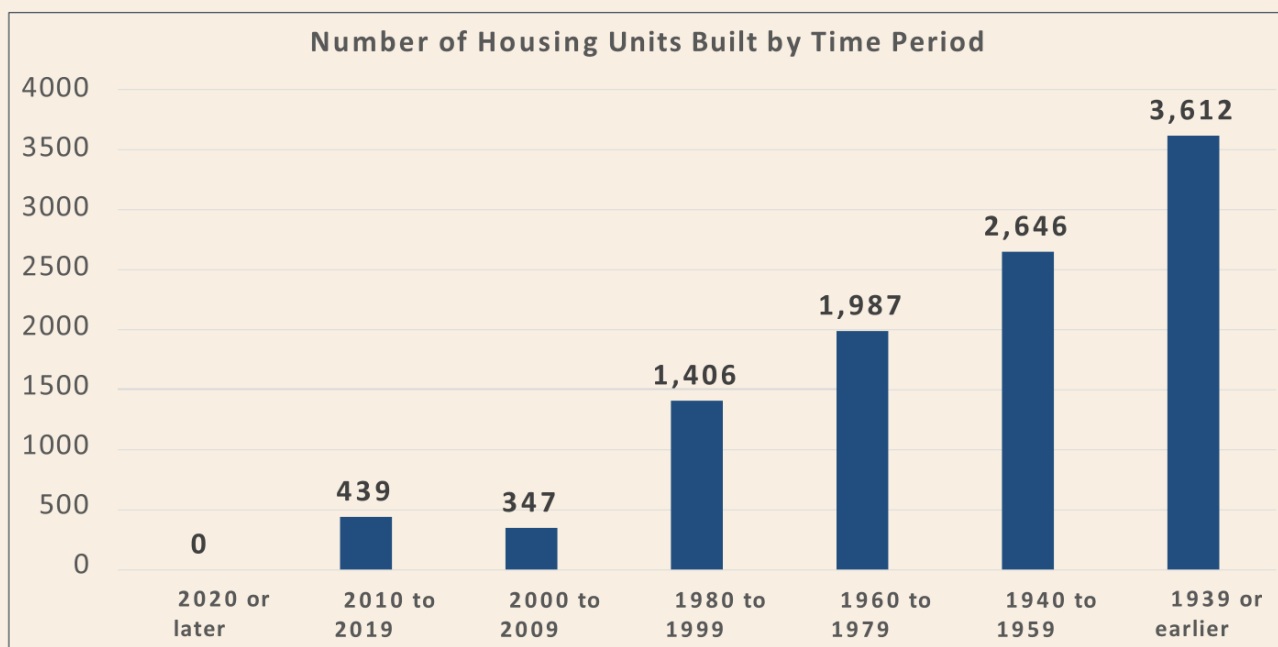
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DATA TRENDS: HOUSING SUPPLY

Distribution of Occupied Housing Units		
	#	%
1, detached	2,504	24
1, attached	1,143	11
2 apartments	2,002	19.2
3 or 4 apartments	876	8.4
5 to 9 apartments	660	6.3
10 or more apartments	3,214	30.8
Mobile home or other type of housing	38	0.4
Total	10,437	

7

DATA TRENDS: HOUSING SUPPLY



8

DATA TRENDS: HOMEOWNERSHIP RATE

Homeownership (2011 - 2023)				
	2011	2015	2019	2023
Renters	5,501	5,206	5,122	5,569
Homeowners	4,507	3,876	3,950	4,868
Total Occupied Unit	10,008	9,082	9,072	10,437
Homeownership Rate	45%	43%	44%	47%

9

DATA TRENDS: HOUSING COST BURDEN

Percentage of Households Paying more than 30% of Income Toward Housing Costs		
	2013	2023
Village of Port Chester		
Renters	62.8%	50.3%
Homeowners with a Mortgage	60.9%	47.3%
Westchester County		
Renters	56.3%	53.0%
Homeowners with a Mortgage	44.2%	34.3%

10

FACTORS IMPACTING COST BURDEN

Change in Median Household Income (2011 - 2023)					
	2011	2015	2019	2023	Change (2011 - 2023)
Unadjusted for Inflation	\$ 56,127	\$ 55,437	\$ 77,845	\$ 99,916	78%
Adjusted to 2023 Dollars	\$ 76,078	\$ 71,262	\$ 92,866	\$ 99,916	31%

Year Householder Moved Into the Unit		
	#	%
Moved in 2021 or later	450	4.3
Moved in 2018 to 2020	2023	19.4
Moved in 2010 to 2017	3197	30.6
Moved in 2000 to 2009	2321	22.2
Moved in 1990 to 1999	1328	12.7
Moved in 1989 and earlier	1118	10.7

MARKET TRENDS: RENTALS

Asking Rents for Apartments Listed September 11th, 2025					
Unit Type	Address	Baths	Rent	Square Footage	Notes
Studio	108 S Main St #504	1	\$2,440 – \$3,040		The Magellan, pet-friendly
Studio	201 Willett Ave	1	\$2,467 – \$4,511		The Castle, pet-friendly
Studio	169 N Main St #103	1-2	\$2,065 – \$5,114		The Abendroth, pet-friendly
Studio	1 N Main St #310	1-2	\$2,399 – \$3,474		Port & Main, pet-friendly
Studio	120 N Pearl St #401	1-2	\$2,355 – \$3,695		The Modern Port Chester, pet-friendly
Studio	N/A	1	\$2,350		Home Sweet Home Properties, pet-friendly
Studio	1 Landmark Sq #527	1	\$2,200	727 sqft	Pet-friendly
Studio	N/A	1	\$1,900		Home Sweet Home Properties, pet-friendly
1 Bedroom	411 Westchester Ave	1	\$2,495		Anthos Property Management
1 Bedroom	N/A	1	\$1,950 – \$2,450		Various
1 Bedroom	1 Landmark Sq #628	1	\$3,150	1,200 sqft	Oxford Property Group
1 Bedroom	N/A	2	\$2,495		Harborview Properties
2 Bedroom	14 University Pl	1	\$2,895		Amber Property Management, pet-friendly
2 Bedroom	N/A	2	\$2,800	1,000 sqft	Ntrust Realty LLC
2 Bedroom	N/A	1	\$3,000		Home Sweet Home Properties
2 Bedroom	N/A	1	\$2,400	750 sqft	Home Sweet Home Properties
2 Bedroom	1 Avon Cir	1	\$3,150	1,000 sqft	Pet-friendly
2 Bedroom	N/A	2	\$3,999	1,500 sqft	Final Destination Homes
3 Bedroom	N/A	1	\$3,700		Home Sweet Home Properties, pet-friendly
3 Bedroom	N/A	1	\$2,900 – \$3,800		Home Sweet Home Properties, pet-friendly
3 Bedroom	450 Ellendale Ave #2	1	\$3,200	1,200 sqft	Rye Port International Real Estate
3 Bedroom	15 Bent Ave #1R	1	\$3,247	950 sqft	Pet-friendly
4 Bedroom	7 Bush Ave #2	2	\$4,000	1,129 sqft	RE/MAX Prestige Properties, pet-friendly

MARKET TRENDS: RENTALS

Typical Rent Ranges

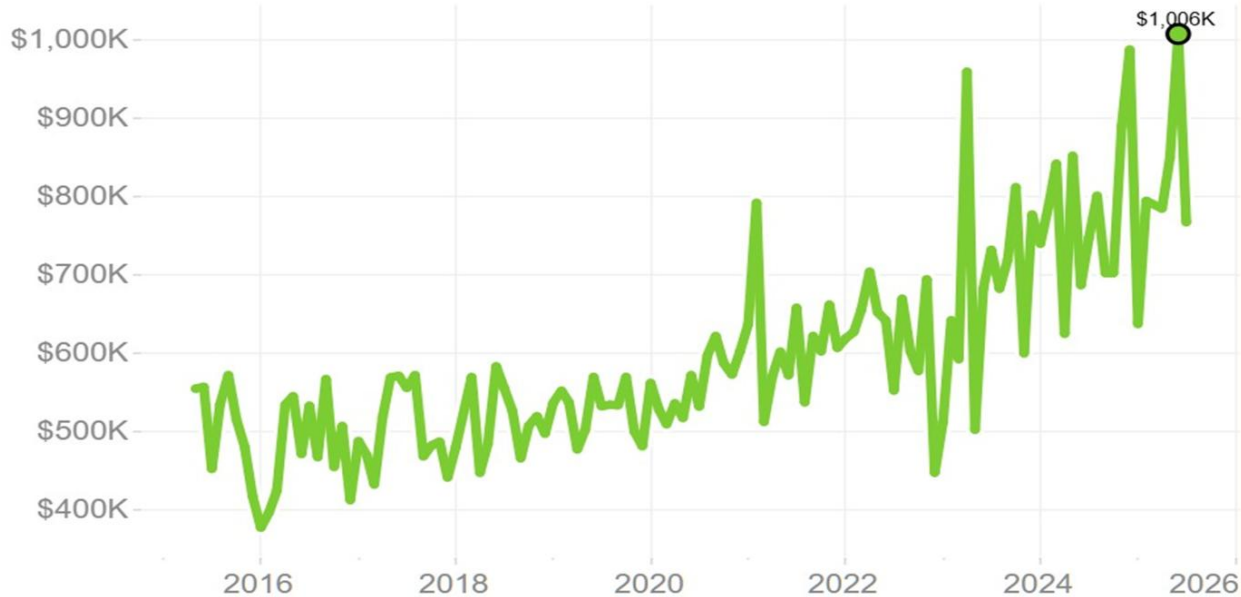
- Studios: \$1,900 – \$2,440/mo
- 1-Bedroom: \$1,950 – \$3,150/mo
- 2-Bedroom: \$2,350 – \$3,850/mo
- 3-Bedroom: \$2,900 – \$3,800/mo
- 4-Bedroom: Around \$4,000 – \$5,000/mo

Notable Properties:

- The Magellan: Studio-1 Bed, \$2,440 – \$3,040
- The Castle: Studio-2 Beds, \$2,467 – \$4,511
- The Abendroth: Studio-2 Beds, \$2,065 – \$5,114
- Port & Main: Studio-2 Beds, \$2,399 – \$3,474
- The Mariner: 1-2 Beds, \$2,895 – \$4,595

MARKET TRENDS: SINGLE FAMILY HOME SALES

Median Sale Price



SYNTHESIS: PRELIMINARY LIST OF HOUSING NEEDS

- Increased production of affordable housing units to support a growing population
- Expanded supply of affordable rental units to meet the needs of lower-income residents priced out of most of the newer housing units
- Protections against displacement
- Financial support to rehabilitate older homes
- Increased housing options for seniors and veterans
- Expanded opportunities for affordable homeownership
- More support, awareness, and information on affordable housing needs

15

LOOKING BACKWARDS...

The 2012 Comprehensive Plan addressed a variety of housing issues, one of which was housing affordability.

Port Chester Comprehensive Plan Housing Policies (2012)	
Housing Policy	Proposed Implementation Actions
Increase Housing Density in Target Areas	▪ Focus higher -density residential development near transit hubs and commercial corridors. ▪ Implement Form-Based Code to encourage mixed -use development.
Promote Affordable Housing	▪ Require that a percentage of new residential units be affordable to households earning 60% of the Area Median Income (AMI). ▪ Utilize tools like the Affordable Housing Fund to support the development of affordable units.
Enhance Housing Quality and Livability	▪ Establish design guidelines to ensure new housing complements the character of existing neighborhoods. ▪ Implement building and lot standards to maintain aesthetic and functional quality.
Encourage Sustainable Housing Practices	▪ Promote energy -efficient building standards and sustainable construction practices. ▪ Incentivize the use of renewable energy sources in new housing developments.
Support Housing for Diverse Populations	▪ Ensure housing options are available for various demographics, including seniors, families, and individuals with disabilities. ▪ Implement Universal Design principles to accommodate diverse needs.
Coordinate Housing Development with Infrastructure Capacity	▪ Conduct infrastructure capacity assessments to ensure that utilities and services can support new housing. ▪ Plan for phased development to align housing growth with infrastructure improvements.

MOVING FORWARD.....

PCHTF reviewed the housing policies and actions in the 2012 Comprehensive Plan as well as the 2022 Housing Needs Assessment conducted by Pattern for Progress.

Based on these documents along with the preliminary set of housing needs (see Slide 15), the following slides present a set of affordable housing policies and actions that the Task Force recommends to the Village of Port Chester as meriting further evaluation during the forthcoming update to the Comprehensive Plan.

17

MOVING FORWARD.....

FINDINGS AND RECOMMENDATIONS INCREASE AFFORDABLE HOUSING SUPPLY

- Require deeper levels of affordability or tiered affordability as part of the Village's Inclusionary Housing requirements
- Establish a community land trust
- Require higher commitments of affordable housing production for any PILOT award
- Change zoning to enable higher and medium density housing in areas where appropriate and with deeper levels of affordability required
 - Evaluate potential for higher affordability requirements in zones currently allowing for high densities (i.e. CD-6, CD-6T)
 - Identify other areas / zoning districts suitable for density bonuses in exchange for affordable housing production
- Make it easier for homeowners to construct accessory dwelling units on their property
 - Identify funding programs (such as Habitat for Humanity's Plus One ADU Program) that could provide financial assistance for ADU construction to low and middle -income households

18

MOVING FORWARD....

FINDINGS AND RECOMMENDATIONS

ADDRESS DISPLACEMENT IMPACTS OF NEW DEVELOPMENT AND RISING HOUSING COSTS

- Require developers to mitigate displacement impacts through monetary compensation, relocation referrals, advertise new units to former residents, and contribute to the Fair Mitigation Fund
 - Establish entity or staff to monitor receipt and disbursement of displacement relief funds
 - Evaluate legal viability of prioritizing displaced persons for affordable units
- Prioritize affordable units for Local Preference: Consider incorporating a small percentage of affordable units for Port Chester residents without changing the current demographics to avoid Fair Housing litigation.
- Provide financial assistance to lower-income residents for repairing older homes

19

MOVING FORWARD...

FINDINGS AND RECOMMENDATIONS

EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP

- Support the creation of a Community Land Trust
- Solicit developers to create multi-family cooperative ownership or condo model housing with the inclusion of some affordable homeownership units
- Promote the construction of 2 or 3 family owner-occupied homes
- Work with a non-profit partner to provide homeownership educational classes that cover purchasing and maintaining a home

20

MOVING FORWARD...

FINDINGS AND RECOMMENDATIONS

EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP

- Support the creation of a Community Land Trust
- Solicit developers to create multi-family cooperative ownership or condo model housing with the inclusion of some affordable homeownership units
- Promote the construction of 2 or 3 family owner-occupied homes
- Work with a non-profit partner to provide homeownership educational classes that cover purchasing and maintaining a home

20

MOVING FORWARD...

FINDINGS AND RECOMMENDATIONS

SUPPORT THE DEVELOPMENT OF AFFORDABLE HOUSING FOR SENIORS AND VETERANS

- Provide developers with density bonuses for housing projects that include a set percentage of units reserved as affordable Senior and Veteran housing and Supportive Housing.
- Solicit development proposals for Senior and Veteran housing on any publicly owned sites deemed appropriate for the development of multi-family housing
- Streamline development approval process for adaptive reuse of existing buildings for affordable Senior and Veteran housing
- Work with private property owners to apply for a Restore NY grant to adaptively reuse vacant buildings for affordable Senior and Veteran housing

21

MOVING FORWARD...

FINDINGS AND RECOMMENDATIONS

INCREASE SUPPORT AND AWARENESS OF AFFORDABLE HOUSING NEEDS

- Assign a housing coordinator (or engage an external entity) to monitor housing needs, manage affordable housing units, and track affordable housing financing opportunities.
- Provide a dedicated page on the Village website that includes information on housing resources in both English and Spanish
- Undertake a study focused on the unique housing needs of the Village's immigrant population

AUG 10 2026

RECEIVED

August 10 - 2026

To the Village of Port Chester Board of Trustees,
This letter is asking for permission to use
one side of Oak St, Grove St. Parking^{lot} to which
is the one on the right side turning in from
Oak St.

Shelley Mayer our State Senator will be
honoring me on Sunday August 23, 2026 at
St Francis Ame Zion Church immediately following
our eleven am morning worship service. The
reason I am asking for those parking spaces is
because of the Redemption Church which has
three services every Sunday which do not allow
St Francis too many parking spaces, which we
utilized in the past. I need parking for some
elected official and my invited guests.
The use of the parking lot in the past has
helped us tremendously and we appreciate your
consideration for the use of your parking
spaces for this event.

Thanks in advance
Martha Bell



Port Chester Village Board of Trustees