



Village of Port Chester
 222 Grace Church Street
 Port Chester, NY 10573

PUBLIC NOTICE

OPEN IMMEDIATELY - TIME SENSITIVE

PUBLIC NOTICE

Village of Port Chester Comprehensive Plan, Zoning Amendments and Amendments to the Village Official Zoning Map Implementing the Comprehensive Plan

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester, New York, will hold a public hearing on Monday, July 16, 2012 and Monday, August 6, 2012 at 7:00 p.m. or as soon thereafter in the Village Justice Court Courtroom, 350 North Main Street, Port Chester, New York, to consider the advisability of a adopting the Comprehensive Plan and to consider the advisability of a local law amending the Code of the Village of Port Chester, Chapter 345, "Zoning", and the Official Zoning Map of the Village of Port Chester, implementing the Comprehensive Plan.

An electronic copy of the Comprehensive Plan and the Local Law and Zoning Map can be downloaded from the Village's website www.portchesterny.com (located on the Home Page "Where do I go for?" section at the Comprehensive Plan Public Hearing July 16, 2012 link). Paper copies of the Comprehensive Plan, Local Law and Zoning Map are available for viewing at Village Hall, 222 Grace Church Street, Port Chester, N.Y. 10573 and the Port Chester-Rye Brook Library, 1 Haseco Avenue, Port Chester. For more information call (914) 937-6780

Interested persons will be afforded the opportunity to be heard at this time.

I. Highlights of the Zoning Text Amendments

A. Residential Zones:

- Makes strategic upzonings
- Reduces floor area ratio in all residential districts
- Reduces maximum allowable building height in the RA3 and RA4 Districts
- Renames the C2 Central Business District to the Main Street Business District
- Eliminates the PTD Planned Tower Development District

B. Non-residential Zones:

Commercial

- Renames the C2 from a Central Business District to a new C2 Main Street Business District
- Renames and modifies the C3 Design Office and Commercial District to an Office and Commercial District
- Modifies the C4 General Commercial District
- Establishes a new C5 Train Station Mixed use District
- Establishes a new C5T Downtown Mixed Use Transitional District
- Eliminates the PRSP Planned Railroad Station Plaza Development District

Waterfront

- Rezones portions of the waterfront area to DW Design Waterfront Development District

United Hospital Site

- Establishes a new PMU Planned Mixed Use District

C. Other New Provisions:

- Provides for a fee in lieu of open space per unit in the C2, C5 and C5T Districts

- Establishes a Building Height and Floor Area Bonus Program
- Deletes the provision for Cluster Development in the R2F District
- Amends the Schedule of Regulations for Residence and Non-Residence Districts

II. Amendments to the Official Zoning Map

C2 to C5 Address	Section, Block and Lot	Existing Zoning	Proposed Zone
101-111 Westchester Ave	142.30-2-24	C2	C5
12 King St	142.30-2-25	C2	C5
136 Irving Ave	142.22-2-3	C2	C5
139 Irving Ave	142.22-2-72	C2	C5
14 King St	142.30-2-26	C2	C5
143 Irving Ave	142.22-2-71	C2	C5
143 Westchester Ave	142.30-2-21	C2	C5
144 King St	142.22-2-67	C2	C5
145 Irving Ave	142.22-2-70	C2	C5
145 Westchester Ave	142.30-2-20	C2	C5
146-148 Irving Ave	142.22-2-5	C2	C5
147 Irving Ave	142.22-2-69	C2	C5
151 Westchester Ave	142.30-2-19	C2	C5

153-157 Westchester Ave	142.30-2-18	C2	C5
16-18 King St	142.30-2-27	C2	C5
20 Broad St	142.30-2-22	C2	C5
20-24 King St	142.30-2-28	C2	C5
30 Broad St	142.22-2-2	C2	C5
34-36 Broad St	142.22-2-73	C2	C5
38 Broad St	142.22-2-74	C2	C5
40 Broad St	142.22-2-75	C2	C5
46 Broad St	142.22-2-76	C2	C5
5 N Pearl St	142.30-2-2	C2	C5
50 Broad St	142.22-2-77	C2	C5
9 -11 N Pearl St	142.30-2-1	C2	C5
Broad St	142.22-2-1	C2	C5
Broad St	142.30-2-23	C2	C5
Broad St	142.30-2-23.1	C2	C5
Irving Ave	142.22-2-4	C2	C5
King St	142.30-2-29	C2	C5
King St	142.23-1-1	C2	C5
N Pearl St	142.22-2-68	C2	C5

C2 to C5T
Address **Section, Block and Lot** **Existing Zoning** **Proposed Zone**

10 S Main St	142.30-2-49	C2	C5T
106 Westchester Ave	142.30-2-54	C2	C5T
11 Pearl St	142.30-2-3	C2	C5T
110 Westchester Ave	142.30-2-55	C2	C5T
112 Westchester Ave	142.30-2-56	C2	C5T
114-122 Westchester Ave	142.30-2-63.1	C2	C5T
14 S Main St	142.30-2-48	C2	C5T
140 Westchester Ave	142.30-2-65	C2	C5T
148-150 Westchester Ave	142.30-2-17	C2	C5T
15 E Broadway	142.30-2-58	C2	C5T
16 S Main St	142.30-2-47	C2/C4	C5T/C2
18 S Main St	142.30-2-46	C2/C4	C5T/C2
2 S Main St	142.30-2-53	C2	C5T
20 S Main St	142.30-2-45	C2	C5T
21 E Broadway	142.30-2-59	C2	C5T
22 S Main St	142.30-2-44	C2	C5T
4 S Main St	142.30-2-52	C2	C5T
6 S Main St	142.30-2-51	C2	C5T
7 E Broadway	142.30-2-57	C2	C5T
8 S Main St	142.30-2-50	C2	C5T
9 New Broad St	142.30-2-63	C2/C4	C5T/C4

C2 to DW
Address **Section, Block and Lot** **Existing Zoning** **Proposed Zone**

	142.23-2-8	C2	DW
	142.23-2-9	C2	DW
1 Mill St	142.23-2-7	C2	DW
10 Mill St	142.23-2-10	C2	DW
1-11 Willett Ave	142.23-2-16	C2	DW
13 Mill St	136.79-2-45	C2	DW
141 Abendroth	142.23-2-47	C2	DW
14-20 Willett Ave	142.23-2-17	C2	DW
15-17 Mill St	142.23-2-5	C2	DW
181-183 N Main St	142.23-2-1	C2	DW
183-195 N Main St	136.79-2-44	C2	DW
19 Mill St	142.23-2-3	C2	DW
2 Highland St	142.23-2-14	C2	DW
21 Abendroth Ave	142.23-2-11	C2	DW
21 Mill St	142.23-2-2	C2	DW
25 Abendroth Ave	142.23-2-12	C2	DW
Mill St	142.23-2-4	C2	DW
Mill St	142.23-2-6	C2	DW

C4 to C2
Address **Section, Block and Lot** **Existing Zoning** **Proposed Zone**

112 William St	142.38-1-37	C4	C2
113-115 William St	142.38-1-51	C4	C2
116 William St	142.38-1-38	C4	C2
118 William St	142.38-1-39	C4	C2
120 S Main St	142.38-1-32	C4	C2
122 S Main St	142.38-1-31	C4	C2
124 S Main St	142.38-1-30	C4	C2
136-138 S Main St	142.38-1-27	C4	C2
140 S Main St	142.38-1-26	C4	C2
194 1/2 S Main St	142.38-1-28	C4	C2
194 S Main St	142.38-1-29	C4	C2
25 E Broadway	142.30-2-60	C4	C2
43 E Broadway	142.30-2-61	C4	C2
47 E Broadway	142.38-1-45	C4	C2
50 S Main St	142.38-1-53	C4	C2
51 E Broadway	142.38-1-46	C4	C2

55 E Broadway	142.38-1-47	C4	C2
57-59 E Broadway	142.38-1-48	C4	C2
63 E Broadway	142.38-1-49	C4	C2
65 E Broadway	142.38-1-50	C4	C2
S Main St	142.38-1-25	C4	C2
Westchester Ave	142.30-2-62	C4/C2	C2
William St	142.38-1-40	C4	C2
William St	142.38-1-41	C4	C2

M1 to DW
Address **Section, Block and Lot** **Existing Zoning** **Proposed Zone**

1 Martin Pl	142.39-1-61	M1	DW
15 Beech St	142.47-1-27	M1	DW
26 Martin Pl	142.39-1-52	M1	DW
30-32 Martin Pl	142.39-1-51	M1	DW
31 Purdy Ave	142.39-1-70	M1/DW	DW
36 Martin Pl	142.39-1-50	M1	DW
38 Beech St	142.47-1-22	M1	DW
38 Townsend St*	142.39-1-31	M1/MUR	DW
40 Beech St	142.47-1-23	M1	DW
40 Martin Pl	142.39-1-49	M1	DW
44 Beech St	142.47-1-21	M1	DW
44 Purdy Ave	142.47-1-28	M1	DW
45 Townsend St	142.39-1-43	M1	DW
45 Traverse Ave	142.39-1-12	M1	DW
47 Purdy Ave	142.39-1-63	M1	DW
47 Townsend St	142.39-1-44	M1	DW
48 Beech St	142.47-1-20	M1	DW
48 Purdy Ave	142.47-1-29	M1	DW
48 Townsend St	142.39-1-30	M1	DW
49 Townsend St	142.39-1-45	M1	DW
49-51 Beech St	142.47-1-25	M1	DW
5 Dock St	142.39-1-48	M1	DW
51 Purdy Ave	142.39-1-69	M1	DW
52-54 Beech St	142.47-1-19	M1	DW
55 Purdy Ave	142.39-1-68	M1	DW
58 Townsend St	142.39-1-29	M1	DW
60 Townsend St	142.39-1-28	M1	DW
62 Townsend St	142.39-1-27	M1	DW
63 Purdy Ave	142.39-1-20	M1	DW
63 Townsend St	142.39-1-64	M1	DW
63 Traverse Ave	142.39-1-13	M1	DW
65 Traverse Ave	142.39-1-14	M1	DW
66 Townsend St	142.39-1-26	M1	DW
67 Purdy Ave	142.39-1-19	M1	DW
67-71 Townsend St	142.39-1-65	M1	DW
68 Townsend St	142.39-1-25	M1	DW
69 Traverse Ave	142.39-1-15	M1	DW
70 Purdy Ave	142.39-1-2	M1/R2F	DW/R2F
71 Purdy Ave	142.39-1-18	M1	DW
72 Townsend St	142.39-1-24	M1	DW
73 Traverse Ave	142.39-1-16	M1	DW
74 Townsend St	142.39-1-23	M1	DW
75 Traverse Ave	142.39-1-17	M1	DW
78 Townsend St	142.39-1-22	M1	DW
82 Townsend St	142.39-1-21	M1	DW
9 Beech St	142.47-1-18	M1/R2F	DW/R2F
Beech St	142.47-1-26	M1	DW
Martin Pl	142.39-1-62	M1	DW

**38 Townsend Street (TMID142.39-1-3) also includes Parcel 4 – comprised of approximately 5,000 sf of real estate located adjacent to TMID No. 142.39-1-31 and being a portion of former TMID No. 2-100-10, all as more particularly described as follows: All that certain plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, being more particularly bounded and described as follows:
Beginning at a point being the intersection of the northerly line of lands now or formerly of Maria Sanellez and the westerly line of the premises herein, distant north 89° 30' 24" east 167.32 feet from the intersection of said northerly line and the easterly side of Traverse Avenue, a public way; running thence north 02° 39' 35" east, 17.39 feet; thence north 67° 45' 46" east, 20.46 feet; thence south 89° 03' 58" east, 20.21 feet; thence north 00° 00' 47" east, 6.06 feet; thence north 89° 26' 12" east, 56.41 feet to a point of curvature: thence along an arc of a circle bearing to the right, having a radius of 42.81 feet, a length of 59.84 feet to a point of tangency along the westerly line of Townsend Street; thence south 01° 19' 00" west 11.71 feet; thence leaving the westerly line of Townsend Street Extension, south 89° 23' 34" west 105.03 feet; thence north 03° 33' 24" east, 4.03 feet; thence north 06° 16' 36" west 12.76 feet; south 89° 30' 24" west 32.45 feet to the point or place of beginning.*

M1 to R2F
Address **Section, Block and Lot** **Existing Zoning** **Proposed Zone**

10 Bulkley Ave	142.22-1-49	M1	R2F
10-12 Bush Ave	136.78-2-24	M1	R2F
11 Bulkley Ave	142.22-1-43	M1	R2F
11-13 Bush Ave	142.22-1-60	M1	R2F
12 Bulkley Ave	142.22-1-48	M1	R2F
14 Bush Ave	136.78-2-23	M1	R2F

15 Bulkley Ave	142.22-1-44	M1	R2F
15-17 Bush Ave	136.78-1-1	M1	R2F
16-18 Bulkley Ave	142.22-1-47	M1	R2F
18 Bush Ave	136.78-2-22	M1	R2F
19 Bush Ave	136.78-1-2	M1	R2F
20 Bulkley Ave	142.22-1-46	M1	R2F
20 Bush Ave	136.78-2-21	M1	R2F
21 Bush Ave	136.78-1-3	M1	R2F
227 Irving Ave	142.22-1-35	M1/C1	R2F/C1
24 Bush Ave	136.78-2-20	M1	R2F
26 Bush Ave	136.78-2-19	M1	R2F
28 Bulkley Ave	142.22-1-45	M1	R2F
30 Bush Ave	136.78-2-18	M1	R2F
31 Bush Ave	136.78-1-5	M1	R2F
32 Bulkley Ave	136.78-1-12	M1	R2F
34 Bulkley Ave	136.78-1-11	M1	R2F
34 Bush Ave	136.78-2-17	M1	R2F
35 Bush Ave	136.78-1-6	M1	R2F
36 Bush Ave	136.78-2-16	M1	R2F
38 Bulkley Ave	136.78-1-10	M1	R2F
39 Bush Ave	136.78-1-7	M1	R2F
5 Bush Ave	142.22-1-58.1	M1	R2F
57 Haseco Ave	136.78-1-9	M1	R2F
6 Bulkley Ave	142.22-1-51	M1	R2F
61 Haseco Ave	136.78-1-8	M1	R2F
7 Bulkley Ave	142.22-1-42	M1	R2F
7 Bush Ave	142.22-1-58	M1	R2F
8 Bulkley Ave	142.22-1-50	M1	R2F
8 Bush Ave	136.78-2-25	M1	R2F
9 Bush Ave	142.22-1-59	M1	R2F
Bush Ave	136.78-1-4	M1	R2F

MUR to DW			
Address	Section, Block and Lot	Existing Zoning	Proposed Zone
3 Dock St	142.39-1-47	MUR	DW
43 Townsend St	142.39-1-42	MUR	DW
51 Townsend St	142.39-1-46	MUR	DW
73-75 Townsend St	142.39-1-66	MUR	DW
77 Townsend St	142.39-1-67	MUR	DW

R2F to PMU			
Address	Section, Block and Lot	Existing Zoning	Proposed Zone
406 Boston Post Rd	141.52-1-2	R2F	PMU
406 Boston Post Rd	141.52-1-2.4	R2F	PMU
999 High St	141.52-1-2.1	R2F	PMU

R2F to R5			
Address	Section, Block and Lot	Existing Zoning	Proposed Zone
Putnam Ave	136.56-1-50	R2F/C4	R5/C4

15 Riverdale Ave	136.56-1-47	R2F	R5
17 Riverdale Ave	136.56-1-46	R2F	R5
18 Riverdale Ave	136.56-1-18	R2F	R5
19 Riverdale Ave	136.56-1-45	R2F	R5
20 Riverdale Ave	136.56-1-19	R2F	R5
21 Riverdale Ave	136.56-1-44	R2F	R5
210 Madison Ave	136.64-1-17	R2F	R5
211 Madison Ave	136.64-1-18	R2F	R5
213 Madison Ave	136.56-1-17	R2F	R5
215 Madison Ave	136.56-1-16	R2F	R5
216 Madison Ave	136.55-2-19	R2F	R5
217 Madison Ave	136.56-1-15	R2F	R5
217 Mortimer St	136.63-1-71	R2F	R5
218 Madison Ave	136.55-2-20	R2F	R5
219 Mortimer St	136.63-1-70	R2F	R5
22 Riverdale Ave	136.56-1-20	R2F	R5
221 1/2 Mortimer St	136.63-1-69	R2F	R5
221 Mortimer St	136.63-1-68	R2F	R5
222 Madison Ave	136.55-2-21	R2F	R5
223 Madison Ave	136.56-1-14	R2F	R5
223 Mortimer St	136.63-1-67	R2F	R5
225 Madison Ave	136.56-1-13	R2F	R5
226 Madison Ave	136.55-2-22	R2F	R5
229 Madison Ave	136.56-1-12	R2F	R5
23 Riverdale Ave	136.56-1-43	R2F	R5
23 Riverdale Ave	136.56-1-48	R2F	R5
230 Madison Ave	136.55-2-23	R2F	R5
231 Madison Ave	136.56-1-11	R2F	R5
232 Madison Ave	136.55-2-24	R2F	R5
233 Madison Ave	136.56-1-10	R2F	R5
233 Mortimer St	136.63-1-66	R2F	R5
234 Madison Ave	136.55-2-25	R2F	R5
235 Husted St	136.63-1-47	R2F	R5
235 Mortimer St	136.63-1-65	R2F	R5

236 Madison Ave	136.55-2-26	R2F	R5
237 Mortimer St	136.63-1-64	R2F	R5
238 Madison Ave	136.55-2-27	R2F	R5
239 Husted St	136.63-1-46	R2F	R5
239 Madison Ave	136.56-1-9	R2F	R5
239 Mortimer St	136.63-1-63	R2F	R5
240 Madison Ave	136.55-2-28	R2F	R5
241 Mortimer St	136.63-1-63.1	R2F	R5
242 Madison Ave	136.55-2-29	R2F	R5
245 Madison Ave	136.56-1-8	R2F	R5
247 Madison Ave	136.56-1-7	R2F	R5
249 Madison Ave	136.56-1-6	R2F	R5
25 Riverdale Ave	136.56-1-42	R2F	R5
250 Madison Ave	136.55-2-30	R2F	R5
252 Madison Ave	136.55-2-32	R2F	R5
254 Madison Ave	136.55-2-31	R2F	R5
258 Madison Ave	136.55-2-33	R2F	R5
26 Riverdale Ave	136.56-1-21	R2F	R5
260 Madison Ave	136.55-2-34	R2F	R5
261 Madison Ave	136.56-1-5	R2F	R5
262 Madison Ave	136.55-2-35	R2F	R5
263 Madison Ave	136.56-1-4	R2F	R5
265 Madison Ave	136.56-1-3	R2F	R5
267 Madison Ave	136.56-1-2	R2F	R5
27 Riverdale Ave	136.56-1-41	R2F	R5
28 Riverdale Ave	136.56-1-22	R2F	R5
29 Riverdale Ave	136.56-1-40	R2F	R5
31 Riverdale Ave	136.56-1-39	R2F	R5
33 Riverdale Ave	136.56-1-38	R2F	R5
35 Riverdale Ave	136.56-1-37	R2F	R5
36 Riverdale Ave	136.56-1-23	R2F	R5
37 Riverdale Ave	136.56-1-36	R2F	R5
38 Riverdale Ave	136.56-1-24	R2F	R5
40 Riverdale Ave	136.56-1-25	R2F	R5
44 Riverdale Ave	136.56-1-26	R2F	R5
46 Riverdale Ave	136.56-1-27	R2F	R5
47 Riverdale Ave	136.56-1-35	R2F	R5
48 Riverdale Ave	136.56-1-28	R2F	R5
52 Riverdale Ave	136.56-1-29	R2F	R5
54 Riverdale Ave	136.56-1-30	R2F	R5
549 Willett Ave	136.55-1-59	R2F	R5
551 Willett Ave	136.55-1-58	R2F	R5
557 Locust Ave	136.55-2-16	R2F	R5
557 Willett Ave	136.55-1-57	R2F	R5
558 Locust Ave	136.55-1-64	R2F	R5
559 Locust Ave	136.55-2-15	R2F	R5
56 Riverdale Ave	136.56-1-31	R2F	R5
560 Locust Ave	136.55-1-65	R2F	R5
561 Locust Ave	136.55-2-14	R2F	R5
561 Willett Ave	136.55-1-56	R2F	R5
562 Locust Ave	136.55-1-66	R2F	R5
563 Locust Ave	136.55-2-13	R2F	R5
565 Locust Ave	136.55-2-12	R2F	R5
565 Willett Ave	136.55-1-55	R2F	R5
566 Locust Ave	136.55-1-67	R2F	R5
568 Locust Ave	136.55-1-68	R2F	R5
569 Locust Ave	136.55-2-11	R2F	R5
569 Willett Ave	136.55-1-54	R2F	R5
570 Locust Ave	136.55-1-69	R2F	R5
571 Locust Ave	136.55-2-10	R2F	R5
572 Locust Ave	136.55-1-70	R2F	R5
573 Locust Ave	136.55-2-9	R2F	R5
574 Locust Ave	136.55-1-71	R2F	R5
576 Locust Ave	136.55-1-72	R2F	R5
579 Locust Ave	136.55-2-7	R2F	R5
58 Riverdale Ave	136.56-1-32	R2F	R5
6 Riverdale Ave	136.64-1-20	R2F	R5
62 Riverdale Ave	136.56-1-33	R2F	R5
8 Riverdale Ave	136.64-1-19	R2F	R5
Locust Ave	136.55-2-8	R2F	R5
Mortimer St	136.63-1-63.2	R2F	R5

R7 to DW			
Address	Section, Block and Lot	Existing Zoning	Proposed Zone
82-84 Fox Island Rd	142.55-1-3	R7	DW

RA3 to R2F			
Address	Section, Block and Lot	Existing Zoning	Proposed Zone
1 Drew St	141.44-3-61	RA3	R2F
10 Parker St	136.78-2-30	RA3	R2F
106 Poningo St	136.78-2-26	RA3	R2F
11 Parker St	136.78-3-11	RA3	R2F
110 Poningo St	136.78-2-27	RA3	R2F
114 Poningo St	136.78-2-28	RA3	R2F
118 Poningo St	136.78-2-29	RA3	R2F

Parcels Proposed to be Rezoned

Village of Port Chester New York



— Existing Zoning Districts

■ Parcels Proposed to be Rezoned (coincides with parcel addresses, section, block, lot information contained in this notice).

MAP NOTE: This map was produced by C. Gomez, Village of Port Chester Director of Planning and Development- July 2012. Base data and format provided by the Westchester County Department of Planning as part of a countywide initiative to map local zoning districts and to align them with digital tax parcel boundaries in April 2011.

ZONING DISTRICTS

SINGLE FAMILY RESIDENTIAL

- R20** One Family Residence 20,000 sq ft min lot
- R7** One Family Residence 7,500 sq ft min lot
- R5** One Family Residence 5,000 sq ft min lot

TWO-FAMILY RESIDENTIAL

- R2F** Two Family Residence 5,000 sq ft min lot

MULTI-FAMILY RESIDENTIAL

- RA2** Multi Family Residence 5,000 sq ft min lot
- RA3** Multi Family Residence 5,000 sq ft min lot
- RA4** Multi Family Residence 5,000 sq ft min lot

PLANNED RESIDENTIAL

- PRD** Planned Residential Development

COMMERCIAL

- C1** Neighborhood Retail
- C2** Main Street Business
- C3** Office and Commercial
- C4** General Commercial
- CD** Design Shopping Center
- CDS** Special Design Commercial

OFFICE

- PD** Design Professional Building

INDUSTRIAL

- M1** Light Industrial
- M2** General Industrial

0 500 1,000 2,000 Feet

Draft Official Zoning Map

Village of Port Chester New York

Effective as of March 1987
 Revised October 2000
 Revised April 2003
 Revised February 2004
 Revised April 2005
 Revised July 2009
 Revised April 2011
 Revised June 2012
 Revised July 2012



MAP NOTES This map was produced by C. Genesi, Village of Port Chester Director of Planning and Development, July 2012. These data and format provided by the Town of Rye and County Department of Planning as part of a cooperative initiative to map local zoning districts and to align them with digital parcel boundaries in April 2011.

ZONING DISTRICTS

- SINGLE FAMILY RESIDENTIAL**
 - R20 One Family Residence 20,000 sq ft min lot
 - R7 One Family Residence 7,500 sq ft min lot
 - R5 One Family Residence 5,000 sq ft min lot
- TWO-FAMILY RESIDENTIAL**
 - R2F Two Family Residence 5,000 sq ft min lot
- MULTI-FAMILY RESIDENTIAL**
 - RA2 Multi Family Residence 5,000 sq ft min lot
 - RA3 Multi Family Residence 5,000 sq ft min lot
 - RA4 Multi Family Residence 5,000 sq ft min lot
- PLANNED RESIDENTIAL**
 - PRD Planned Residential Development
- COMMERCIAL**
 - C1 Neighborhood Retail
 - C2 Main Street Business
 - C3 Office and Commercial
 - C4 General Commercial
 - C5 Design Shopping Center
 - CDS Special Design Commercial
- OFFICE**
 - PD Design Professional Building
- INDUSTRIAL**
 - M1 Light Industrial
 - M2 General Industrial
- WATERFRONT**
 - MUR Marina Urban Redevelopment
 - DW Design Waterfront Development
- MIXED USE & OTHER**
 - ROO Residential Office Overlay
 - VCRA Village Center Redevelopment Area
 - TRD Transitional Residential Development
 - PMU Planned Mixed Use
 - C5 Train Station Mixed Use
 - CST Downtown Mixed Use Transitional
- Buildings (from 2004 aerial photography)

Scale: 1 inch = 500 feet



What is a Comprehensive Plan?
 A comprehensive plan is a document that identifies goals, objectives, and policies for the immediate and long-range protection, enhancement, growth and development of a community. Comprehensive plans are implemented through a variety of tools including land use policies, regulatory measures, zoning changes, and local laws.

Starting in 2007, the Village of Port Chester initiated an update to the Village's 1968 Master Plan. A Comprehensive Plan Advisory Committee (CPAC) was created by the Board of Trustees consisting of Village representatives, members of the Planning Commission, the Zoning Board of Appeals and the Industrial Development Agency (IDA); members of the business community; local stakeholders; and community members at large. The vision and policy recommendations set forth in the 2012 Draft Comprehensive Plan aim to retain the qualities of Port Chester that its people have come to cherish, including a diverse population, low density residential neighborhoods, quality homes at relatively affordable prices, and a vibrant downtown.

Before adoption of the Comprehensive Plan by the Village Board of Trustees, public notice and hearings are required by law to engage the public and collect comments. For more information and full copy of the plan visit the Village of Port Chester web site: www.portchesterny.com and go to the "Where do I go for?" comprehensive plan public hearing link.

What is zoning?
 The Village of Port Chester Zoning Code and Official Zoning Map regulates each piece of property within the Village with respect to permitted land use and bulk regulations (number of stories, lot sizes, build-able square feet, setbacks etc.). The proposed amendments to the Village of Port Chester Zoning Code and Official Zoning Map included in this notice have been prepared in connection with the recommendations of the draft Comprehensive Plan as a means to address the changing needs and desires of the community with respect to the built environment.

To learn more about permitted land uses and bulk regulations in existing and proposed zoning districts, visit Village of Port Chester web site: www.portchesterny.com go to the "Where do I go for?" comprehensive plan public hearing link and click on the "Proposed Land Use/Bulk Amendments" file.