

# Innovating for the Future: Port Chester's Adaptive Zoning and Placemaking Strategies

---

Greg Cutler, AICP  
Director of Planning & Economic  
Development, Port Chester  
Westchester Municipal Planning  
Federation, Director-at-Large  
NY APA, Tappan-Zee Representative







# Land Use & Zoning

- Form Based Code
- Immense Development Response
- Fair Share Mitigation Fees → Infrastructure Improvements



# Land Use & Zoning

## Growing Pains & Challenges

---

- Sewer Infrastructure (20+ Million in grant funds, contract awards 12/2024)
- Water Company
- Pedestrian Detours
- Constant need for innovative phasing and coordination between many agencies, levels of government, utility providers, and developers (repaving, utilities, etc)
- Capital Markets



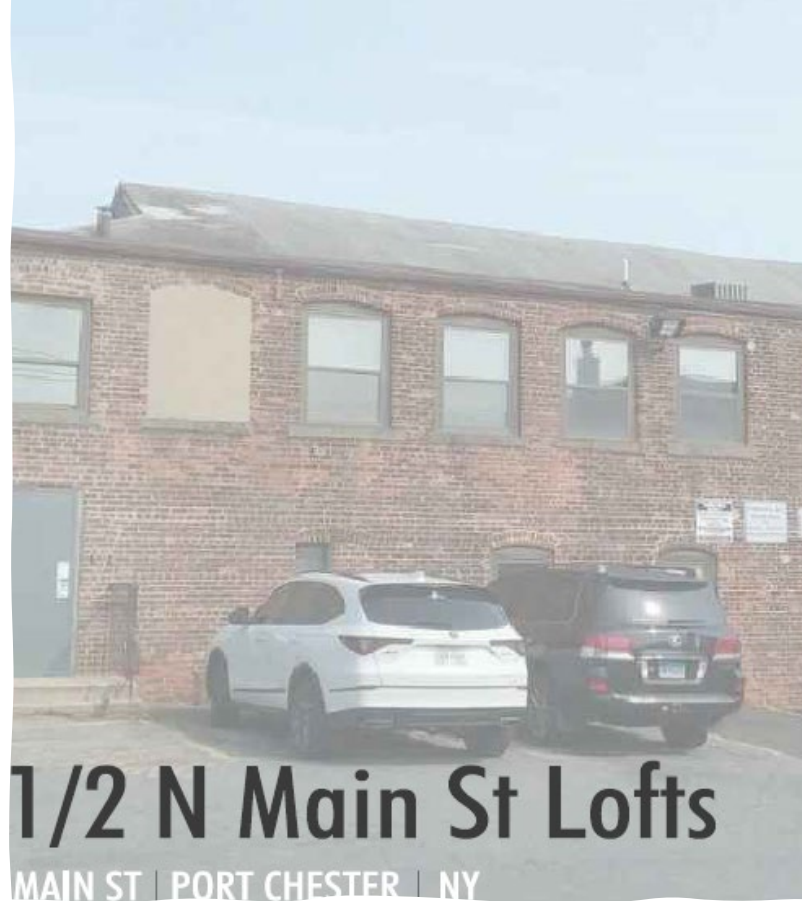




# Public Spaces and Placemaking

- The Waterfront – Redesign
- Liberty Square Reimagining
- The Port Chester “Loop”





# Housing

- Increase heights in Downtown and near transit
- Varying housing types by zoning districts, including “missing middle”
- Adaptive Reuse

# Parking

---

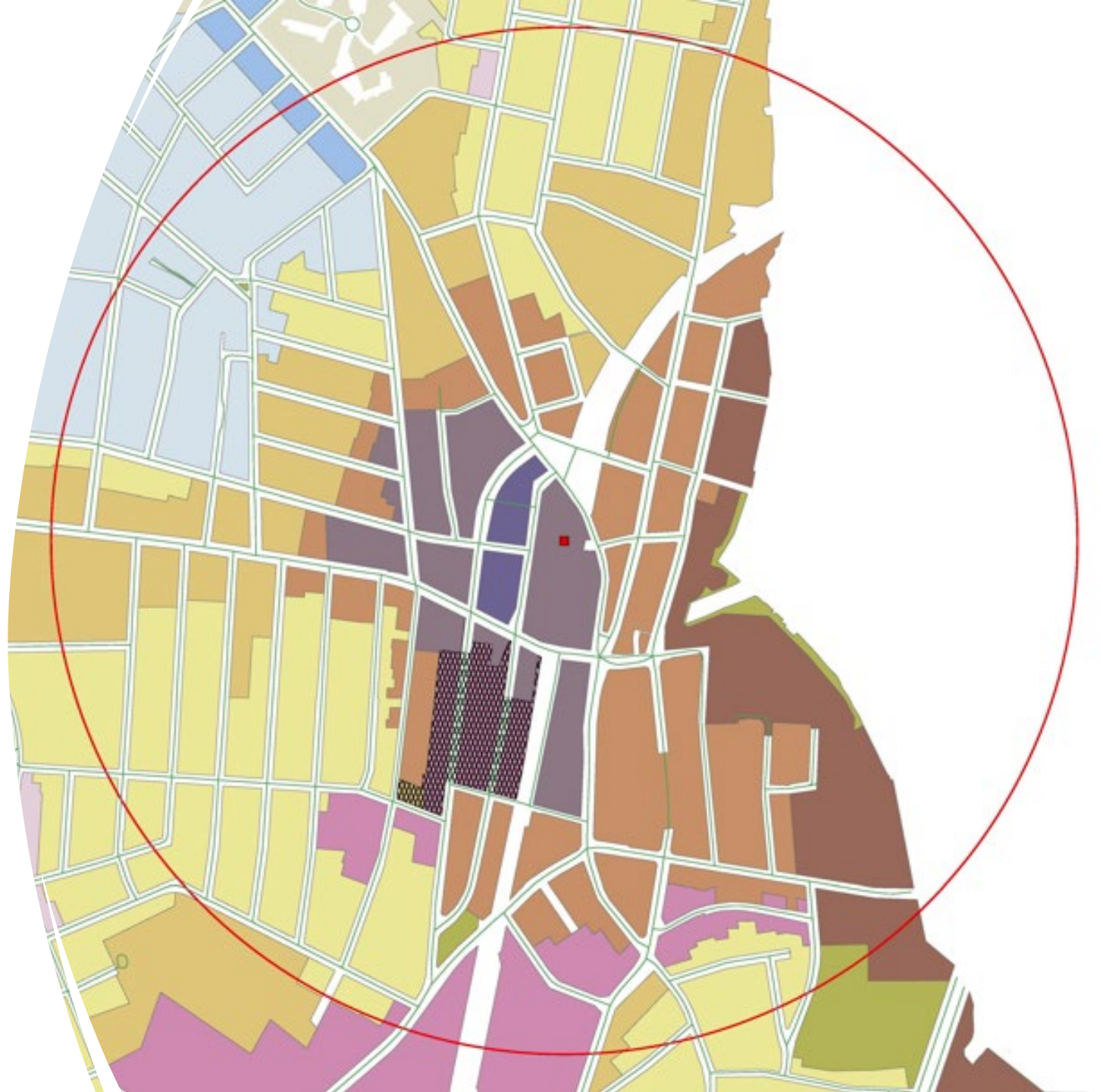




# Parking

---

- Transit-Oriented Parking Law Adopted 10/2024
- Exempt existing downtown buildings from parking requirements Adopted 12/2024
- Discussing micromobility options in downtown:
  - EV shuttle
  - Westchester County Bus Redesign Report proposal for first/last mile zone



# Development Examples

## 2 South Main Street

- 325 Residential Units
- 6,766 sf of Retail
- 12 Stories
- 325 Parking Spaces
- 33 AFFH Units





# Development Examples

- 44 Broad Street
- 280 Residential Units
- 8,700 sf of Retail
- 15 Stories
- 271 Parking Spaces
- 28 AFFH Units





# Development Examples

- 128-156 N Main St-Public Parking Incentive
- 245 Residential Units
- 8,000 sf of Retail
- 8 Stories
- 385 Parking Spaces – 255 for building and 130 public spaces.
- 25 AFFH Units





# Questions?

Greg Cutler, AICP

Director of Planning & Economic  
Development, Port Chester

[Gcutler@portchesterny.gov](mailto:Gcutler@portchesterny.gov)

