

VILLAGE OF PORT CHESTER

New York



- As part of a major update to the Village's Comprehensive Plan, F&A completed a **Route 1 Corridor Study/ Downtown Plan** — examining vacant and underdeveloped or 'soft' sites on Boston Post Road from the Rye City border to Greenwich, to identify potential redevelopment opportunities. Tasks included land use, parking, traffic and infrastructure analyses, build out of vacant sites and a retail market study to determine optimal re-uses and redevelopment in the study area. Also recommended were "branding" for the corridor, as well as suggested economic development tools and an organizational framework to implement the Plan. The study was adopted by the Board of Trustees and is being used by the Village as a blueprint for business attraction and retention.
- At the same time, under SEQR, the firm prepared a Generic Environmental Impact Statement [GEIS] as part of a Comprehensive Plan update, which evaluated the potential impact of implementing the Comprehensive Plan and zoning amendments. A build out analysis was conducted as well to determine the impacts of the several zone changes, with the goal of limiting density in residential areas and increasing density along development nodes in the downtown. The update Comprehensive Plan and GEIS were adopted by the Board of Trustees in December 2012 and amended zoning was adopted in March of 2013. The plan was subsequently the recipient of a planning award from the Westchester Municipal Planning Federation.



PUBLIC SECTOR CLIENTS

- F&A was retained by the Board of Trustees to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and an analysis to determine the potential impact of adopting the proposed legislation. F&A continues to advise the Village on adult entertainment-related zoning issues.



Downtown Port Chester, New York