

Engagement Report

The Peekskill Plan: Open House #1

This report provides a summary of activities conducted and input received on 06/11/2026. This information is intended to help inform the planning process, but does not necessarily reflect the visions and goals that will ultimately make up the framework of the comprehensive plan. Public input will continue to be gathered and analyzed throughout the planning process.



Members of the community placing planning cards on a map of Peekskill as part of the “Seeing Peekskill / What Goes Where?” activity to communicate what they’d like to see more or less of in different parts of the city.

Summary of Public Input on June 11, 2026

City of Peekskill Department of Planning & Development



 Project	The Peekskill Plan
 Event	Open House #1
 Date	Jun 11, 2026
 Time	5:30 - 7:30 PM
 Location	Peekskill Neighborhood Center, 4 Nelson Ave, Peekskill, NY 10566
 Facilitation	<u>City of Peekskill Department of Planning & Development</u> • Carol Samol • Peter Erwin • Samuel Warden-Hertz <u>Interboro Partners</u> • Dan D'Oca • Justin Paul Ware • Claire Pfister • Sthesy Soto
 Attendance	44 (Sign-ins)
 Photos	Google Drive

Overview

The first Public Open House for The Peekskill Plan was held on June 11th from 5:30-7:30 PM in the Nutrition Center Dining Room at the Peekskill Neighborhood Center. This first public event served to introduce The Peekskill Plan to the community, get the word out about the planning process, and gather some initial feedback. The event included two informational stations where residents could learn about the initiative and how to get involved and four activity stations where participants could share their thoughts and ideas about Peekskill's current conditions as well as the city's future.

All materials for the Open House were provided in both English and Spanish, and a Spanish-speaking facilitator was available throughout the event.

The Open House was advertised through The Peekskill Plan website, social media pages, digital newsletter, the mobilization of Community Ambassadors, and printed flyers posted around the city.

Introduction



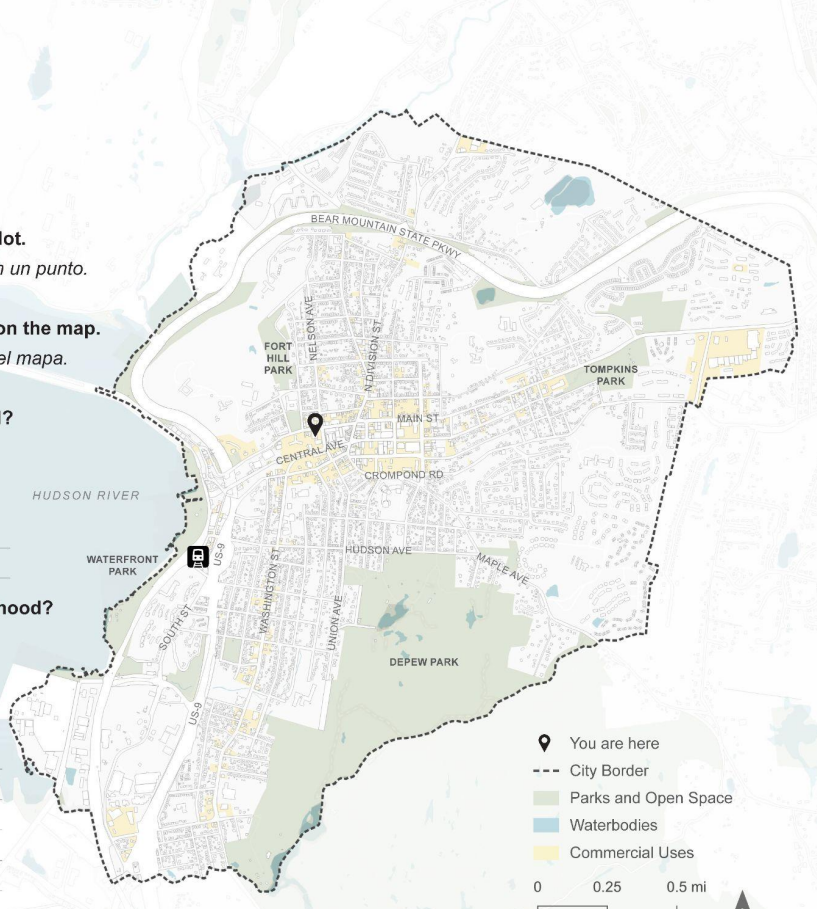
When people arrived at the Open House, they first stopped at the Introduction station to sign in, get an overview of the event, and learn more about The Peekskill Plan. Introduction materials included posters illustrating the Plan Focus Areas, the Project Timeline, the plan's Leadership and Engagement structure, and an outline of future engagement opportunities. People could also pick up The Peekskill Plan postcards, business cards, flyers, City of Peekskill pins, and browse FAQ booklets with more in-depth information about the planning process.

My Neighborhood Activity

My Neighborhood *Mi Barrio*

Instructions / Instrucciones

1. Mark where you live on the map with a dot.
Marque en el mapa el lugar donde vive con un punto.
2. Draw a line around your neighborhood on the map.
Dibuje una línea alrededor de tu barrio en el mapa.
3. What would you call your neighborhood?
Where do you say you live?
¿Cómo llamaría a tu barrio?
¿Cómo suele describir dónde vive?
4. How would you describe your neighborhood?
What is it known for? What are its key characteristics?
¿Cómo describiría tu barrio? ¿Por qué es conocido? ¿Cuáles son sus características principales?

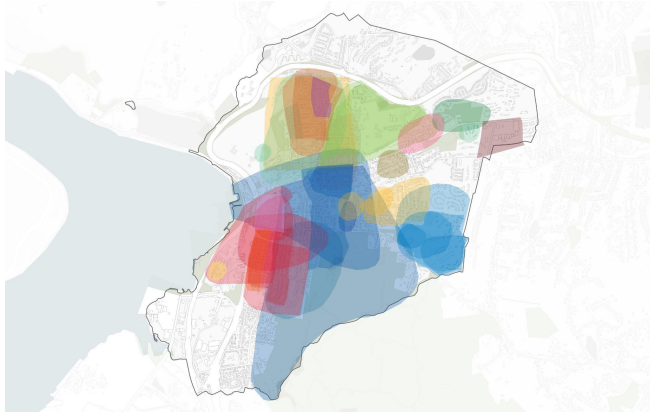


For the “My Neighborhood” activity, participants were asked to mark where they live and draw an outline of their neighborhood, as they understand it. They were then asked to describe the key characteristics and unique qualities of their neighborhood. The My Neighborhood station resulted in 43 total responses.

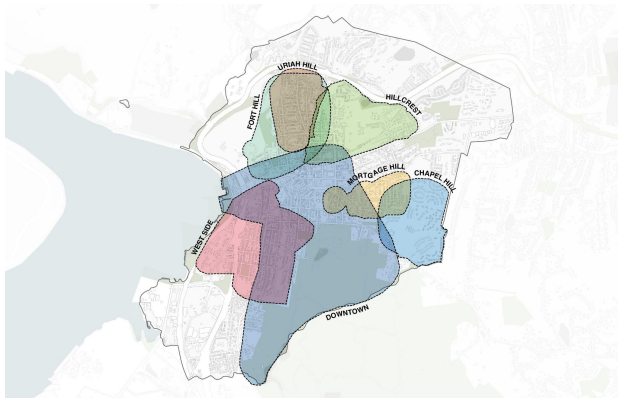
The results were compiled into one map, with all the neighborhood outlines layered together. The results reveal several commonly-recognized neighborhoods with distinct characteristics that were identified by multiple residents, although the exact boundaries of these areas differed by respondent.

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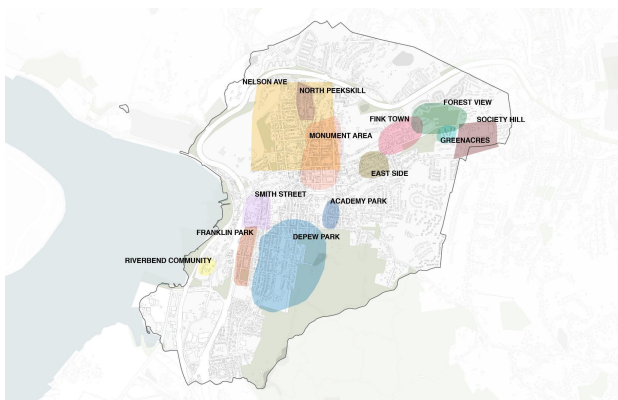
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Comprehensive results



Neighborhoods identified more than once



Neighborhoods identified once

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Summary by Neighborhood

Neighborhood	Summary of Resident Responses
Academy Hill	Residential area near the high school/former military academy; local corner store/deli seen as a neighborhood landmark.
Chapel Hill (5 responses)	Strong identity as a quiet, self-contained, isolated condo/townhouse community with attractive landscaping, many trees, and mixed ages.
Depew Estates	A somewhat dense single-family neighborhood with lots of families. Characterized as friendly and leafy.
Downtown Peekskill (4 responses)	Walkable, multicultural, and mixed-income; center of business and restaurant activity; good access to green space and the train. Safety concerns were mentioned, especially for pedestrians.
East Side of Peekskill	Described as lively, with churches and car shops as common elements.
Fink Town	Described as quiet, with flooding noted as a concern.
Forest View	Low-density residential area in a forest-like setting.
Fort Hill (3 responses)	Quiet residential neighborhood with historic character, tree-lined streets, and access to nature. Steep hills and inadequate sidewalks were noted as challenges for pedestrian mobility.
Franklin Park	Family-oriented area with lots of children; noted racial and ethnic diversity.

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Greenacres Condominium	A small condominium community perceived as isolated despite being located on Main Street.
Hillcrest (2 responses)	Quiet area with mixed housing types, walkability (despite hills), and community assets such as Hillcrest Elementary and Griffin's Ice Pond.
Mortgage Hill (3 responses)	Described as having larger historic homes, river views, and friendly neighbors.
Nelson Ave	The neighborhood's architecture and old homes were noted.
North Peekskill	Described as family-oriented, diverse, and densely populated with mixed housing. Limited access to parks was noted.
Riverbend Community	Quiet condo community with river views, access to clubhouse amenities, and access to the train station.
Smith Street	Described as lively and diverse, with lots of pedestrian and cyclist activity.
Society Hill	Identified primarily as a condo/townhome area.
Uriah Hill (2 responses)	Described as a quiet area with families and long-term residents. Concerns included poor road conditions, traffic on Highland Avenue, and a need for more street trees and shade.
West Side (5 responses)	Strongest recurring themes were diversity, friendliness, family life, walkability, train access, proximity to parks and the river, neighborhood pride, and housing diversity. One respondent noted that some streets are unsafe. Recent multi-family housing development was mentioned as a key feature of the neighborhood. Franklin Park and the neighborhood bodega were mentioned as other key sites.

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Cross-Neighborhood Themes

Positive Themes

- **Friendly neighbors and strong community ties** (West Side, Mortgage Hill, Fort Hill, Depew Estates)
- **Family-oriented neighborhoods** (West Side, Franklin Park, North Peekskill, Depew Estates)
- **Diversity** (West Side, Downtown, Franklin Park, North Peekskill)
- **Access to nature, views, and trees** (Fort Hill, Forest View, Mortgage Hill, Chapel Hill)
- **Walkability and transit access** (Downtown, West Side, Riverbend)

Common Concerns

- **Pedestrian safety and sidewalks** (Fort Hill, Downtown, Uriah Hill)
- **Traffic and dangerous roads** (Uriah Hill, Downtown)
- **Isolation of some condo communities** (Chapel Hill, Greenacres)
- **Flooding** (Fink Town)
- **Housing affordability and neighborhood inclusiveness** (ungrouped responses)
- **Loss of trees/tree canopy** (ungrouped responses, Uriah Hill)

Visioning Activity



For the Visioning station, participants were asked to help create a vision statement for the future of Peekskill by identifying the opportunities, challenges, and aspirations that are most significant to the Peekskill community. Participants were invited to respond to 24 different visioning prompts hung on the wall, each of which were grouped into six themes: General, Land Use, Housing, Economic Development, Transportation & Mobility, and Sustainability & Resilience. Each theme included prompts relating to Peekskill's strengths (such as "Peekskill is great because it is...") as well as prompts relating to the city's weaknesses (for example, "The biggest challenge people face in finding housing in Peekskill is..."). Participants filled in their answers directly on the wall posters, responding to as many or as few prompts as they chose. There were a total of 359 responses as well as 96 check marks indicating agreement with other responses.

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General

I like Peekskill because of its...

Key themes included:

- Diversity and multicultural character
- River views and waterfront access
- Artistic and creative culture/community
- Community events and programs
- Access to parks and nature
- Strong sense of community and belonging
- Location / access to New York City

Peekskill is great because it is...

The most supported themes were:

- A blend of small-town and urban qualities
- Diverse and community-focused
- Friendly and welcoming
- A place where people feel connected

Peekskill would be better if it was more...

Key themes included:

- Better collaboration between residents and city government
- Cleaner and better maintained
- More walkable and safer for pedestrians
- Better connected through transportation options
- More affordable
- Had more economic and employment opportunities

The thing I like least about Peekskill is...

The most-supported concerns included:

- Dangerous walking conditions and poor connectivity

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- Garbage and litter
- Vacant buildings and storefronts
- Lack of traffic enforcement
- Lack of business and job opportunities

Land Use

The Peekskill Plan should result in a city that is...

Residents envisioned a city that is:

- Clean and attractive
- More vibrant
- Walkable
- Mixed-use
- Safer for pedestrians and cyclists

Future growth in Peekskill should be...

The most-supported responses called for growth that is:

- Environmentally conscious and sustainable
- Anti-displacement/gentrification
- Walkable and connected
- Compatible with neighborhood character
- Equitable

The places that should be protected most are...

The highest-supported priorities were:

- Parks and green spaces
- The riverfront
- Small local businesses and community organizations

The places that should see the most change are...

Some of the common answers included:

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- Downtown
- Near the riverfront
- Empty storefronts and underutilized commercial areas
- Highland Avenue / North Side

Housing

Housing in Peekskill should be...

Residents consistently called for housing that is:

- Affordable
- Mixed / responsive to diverse housing needs
- Sustainable
- Attractive
- Many comments supported ADUs, smaller housing types, and opportunities for local homeowners rather than large-scale developer-driven projects.

When it comes to housing, the Peekskill Plan should result in...

Key themes included:

- Preserving neighborhood character while accommodating growth
- More opportunities for small-scale infill development
- Additional housing density in appropriate locations
- More diversity of housing choice

People should be able to find housing in Peekskill regardless of...

Common responses included:

- Income and finances
- Age
- Race or ethnicity
- Disability

The biggest challenge people face in finding housing in Peekskill is...

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Comments centered on:

- Affordability
- Limited housing supply / availability
- Becoming a “bedroom community”
- Development that caters to new residents / NYC transplants

Economic Development

Peekskill should be known around the region for...

Residents highlighted:

- Art and arts community
- Restaurants and local businesses
- Riverfront as an amenity
- Access to nature and outdoor recreation
- Cultural events and destinations (i.e. The Paramount Theater, the Hat Factory)

The types of businesses I would like to see more of in Peekskill are...

Responses included:

- Galleries and arts-related businesses
- Businesses that generate foot traffic / pedestrian activity
- Businesses that provide community spaces / “third spaces”
- Clean manufacturing or tech-related businesses
- Tourism-supporting businesses
- Professional offices
- An emphasis on distinct, unique local businesses

Economic growth in Peekskill should support...

The strongest consensus focused on:

- Small businesses and entrepreneurs

Additional priorities included:

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-
- Jobs for local residents
 - Tourism assets
 - Arts and culture
 - Overall quality of life
 - Reuse of vacant spaces

The jobs and career opportunities Peekskill needs more of are...

Responses included:

- Technology jobs
- Clean manufacturing
- Union trades
- Circular-economy and sustainability-related jobs
- Tourism-supporting jobs
- Basic services

Transportation

Getting around Peekskill should be...

Highlights include:

- Safe
- Accessible
- Affordable
- Catered to non-car users
- Comfortable

The biggest improvement we could make to our transportation system is...

Comments focused on:

- Better traffic enforcement
- Pedestrian infrastructure improvements
- Better connections between downtown, the waterfront, and the train station

People should be able to more easily get to and from...

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Residents most frequently mentioned:

- Downtown and the train station
- Downtown and the waterfront
- Downtown and Beach Shopping Center
- Employment opportunities in the surrounding region

It is hardest to get around Peekskill if you...

Responses identified challenges for:

- People with disabilities / Mobility scooter users
- Parents pushing strollers
- Residents without access to cars
- People living farther from downtown

Sustainability and Resilience

The natural resources we should protect most are...

The strongest priorities were:

- Riverfront
- Native plants and pollinators
- Trees and tree canopy
- Parks and open spaces
- Water resources

The Peekskill of 2045 should be more resilient to...

Residents most often mentioned:

- Climate change
- Flooding
- Resource scarcity
- Displacement
- Public safety issues

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Future generations should inherit a city that is...

Highlights included:

- Safe
- Clean
- Diverse
- Affordable
- Walkable
- Prosperous
- Filled with trees and green space
- Sustainable and resilient

The local environmental issue I worry most about is...

The strongest areas of concern were:

- Air quality
- The garbage incinerator
- Drinking water quality
- Loss of tree canopy

Overall Themes Across All Topics

Across all topics and questions, the main priorities that emerged were:

1. **Walkability and pedestrian safety**
2. **Housing affordability and housing choice**
3. **Protection of parks, trees, and the riverfront**
4. **Support for small businesses, arts, and culture**
5. **Revitalization without displacement**
6. **Cleaner and better-maintained public spaces**
7. **Improved transportation connections throughout the city**
8. **Climate resilience and environmental protection**
9. **Preserving Peekskill's diversity and community character**

Overall, residents expressed support for growth and investment, but consistently emphasized that future development should enhance affordability, environmental quality, accessibility, and quality of life while preserving the characteristics that make Peekskill distinctive.

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Existing Conditions

This station presented a collection of maps illustrating an initial understanding of Peekskill's existing conditions. The data included topics such as Land Use, Transportation, Housing, Historic Sites, Environment, and Economic Development. Each map also included a prompt to invite participants to help identify missing data and share their thoughts on how to address certain opportunities and challenges related to Peekskill's existing conditions. The Existing Conditions maps generated a total of 96 comments.

Across all topics, several priorities appeared repeatedly:

- Improve pedestrian safety and walkability
- Create better connections between neighborhoods, downtown, the train station, and the waterfront
- Address vacant and abandoned properties
- Preserve historic resources
- Expand housing choices, particularly ADUs and small multifamily housing
- Increase tree canopy and environmental protections
- Support revitalization without displacement
- Attract clean, innovative industries while strengthening local businesses

Overall, Existing Conditions feedback reflected a strong desire to invest in and improve existing neighborhoods while preserving the city's unique character. Residents consistently prioritized revitalizing vacant and underutilized properties, strengthening downtown and the waterfront, supporting local businesses, and encouraging redevelopment that respects historic, cultural, and environmental resources. There was also broad support for expanding housing options, including accessory dwelling units and small-scale multifamily housing, while maintaining the character and livability of residential areas.

Participants also emphasized improving quality of life through safer, more connected transportation, enhanced parks and public spaces, and greater environmental sustainability. Common recommendations included expanding tree canopy, addressing flooding and stormwater management, improving pedestrian and bicycle infrastructure, and creating better transit connections between neighborhoods and key destinations such as Downtown, the riverfront, and the train station.

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Economic Development

Economic Development

Prompt: What part of Peekskill has the greatest unrealized potential for economic development?

Responses/Comments:

- Revitalization not gentrification!
- Green industries
- Water by baseball field is a beautiful place - could do so much more
- Revitalize N Division and Highland business area
- Use of the "unused" basefield at the waterfront. The lot could become tourist attraction
- Area of N. Division and Highland up to White Plains Linen
- Washington Ave from Hudson to Fugheddaboutit
- Lower South St area has extensive empty land and unused warehouses - a marketing plan is needed
- Lower South St - opportunity for tech economy, clean industry (small)
- Attracting / pitching peekskill to specific industries (solar, energy, medical, tech) to build/invest in Peekskill

Environment & Resilience

Flooding and Hydrology

Prompt: Have you experienced flooding, drainage, erosion, or stormwater issues in Peekskill? If so, where?

Responses/Comments:

- Very concerned about the riverfront - how do we protect it without ruining its beauty?
- Flooding from brook near/below Tompkins Park - not enough drainage in this neighborhood

Tree Canopy

Prompt: Where should Peekskill focus on protecting existing trees, and where should it focus on planting new ones?

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Responses/Comments:

- Highland Harrison (more trees)
- Downtown (more trees)
- Washington (more trees)
- Too many residents cut down trees
- Riverfront (more trees)
- The hill at East Point lost all habitat but is there any protection for neighboring trees?
- West side - Neighborhood street trees are mostly gone

Urban Heat Island (UHI)

Prompt: Where would less pavement make the biggest difference?

Responses/Comments:

- Focus on adding street trees (Yes! Agreed)
- Can the garbage burn facility be upgraded or replaced?
- Can we close this plant and adopt zero-waste system like NYC is doing?

Elevation

Prompt: Where do hills make it difficult to get around, and where do they make Peekskill special?

Responses/Comments:

- Train to downtown is hard for folks with mobility challenges
- Hills are hard to get up from waterfront but also protect the town (it seems) from as much housing speculation
- Hills make it difficult for anyone who has a disability or for whatever reason not mobile on foot or bike. We need a local shuttle that loops around the entire city with regular schedule and stops including Beach Welcher shopping.

Housing

Homeownership

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Prompt: Should Peekskill provide more opportunities for homeownership in multifamily neighborhoods, more rental opportunities in single-family neighborhoods, or keep things largely as they are?

Responses/Comments:

- Multi family neighborhoods need tighter rules about how many trash receptacles should be made available to tenants. Private garbage disposal on Main St and the parks is a major problem
- We think this map is incorrect per owner v. renter. Many neighborhoods identified as high rental are owner-occupied. Too much rental shown
- Enable ADUc as a pathway to homeownership. Create local fiscal resources (credit unions, etc) that enable unconventional loans
- Condo Devel. River - lots of rental

Land Use

Land Use

Prompt: If you could change one thing about how land is used in Peekskill, what would it be?

Are there places where the current land use doesn't match what's on this map?

Responses/Comments:

- This is not correct - it's a planned development (Fort Hill and Abbey Ln)
- Metro North Riverside dead track should end before the platform so people can get on the train
- I think affordable and high density housing could / should be built here! It is walkable to train station too (East of Franklin Park)
- Mixed use all over town
- What types of land use can be used to encourage re-use through circular economy?
- More agricultural uses
- More 2-3 family residential

Historic Sites

Prompt: What historic sites or cultural landmarks are missing from this map?

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Responses/Comments:

- Hat Factory
- Missing state and local sites, victorian houses
- Protect the historic facade of the Masonic Temple
- Historic Buildings - Hotel (Fort Hill)
- The plano building!
- Lots of properties that are eligible for historic designation
- We need to preserve the bandstand in Depew Park. Many historic moments
- Finktown
- Historic churches like Park St AMEZ, St. Peter's Church, Mt. Olive Baptist
- Add photos of historic buildings / areas around edges of map
- Villa at the Woods condo apt building once dormitories for wayward girls (villa loretto) who went to school at chapel hill
- Chapel Hill once a school for wayward girls

Open Space

Prompt: What types of open spaces are most important to you? Where would you like to see new or improved open spaces?

Responses/Comments:

- Can access and Annsville Creek Park be improved?
- Let's get urban farms!

Access to Parks

Prompt: Are there parks that are physically close but difficult to reach? Or parks that are missing altogether?

Responses/Comments:

- A form of accessibility is shade structures and seating
- Annsville Preserve lights have not worked in years
- Better improved maintenance of fort hill trails - removal of down trees, clearing paths, improved trail markers

Zoning

Prompt: Do you think Peekskill has too much or too little single-family zoning?

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Responses/Comments:

- Now just right
- The C-3 zone needs special attention
- We should not have single family zoning. At minimum, all zones should allow for ADUs and small, multifamily infill development
- If more 2/5 family were allowed and therefore regulatable there might be less unregulated multi family use
- Also ADUs should be allowed
- We need to make building ADUs simple, affordable, and beneficial to locals not developers

Building Footprint

Prompt: Which parts of Peekskill feel too built up, and which parts feel underutilized?

Responses/Comments:

- Division St. underutilized! Needs mkt to attract tourism
- Waterfront needs both commercial and residential development. Plans for hotel good addition.
- We don't need more development and spaces. We need better, smarter and more efficient development in abandoned spaces and empty spaces
- Lower South St and Northern Railroad St need to appeal to residents, now we avoid them.
- Downtown feels abandoned but also the architecture is great. We want to maintain small business, protect look and feel, and bring in more local business

Vacancy

Prompt: Are there vacant buildings or lots that have a particularly positive or negative impact on your neighborhood?

Responses/Comments:

- Could we charge vacancy fees to landlords / property owners?
- City needs to assign people to pursue vacancy and abandon needs, priorities, attention
- It is a problem all over town. There should be real consequences for it that result in change. Other cities have done it.
- Vacancy tax now! (seconding this)

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- Downtown is decaying
- Require vacant storefronts to maintain an aesthetic - not a dump. Fine, fine, fine owners who take a tax deduction for keeping their properties vacant and unkempt
- Vacancy tax, enforced maintenance of vacant buildings. Address ghost houses in residential neighborhoods. Even if property tax is paid, house and grounds aren't always. West side of Simpson 3rd from Requa St corner
- Three vacant buildings on South St - rotting away for years - next to Schunk Realty
- Need vacancy tax (Yes x2)
- Ask a realtor, we see them everywhere?
- Every abandoned building and storefront has a negative effect on our city. There should be consequences / fines.
- Follow up on vacant stores - they should be required to make their frontage attractive while inside they are vacant. (I second this!)

Transportation & Mobility

Traffic Volume

Prompt: Which streets feel like connections, and which streets feel like barriers?

Responses/Comments:

- Double parking is a big issue all over town
- At high volume times this is a dangerous intersection Highland/N Division
- Lack of working walk signs in high traffic areas
- Light at Division / Main intersection is poorly timed and dangerous
- Riverview Elm Blvd used as connection to Crompond high speed traffic, no barriers (?)
- Lights on Hudson Ave and US-9 intersection
- Dayton and Crompond needs traffic light
- Barrier - not easy to navigate Park St between Bank & Broad too narrow
- Stop sign on Hudson Ave and Smith St

Transit and Mobility

Prompt: What destinations in Peekskill should be easier to reach without driving?

Responses/Comments:

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- This should be connected for Dunbar Residents (Dunbar Heights and Riverfront across from Annsville)
 - A local shuttle would be a major benefit between train - downtown - Hat Factory - Beach - Factoria - Depew - Blue Mountain
 - Shuttle from train to town center
 - Cross town trolley
 - Bike lanes
 - Bus along Hudson Ave so people / families don't need to walk up from train
 - Underpass and Hudson Hill unsafe for pedestrians
 - No place to safely ride a bike between Downtown and waterfront
 - Washington St - so many people walking - need more frequent buses, citi bikes and bike lanes
 - Parking at train station for residents without permits. Daily meters - need a lot more
 - Can't get to waterfront from here (diner, under-valued lots) because of US-9

Seeing Peekskill / What Goes Where?



The Seeing Peekskill / What Goes Where activity asked people to identify where different kinds of housing, mobility improvements, economic development, public realm investments, and resilience strategies should be encouraged, reduced, or applied citywide. Participants were given a set of cards with different urban elements ranging from housing types to street improvements, which they placed on a large-scale map of the city depending on where they would like to see more or less of each element.

Citywide Summary

The “What Goes Where?” activity generated 134 total card placements across 14 neighborhoods.

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Overall, the strongest themes were mobility and safety, housing choice, and environmental comfort. Mobility was the most active category, with 41 placements, followed by housing, with 30 placements, and environment/resilience, with 18 placements. The most frequently placed cards overall were Tree Canopy, Hiking Trails, Safer Routes to School, Safer Crossings, and ADUs.

The “Everywhere” category was especially revealing. Participants placed many citywide mobility improvements off the map, suggesting that improvements such as safer crossings, better sidewalks, traffic calming, Complete Streets, safer routes to school, and transit improvements are seen as citywide needs rather than neighborhood-specific concerns.

The most active mapped neighborhood was Woodside / South Peekskill, followed by Downtown and the Waterfront. This suggests that participants see these areas as places with significant opportunities for change, investment, or improvement.

Neighborhood-by-Neighborhood Profiles

Everywhere

Participants used the “Everywhere” category primarily to call for citywide improvements to mobility, safety, and housing choice. Top priorities included safer crossings, better sidewalks, traffic calming, Complete Streets, safer routes to school, ADUs, duplexes, townhouses, mixed-use housing, local bus routes, and rapid transit. Negative placements for planned residential developments and strip malls suggest some concern about forms of growth perceived as too large-scale or auto-oriented.

Woodside / South Peekskill

Woodside / South Peekskill received the most mapped placements. Participants identified this area as a place for tree canopy, local businesses, safer crossings, safer routes to school, industrial/residential mixed use, apartments, ADUs, duplexes, and stream restoration. The results suggest strong interest in reinvestment that combines housing choice, safety, local economic activity, and environmental improvement.

Downtown

Downtown attracted interest in mixed-use housing, entertainment, shared streets, raised crosswalks, affordable housing / landlord reforms, local businesses, neighborhood-serving retail, protected bike lanes, and ADA compliance. Participants also placed negative cards for single-family homes and tourism destinations, suggesting that Downtown is seen less as a place for low-density housing or visitor-serving uses alone, and more as a mixed-use, accessible, locally active center.

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Waterfront

Participants identified the Waterfront as a place for restaurants, protected bike lanes, sports fields/courts, stream restoration, hiking trails, creative and cultural destinations, and resident train station parking. A negative placement for tourism destinations suggests that some participants may want waterfront activity to serve residents rather than become overly visitor-oriented.

Nelson Avenue / North Peekskill

Participants placed ADUs, duplexes, local businesses, public parking, traffic calming, and tree canopy in this area. One negative ADU placement suggests mixed views about where accessory units belong. Overall, responses point toward modest housing flexibility, small business support, and neighborhood-scale mobility improvements.

Fort Hill

Fort Hill was strongly associated with the environment and recreation. Participants placed hiking trails, tree canopy, street trees, and apartments here. This suggests that Fort Hill is seen as both a landscape asset and a place where limited housing opportunities may be appropriate if balanced with preservation and access.

Lower South Street

Participants identified Lower South Street as a place for cottage courts, planned residential development, safer routes to school, murals, and industrial uses. A negative placement for strip malls suggests concern about auto-oriented commercial development. The area appears to be viewed as a place for reinvestment and carefully shaped change.

Hill Crest

Hill Crest received cards for apartments, ADUs, public art, civic spaces, and hiking trails. This suggests interest in adding both housing options and community-serving amenities while connecting to surrounding open space and recreation assets.

Finktown / East Main Street

Participants placed restaurants, safer routes to school, historic character, and quiet residential areas here, while one participant placed a negative mural card. This suggests a desire to balance local activity and reinvestment with neighborhood character and stability.

Mortgage Hill

Mortgage Hill received cards for tourism destinations, neighborhood-serving retail, safer crossings, traffic calming, and neighborhood playgrounds. This suggests interest in modest

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economic activity and public realm improvements, paired with safety and neighborhood-serving amenities.

Chapel Hill

Participants placed cottage courts, better sidewalks, waterfront connections, and murals in Chapel Hill. The results point toward small-scale housing options, improved walkability, and stronger connections to broader city assets.

The Woods / East Peekskill

This area received cards for outdoor recreation and walkable neighborhoods. Although fewer cards were placed here, the results suggest that participants associate this area with open space, recreation, and neighborhood connectivity.

Forest View / Society Hill

Participants placed stream restoration / daylighting here. This suggests a specific environmental or hydrological opportunity that may merit further investigation.

Lower Washington Street

Participants placed living shoreline here. This suggests that participants see this area as connected to waterfront resilience, shoreline protection, or ecological restoration.

Key Findings for the Open House Report

1. Mobility and safety emerged as the strongest citywide priorities. Participants repeatedly called for safer crossings, better sidewalks, traffic calming, Complete Streets, safer routes to school, protected bike lanes, and transit improvements.
2. Participants want more housing choice, but not all forms of housing were viewed equally. ADUs, duplexes, townhouses, mixed-use housing, apartments, and affordable housing / landlord reforms received positive placements, while planned residential developments and single-family homes received some negative placements.
3. Tree canopy, trails, and environmental improvements were major themes. Tree Canopy and Hiking Trails were the most frequently placed cards overall, indicating strong interest in comfort, recreation, and environmental quality.
4. Downtown is seen as a mixed-use, active, and walkable center. Participants placed cards for mixed-use housing, entertainment, local businesses, neighborhood-serving retail, shared streets, raised crosswalks, protected bike lanes, and ADA compliance.

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5. The Waterfront is valued, but participants appear sensitive to who it serves. Participants supported restaurants, recreation, trails, cultural destinations, and bike connections, while one negative tourism placement suggests concern about over-orienting the waterfront toward visitors.
6. Woodside / South Peekskill emerged as a major area of opportunity. Participants identified it for housing, tree canopy, safer crossings, local businesses, industrial/residential mixed use, and environmental improvements.
7. Resident-added cards revealed important gaps in the original deck. Added cards included Affordable Housing / Landlord Reforms, No Affordable Housing Mandate, ADA Compliance, Train Station Parking for Residents, Bus from Train to Hudson, Bank Street Bus Station, and More School Bussing. These additions point to concerns about affordability policy, accessibility, transit connections, and resident-serving transportation.
8. Some topics produced mixed signals. ADUs were mostly supported but received one negative placement. Planned residential developments received both support and opposition. Tourism destinations were supported in Mortgage Hill but opposed Downtown and at the Waterfront.

Implications for The Peekskill Plan

Land Use

The results support a land use framework that differentiates between areas for growth, reinvestment, stabilization, and preservation. Downtown, Woodside / South Peekskill, the Waterfront, and Lower South Street appear to be places where participants expect some degree of change or reinvestment. Established residential areas appear to require more careful calibration, with interest in modest housing options and neighborhood-serving amenities rather than wholesale transformation.

Housing

Participants expressed support for a broader range of housing types, including ADUs, duplexes, townhouses, apartments, mixed-use housing, cottage courts, and affordable housing / landlord reforms. At the same time, the negative placements suggest that the plan should carefully distinguish between small-scale, distributed housing choice and larger residential development formats that may raise concerns. The Housing element should explore where different housing types are appropriate and how housing growth can support affordability, stability, and neighborhood fit.

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Economic Development

Participants identified Downtown, the Waterfront, Woodside / South Peekskill, and selected neighborhood locations as places for economic activity. Desired uses included local businesses, restaurants, entertainment, neighborhood-serving retail, creative and cultural destinations, and tourism destinations in some areas. The Economic Development element should distinguish between visitor-serving activity, local-serving businesses, creative/cultural uses, and employment-oriented areas, rather than treating economic development as one category.

Transportation & Mobility

Mobility and safety were the clearest citywide priorities. The plan should treat safer crossings, better sidewalks, traffic calming, Complete Streets, safer routes to school, bike infrastructure, transit connections, and accessibility as foundational citywide needs. The number of “Everywhere” placements suggests that residents do not see these as isolated problem spots, but as system-wide improvements necessary for a more connected and livable city.

Resilience & Sustainability

Participants showed strong interest in tree canopy, hiking trails, stream restoration, living shorelines, and environmental improvements. The Resilience element should connect environmental strategies to everyday quality of life: shade, recreation, stormwater management, waterfront protection, and neighborhood comfort. Tree canopy and trail investments may be especially useful as cross-cutting strategies that support climate resilience, health, mobility, and neighborhood character.

Get Involved

Finally, after completing the other activities and on the way out the door, participants stopped by the Get Involved station, where they were invited to learn about the various ways to get involved with the initiative going forward and stay up to date on the planning process. Printed materials and QR codes at this station directed people to The Peekskill Plan website, newsletter sign-up, and social media page. Links were also provided for an application to the Resident Advisory Committee (RAC) as well as an Community Ambassador sign-up through the website.