

The Peekskill Plan

The Peekskill Plan is a **community-driven** effort to create a **new comprehensive plan** to guide the city's **future growth, investment, development,** and **decision-making**.

Once completed and adopted, The Peekskill Plan will replace the City's current comprehensive plan, last updated in **1981**.

Together with residents, city staff, businesses, local leaders, and other stakeholders, the plan will shape key priority areas including **land use, housing, transportation and traffic safety, sustainability and resilience,** and **economic development**.

Stay Updated!

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The Peekskill Plan



The Sneak Peek, Issue 01

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Introduction to The Peekskill Plan

What is a Comprehensive Plan?

A Comprehensive Plan is a **long-term roadmap for a city's future**. It brings together community input, data, and local priorities to guide decisions about land use, housing, transportation, economic development, parks, and more.

It helps answer big questions like:

- *How should Peekskill grow?*
- *What should be preserved?*
- *What needs to change?*
- *What upgrades are needed?*

Most importantly, a Comprehensive Plan **reflects the community's shared vision** and lays out clear, actionable steps to help make that vision a reality over time.

The Peekskill Plan will include everything from **immediate opportunities** to **long-term initiatives** that may take 20 to 30 years to fully realize. Some recommendations may lead to visible results in the years following adoption, others may require sustained effort and investment over decades. While the plan establishes a long-range vision, it should remain a living document, revisited every 10 years to evaluate progress, adapt to changing conditions, and reaffirm community priorities.

For answers to more questions like this and:

- *How will the The Peekskill Plan be used?*
- *Who will The Peekskill Plan be used by?*
- *Why does the City of Peekskill need a new comprehensive plan?*
- *Why should I care about The Peekskill Plan?*

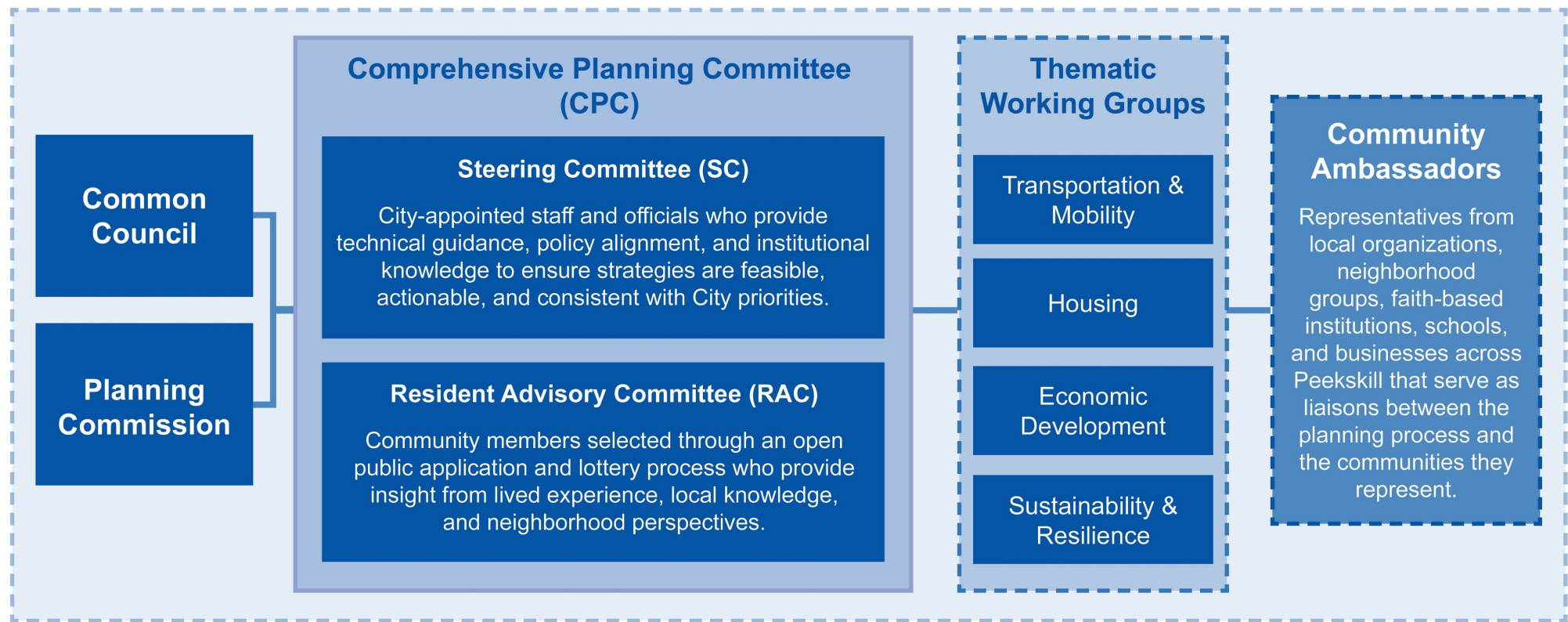
Go to our FAQ : thepeekskillplan.com/faq



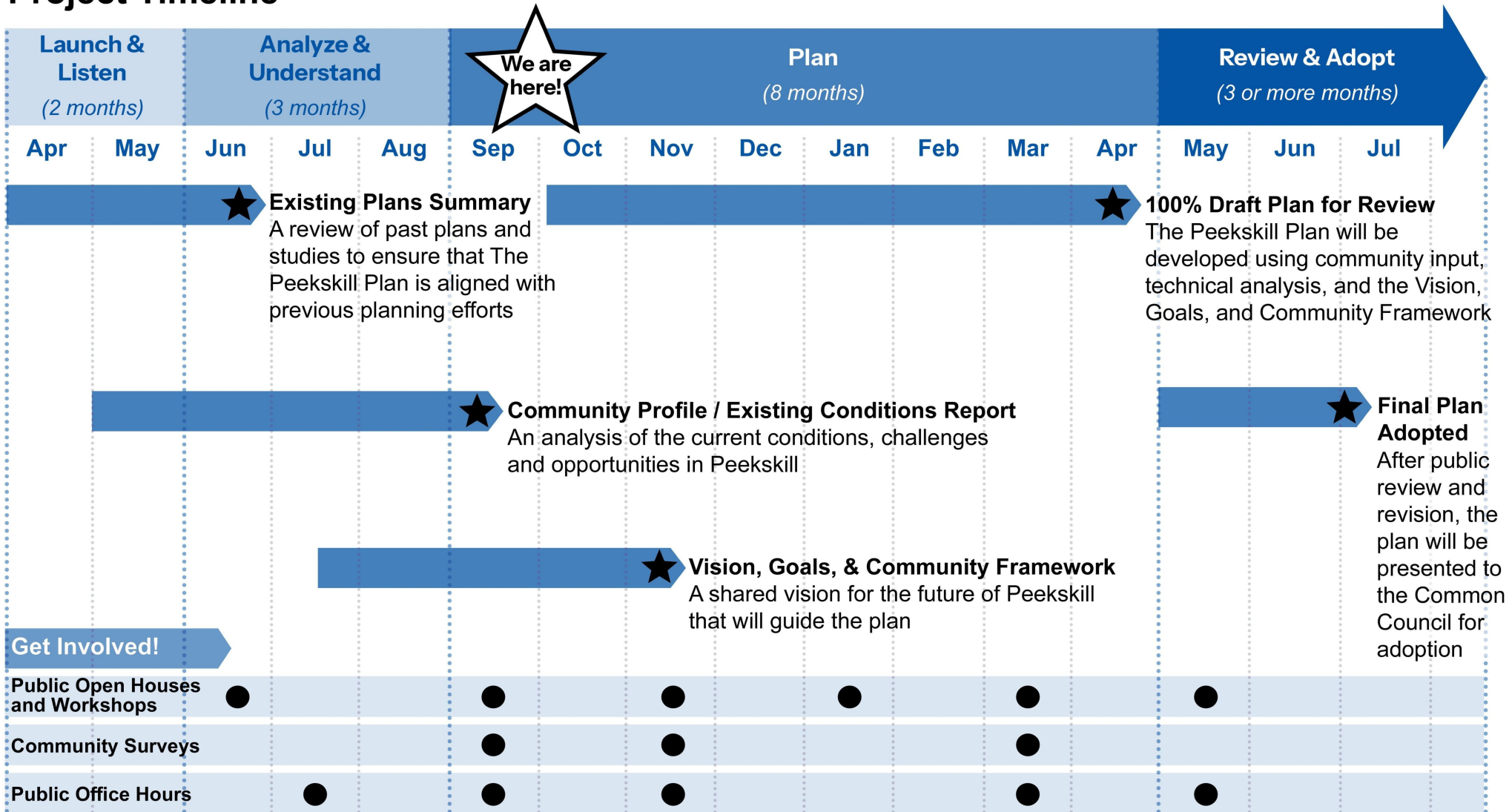
Introduction to The Peekskill Plan Cont.

Who is leading the plan?

The Peekskill Plan is a collaborative effort led by the City of Peekskill, bringing together local leadership, community members, and technical expertise to shape a shared vision for the city’s future.



Project Timeline



What We’ve Heard!

Check out photos and key takeaways from recent engagement events!



Previous engagement events have invited community members to share the strengths, challenges, and opportunities in Peekskill that are most important to them by participating in visioning activities, reviewing existing conditions data, and having conversations with the planning team.

Some of the things people consistently said they like about Peekskill include:

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

Some of the key priorities for planning that have emerged so far include:

- **Walkability** and pedestrian safety
- **Housing affordability** and housing choice
- Protection of **parks, trees, and the riverfront**
- Support for **small businesses, arts, and culture**
- **Improved connections** between neighborhoods, Downtown, the train station, and the waterfront
- Addressing **vacant buildings and storefronts**
- **Cleaner** and better-maintained **public spaces**
- **Climate resilience** and environmental protection
- Preserving Peekskill’s **diversity** and **distinct community character**

Overall, community feedback has shown a desire for a more connected, walkable, affordable, vibrant, and environmentally resilient city that builds on its existing strengths, benefits current residents, and reinforces what makes Peekskill unique.



Meet the RAC!

The RAC is a group of 12 community members who were selected through an open public application and lottery process. These residents will provide insight from lived experience, local knowledge, and neighborhood perspectives throughout the development of The Peekskill Plan. RAC members will participate in meetings, review materials, and serve as ambassadors to the broader public.



Gabriel Berger

A lifelong Peekskill resident and recent college graduate who brings the perspective of younger residents and a commitment to helping more young people engage in civic life.



Elizabeth Castaldo

An artist and educator, who has lived in Peekskill with her family for 10 years. She contributes her perspectives as a member of the creative community, a long time renter, and parent of a student in Peekskill City Schools.



Nicholas Costa

A software engineer and renter who offers a data-driven perspective and the viewpoint of newer residents building long-term roots in Peekskill.



Glyne Elcock

A retired attorney, banker, and immigrant whose experience in law, banking, and mortgage finance, combined with a strong commitment to community service, brings valuable perspective on housing, development, and civic life.



Ernest Faulkner

A retired NYPD officer, mentor, NAACP member, community advocate, and man of faith who brings decades of public service and civic involvement in Peekskill.



Justina Grayman

A psychologist, artist, educator, and business owner who brings a creative, community-building perspective and a passion for just and needs-focused spaces.



Juan Guzman

A proud Peekskill native and school district alumnus who works in business strategy. Having witnessed the city’s many chapters, he is committed to helping shape Peekskill’s future by collaborating with residents to support thoughtful, inclusive, and sustainable growth that benefits the entire community.



Leslie Harden

A healthcare leader and nurse manager who sees the gap between policy and practice every day and brings a grounded perspective on how community decisions ultimately affect real people and families.



Maggie Leung

A current College Librarian and former Teen Services Librarian at The Field Library. She brings firsthand insight into the experiences and needs of Peekskill’s youth, families, seniors, immigrants, and other diverse community members.



Julia Miranda-Roach

A lifelong Peekskill resident and young professional who brings the perspective of a new generation, advocating for growth while preserving the affordability, character, and diversity that define our community.



Tim Warn

A longtime Peekskill resident and community volunteer who brings experience connecting people through local history, community programming, and public engagement, with a focus on ensuring residents’ voices are heard.



Stephen Watts

An environmental professional who combines expertise in waterfront permitting and sustainability with a deep appreciation for the natural resources, outdoor recreation, and community character that make Peekskill unique.

What a Comprehensive Plan CAN vs CAN'T do:

A comprehensive plan can establish a shared vision, analyze conditions, set priorities, recommend policies, and guide future zoning and investment. It cannot enact laws, spend money, build projects, compel private property owners, or guarantee market outcomes. Turning the plan into action will require follow-up decisions, funding, partnerships, and continued community involvement.



Positive-Sum Planning

Planning debates can sometimes sound like a choice between two competing goals: growth **OR** preservation, new businesses **OR** existing businesses, parking **OR** walkability. But good planning does not always have to be zero-sum. During engagement, residents expressed different priorities and concerns about Peekskill's future. In many cases, those views are not truly opposites. By looking for the overlap, The Peekskill Plan can identify strategies that advance more than one goal at the same time—**supporting growth while protecting what people value, creating new opportunities while strengthening existing communities, and making investments that produce multiple benefits.** The examples below show how seemingly competing ideas can point toward shared goals—and better outcomes.

Homeownership and renting serve different people at different stages of life. Expanding opportunities to own does not require reducing rental housing, and improving rental affordability does not have to come at the expense of ownership. A healthy housing market can offer starter homes, apartments, condos, ADUs, townhouses, and other options that allow more people to find (and remain in!) housing that works for them.

Create more homeownership opportunities!

Support a wider range of housing choices for different needs

Expand rental options and affordability

Support a waterfront that is active, accessible, and carefully shaped

Encourage more commercial and residential development at the waterfront!

Protect the waterfront and avoid overdevelopment!

Encouraging more waterfront activity does not mean sacrificing what people value about it. Thoughtful planning can direct appropriate development to suitable locations while protecting public access, views, natural resources, and flood-prone areas. The question is not whether the waterfront should change, but where, how, and to what extent.

Strengthen existing businesses!

Support a more diverse economy that creates jobs and serves the community

Attract new industries with good job opportunities!

Attracting new employers does not mean overlooking existing businesses. New industries can bring jobs, customers, investment, and opportunities while policies and programs continue to support existing businesses and commercial districts. Economic development can grow the overall economy rather than favoring one part over another.

More housing and development can support walkability, local businesses, and greater housing choice, but not every part of Peekskill needs to become denser. The Comprehensive Plan can identify where growth makes sense while establishing appropriate scales, transitions, and infrastructure expectations elsewhere. Growth can be selective, not indiscriminate.

Direct growth to the right places at the right scale.

Protect the character of the city and not overburden existing infrastructure systems!

Allow more density in Peekskill in order to improve walkability and increase housing options!

Parking matters to residents, businesses, commuters, and visitors, but meeting parking needs does not necessarily require maximizing parking everywhere. Better management of existing spaces, shared parking, improved transit, strategic parking locations, and safer walking connections can provide access while creating more comfortable streets for pedestrians and cyclists. The goal is the right amount of parking in the right places.

Balance parking needs with a safer, more walkable public realm.

Reduce parking in order to support walkability and safety for pedestrians and cyclists!

Preserve lots of parking options in high-activity areas for residents and visitors!

Create a more flexible zoning code and a streamlined building approvals process to allow more development.

Encourage more housing that is context-sensitive and well-designed

Regulate new developments so that they preserve existing character, meet sustainability goals, and enhance the public realm.

Making housing easier to build and maintaining high standards are not mutually exclusive. Clearer zoning and more predictable approvals can help the City set expectations for building form, sustainability, public space, and neighborhood fit. The goal can be fewer unnecessary barriers and clearer standards for good development.

Preserve vacant land for open space and resilience!

Match each site to the use that best serves Peekskill's future

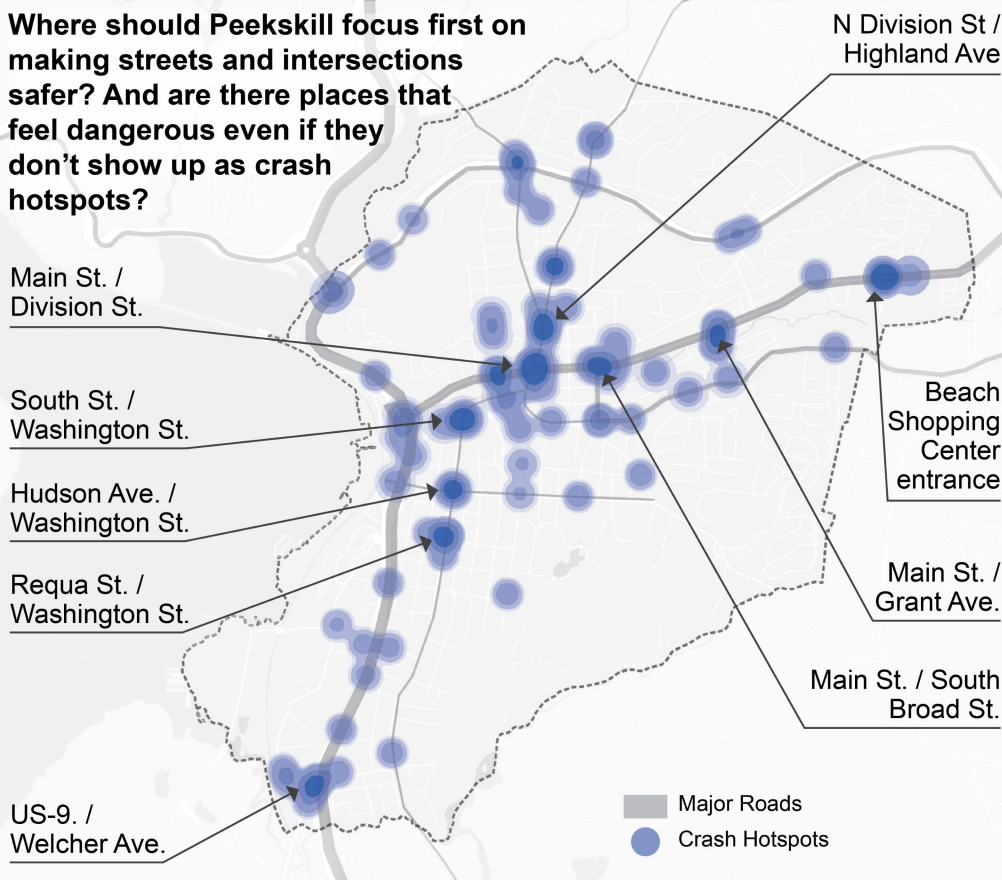
Use vacant land to support growth and investment!

Vacant land is not all the same. Some sites may be best suited for housing or development, while others may provide greater value as parks, stormwater infrastructure, habitat, or community space. A citywide plan can evaluate these properties together and determine which use provides the greatest public benefit for each site.

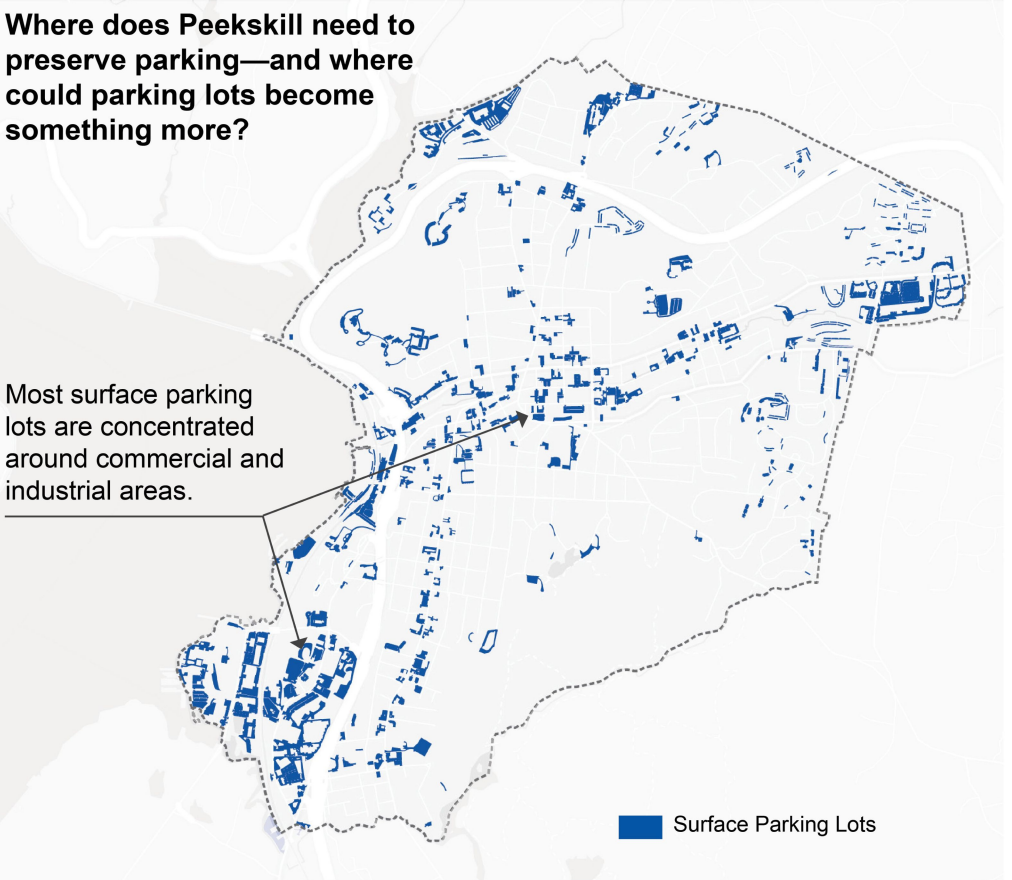
Existing Conditions Highlights

Every map tells us something about Peekskill—but it also raises new questions. As we analyze the city, patterns are emerging around growth, mobility, housing, environmental risk, and access to opportunity. These are not final findings. They are clues that help us know where to look more closely, what to ask residents, and what issues The Peekskill Plan should investigate. Here is a small sampling.

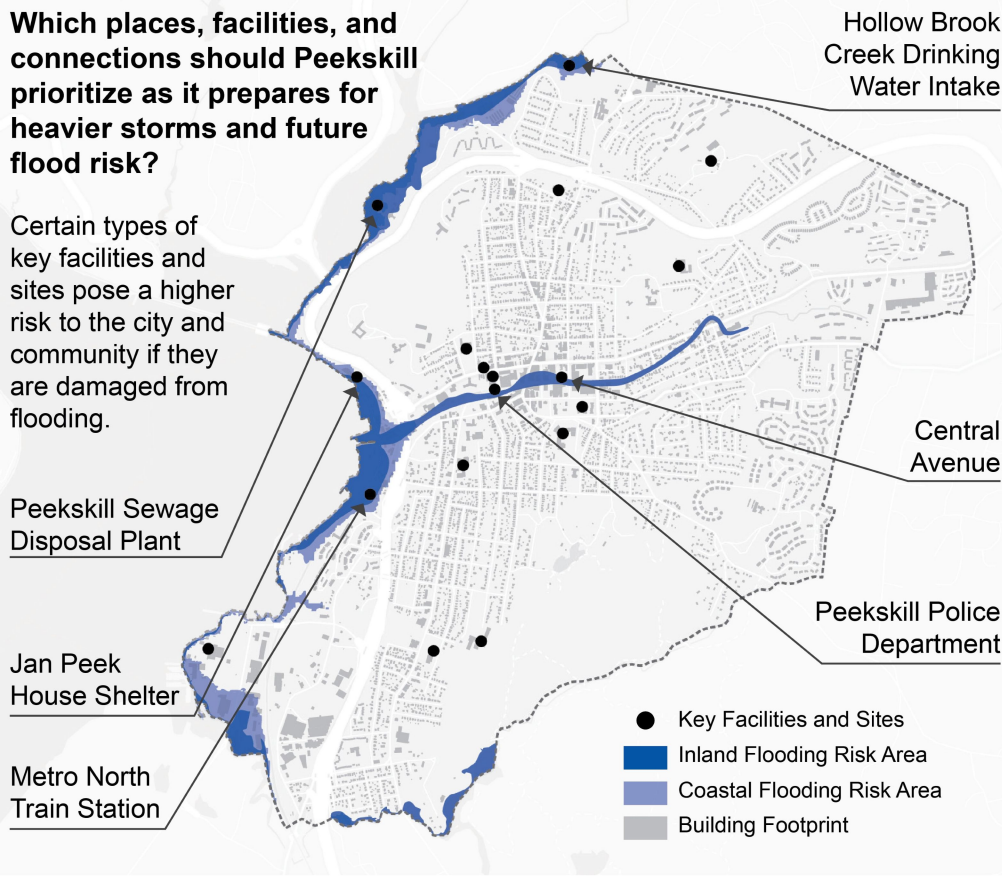
Traffic crashes are concentrated at a relatively small number of intersections and major roads. These are also places where regional traffic, local streets, businesses, and pedestrians often intersect.



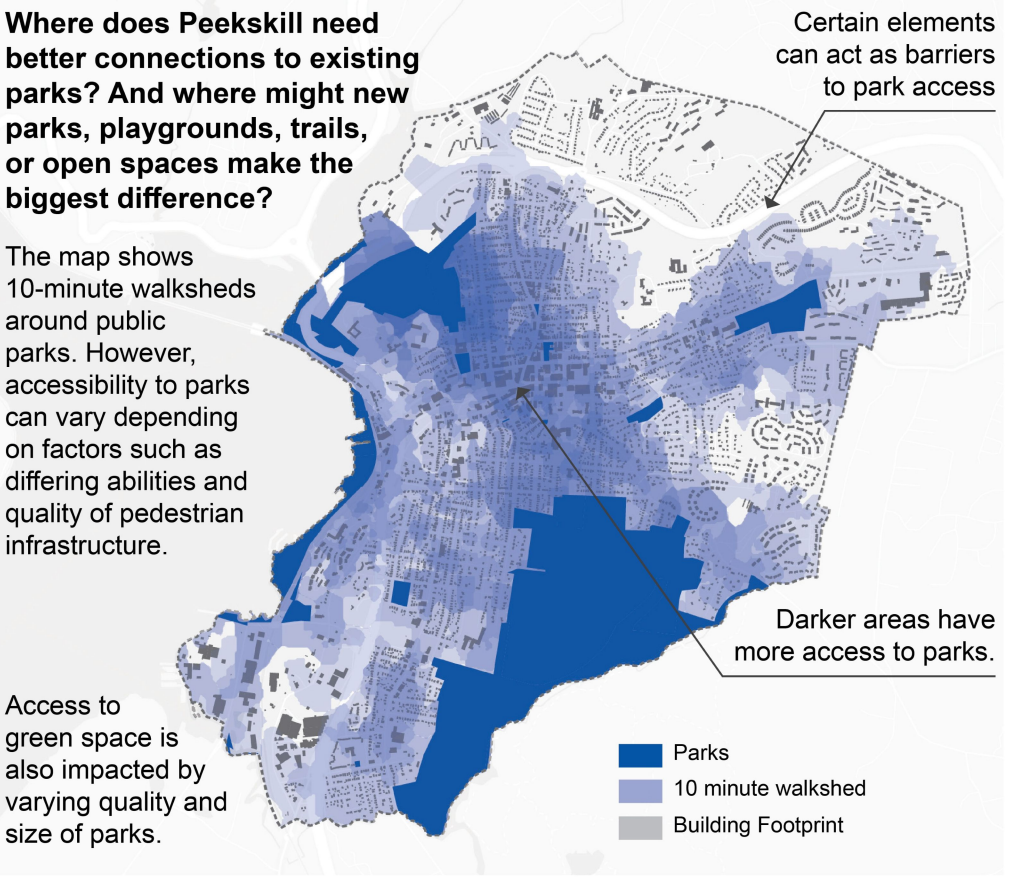
About 7% of Peekskill is surface parking. That's approximately 196 acres—or about one out of every 14 acres in the city! Some of that parking is essential. But as Peekskill grows, could some of this land also support housing, businesses, public space, trees, or other community needs?



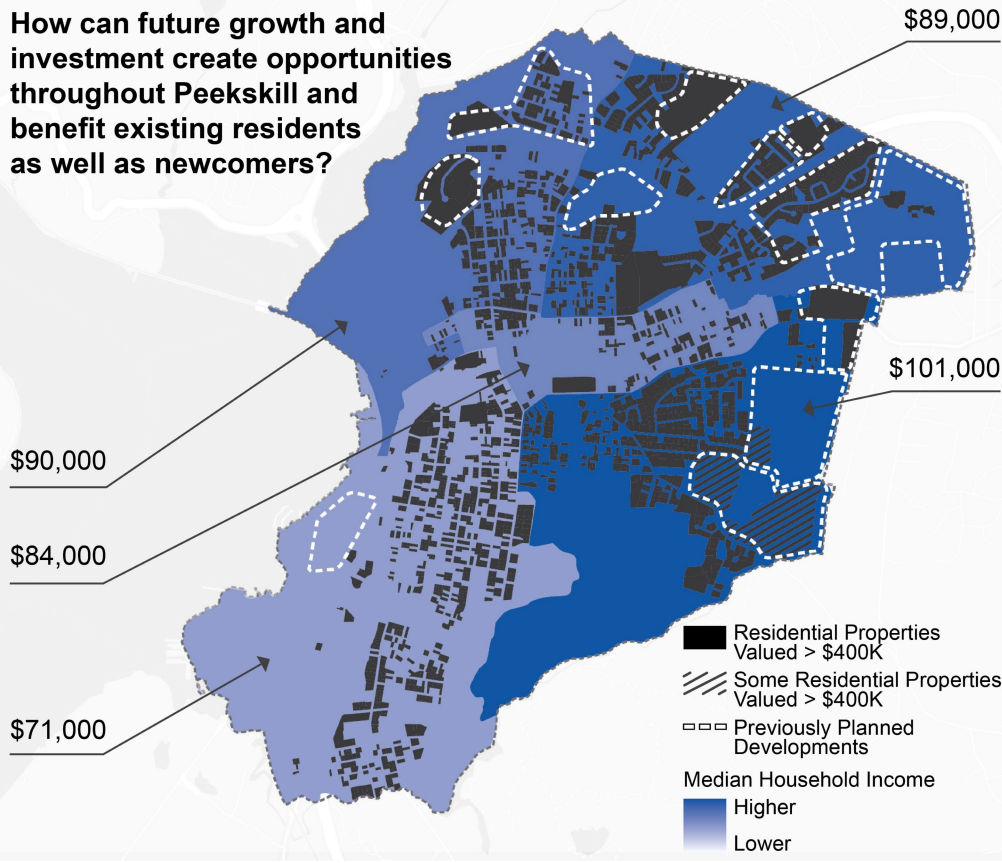
Several of Peekskill's important **public facilities and transportation assets** are located in or near areas vulnerable to flooding. Flooding isn't only about protecting individual properties: it can affect the systems the whole city depends on.



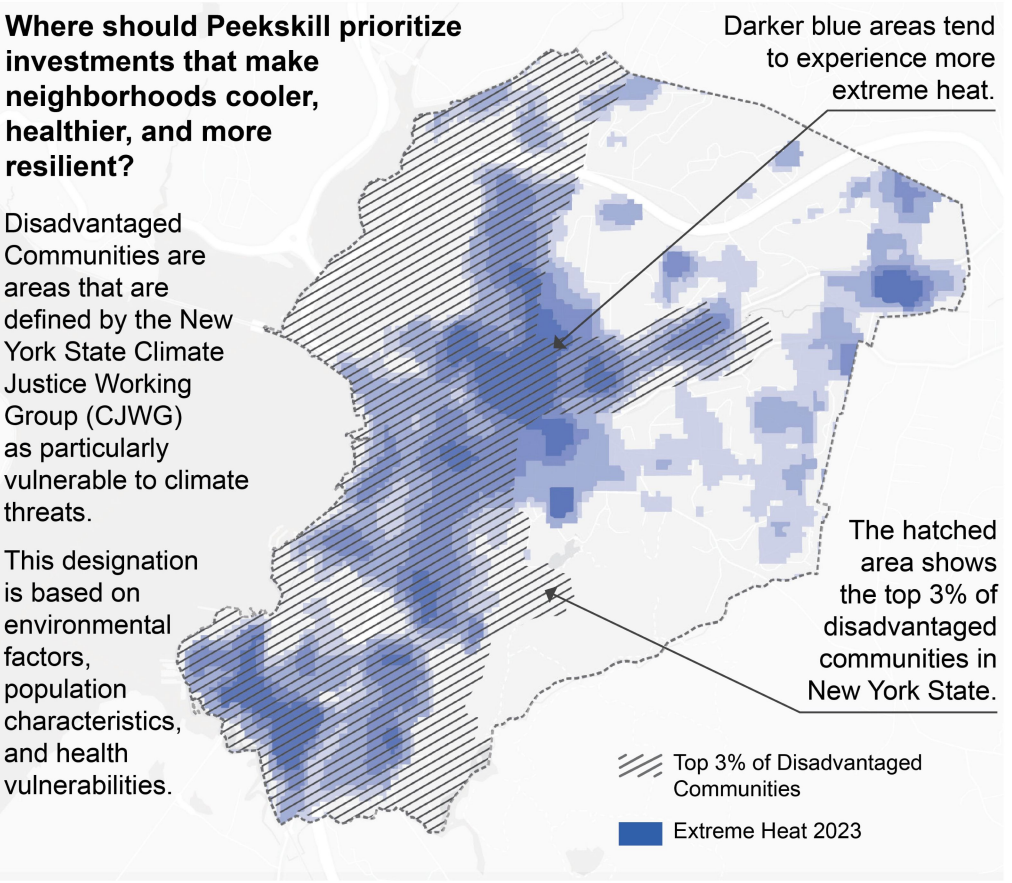
About 74% of Peekskill is within a 10-minute walk of a park! But proximity doesn't always equal access: busy roads, steep hills, missing sidewalks, and the size or quality of a park can all make a difference. Some neighborhoods also have many more park options than others.



Income and Property Value vary widely across Peekskill. The Median Household income in Peekskill is about \$86K compared with roughly \$119K in Westchester County. The average Residential Property Value in the city is \$395,600 compared to \$663,200 in the County. The map suggests a relationship between property values, income levels, and some of the city's previously planned residential developments.



Some of the parts of Peekskill that experience the greatest extreme heat are also among the communities identified by New York State as **particularly vulnerable to environmental and climate risks**. That means investments in trees, shade, cooling, public space, and resilient infrastructure can also address disparities in health and quality of life.



Get Involved!

Sign up to be a Community Ambassador!

Sign up for the newsletter!

Take the Vision Survey!