

TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU)

Town of Fishkill, Dutchess County, New York

Adopted by the Town of Fishkill Town Board April __, 2023

VOLUME 1 Comprehensive Plan Update



Town of Fishkill Town Hall, Route 52

TOWN OF FISHKILL
Comprehensive Plan Update (CPU)

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VOLUME 1 TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU)	
Town of Fishkill Comprehensive Plan Update (CPU) Table of Contents	
Town of Fishkill Comprehensive Plan Update (CPU) Section Name	Page number
<u>INTRODUCTION</u>	
<u>VISION</u>	
<u>COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE PROCESS</u>	
<u>COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE ONLINE & PAPER SURVEY PROCESS</u>	
<u>SUMMARY OF COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE ONLINE SURVEY RESULTS – Executive Summary</u>	
<u>DEMOGRAPHIC AND HOUSING INFORMATION</u>	
<u>GOALS, OBJECTIVES, AND STRATEGIES</u>	
A. GOAL: CONNECT PEOPLE AND PLACES	
B. GOAL: PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT	
C. GOAL: CREATE GREAT PLACES FOR PEOPLE AND ANIMALS	
D. GOAL: ENSURE ECONOMIC AND SOCIAL DIVERSITY	
E. GOAL: CONSERVE CRITICAL LANDS	
F. GOAL: PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES	
G. GOAL: EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP	
H. GOAL: RAISE COMMUNITY AWARENESS	
I. GOAL: CREATE AND ENHANCE GATEWAYS	
J. GOAL: COORDINATE WITH THE SCHOOL DISTRICTS	
K. GOAL: WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES	
<u>TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU) IMPLEMENTATION PLANNING OUTLINE</u>	
ADENDA, APPENDICES AND MAPS; AND REFERENCES AND RESOURCES LISTS	
ADDENDA LIST	
ADDENDUM 1 - Town of Fishkill Comprehensive Plan Update (CPU) 2023 Reordered Priorities from 2009 Comprehensive Plan (2009 Plan)	
ADDENDUM 2 - Town of Fishkill Comprehensive Plan Update (CPU) 2023 Specific Survey Results of the Town of Fishkill Comprehensive Plan Update Committee Survey	
ADDENDUM 3 - Town of Fishkill Comprehensive Plan Update (CPU) 2023 Development Potential Large Parcel Analyses Methodology and Individual Parcel Detail Sheets	
VOLUME 2 TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU) APPENDICES	
VOLUME 3 TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU) MAPS	

INTRODUCTION

The Town of Fishkill is an established, largely developed, but evolving, lively community nestled at the foot of the Hudson Highlands, wrapped around the City of Beacon and the Village of Fishkill, flanked by the Hudson River and its scenic shoreline on the West. Its fabric is woven with many friendly and attractive neighborhoods, numerous parks, trails, cultural and historic places, ample convenient shopping areas with charming restaurants, enjoyed by longstanding residents, newcomers and visitors. The Town is sustained by its volunteers, community groups and clubs, schools, sports leagues, emergency service providers, Town officials and staff, Library staff, owners of businesses and services, houses of worship, post offices and many other gathering places.

Our Town is a great place to live and work because of its location within the Hudson Valley, with access to commuter rail service, interstate and state highways, which makes it an ideal place to live with options for a peaceful home life, access to the region's employment opportunities, urban-style entertainment and endless ways to enjoy outdoor activities. The community's residents value convenient travel to work or infrastructure that supports work-from-home with ample shopping and services for daily needs.

The community's residents enjoy social and leisure activities that range from a game at Renegades (Dutchess) Stadium, kids camp or a walk at Stony Kill Farm, an afternoon at Blodgett Memorial Library splashing around at a local waterpark, Fishkill Recreation Center activities for all ages, a tennis or basketball game at Geering Park, browsing the Van Wyck Homestead and grounds, or a vigorous hike on the Mount Beacon Trail, maybe an early evening picnic at Jean Van Pelt Park.

The Town preserves its precontact, historic and cultural heritage; its network of freshwater wetlands, watercourses and water bodies; fields, steeply sloped and wooded lands; wildlife habitat and aquifers and other natural resources.



VISION

Town residents recognize the value of and will continue to preserve Fishkill’s historic and cultural heritage; the ecologically significant network of freshwater wetlands, watercourses, and water bodies; meadows, steeply sloped and wooded lands; wildlife habitat and aquifers and other natural resources. The ongoing protection of our resources will be balanced by planned opportunities for sensible levels of residential and nonresidential land development.



Fishkill Creek

The Town of Fishkill will pursue an environmentally and economically sustainable future by protecting and enhancing existing natural resources, expanding renewable energy infrastructure, pursuing connectivity by developing alternative transportation infrastructure, focusing development on abandoned or obsolete sites, and preserving its remaining open space, historic, scenic and cultural assets. The Town will strive to enhance and diversify the local economy by pursuing innovative strategies that focus on the needs of the community and the region, while preserving precious and important open space by encouraging mixed use, walkable development in areas that have already been developed. The Town of Fishkill will be a place where a diverse and inclusive community of residents, families and stakeholders can afford to live, work and play, where trails and sidewalks connect neighborhoods with services and amenities, and with each other.

This Comprehensive Plan Update is intended to provide a clear vision, goals, and actions with an implementation plan designed to achieve completion of implementation tasks in the next five to ten years. By doing so, the Town will strive to become a more connected, inclusive, and vibrant community.

COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE PROCESS

The Comprehensive Plan Update (CPU) Committee is a dedicated group of people from the community intent on creating an updated plan for the future of the Town of Fishkill. The concept for the plan originally, was an outline based on the goals, objectives and actions recommended in the Town of Fishkill Comprehensive Plan adopted on September 23, 2009 (2009 Plan). The draft Comprehensive Plan Update includes point-by-point updates on accomplishments since the 2009 Plan was adopted. For example, the CPU notes that many revisions were made to the Code of the Town of Fishkill flowing from the 2009 plan's recommended actions, resulting in enhanced zoning for improved land development and to add in environmental protections. The 2009 Plan is an Appendix to the 2023 CPU.

The CPU Committee, consisting of 18 volunteer members of the community, had their first zoom meeting on September 29, 2021, expressing their ideas, concerns, interests as well as ideas for how to find out more from the community at large. From September 2021 to the present, the CPU Committee focused on a vision for the CPU, the need for a community survey, and the continuing and changing priorities of the Town. As noted below, the survey was launched and concluded in spring of 2022.

While the survey was being created and completed, the CPU Committee had begun to reprioritize the broader themes of the 2009 Plan and to add fresh, specific objectives and actions. The CPU, the updated plan for Fishkill, will focus on community connections, better design of the built environment, including a look at what lands may remain for development; and the need for great places for people to enjoy and live in, with an eye toward ensuring economic and social diversity. The priorities of conserving critical lands, preserving special and significant environmental resources; and the emphasis on the stewardship of historic and scenic resources will continue as important themes in the Town's future.

Please refer to Addendum 1, which is a table entitled Town of Fishkill Comprehensive Plan Update (CPU) 2023 Reordered Priorities from 2009 Comprehensive Plan (2009 Plan). This table illustrates how the CPU 2023 Goal Sections A through K relate to the corresponding 2009 Plan sections, resulting in the reordered priorities of the CPU 2023.

Attending 1 or 2 meetings per month, the CPU group moved from zoom meetings to their first in-person meeting on July 27, 2022. From late spring 2022 through spring of 2023, the CPU Committee expressed ideas and noted the need for revisions of the draft goals, objectives and actions or strategies contained in multiple versions of the Draft CPU outline and evolving text document.

The CPU Committee also planned and held a CPU public open house on Saturday, October 8, 2022 from 10 AM to 1 PM at the downstairs meeting room of the Town of Fishkill Town Hall. The open house was preceded by outreach to community groups and Town Departments to post the flier online and provide copies for members of the community to pick up. During the open house, people from the community dropped in, met members of the CPU Committee, perused the maps considered in the CPU, read pages of the draft CPU, examined parts of the CPU Survey Questionnaire responses and discussed, asked questions and got answers about what is contained in the CPU.

By the time the Comprehensive Plan Update is adopted, the members of the CPU Committee will have attended 20 or more meetings. The CPU Committee's last meeting was held on April 12, 2023. Each volunteer member brought with them their unique perspectives about their community and desires and ideas for its future, and importantly their devotion to the Town of Fishkill. Amongst their other pursuits,

the members of the CPU Committee have focused their efforts to create a plan with reordered priorities and a better future for all.

Several meetings were held by the Town of Fishkill Town Board to present and to review the Draft Comprehensive Plan Update, to conduct review under the New York State Environmental Quality Review Act (NY SEQRA) and to circulate the CPU and SEQRA documents to the Dutchess County Department of Planning and Development and other agencies and community groups. Following several months of agency, community and public review, including a public hearing, the Town Board adopted the Comprehensive Plan Update on April __, 2023.

COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE ONLINE & PAPER SURVEY PROCESS

Early in the series of CPU Committee meetings, the group indicated a desire to provide an opportunity for community and public input through a survey questionnaire. The Committee reviewed several draft survey questionnaires prepared by the Committee's planning consultant, providing comments on each draft, tailoring the questions to specific areas and locations of concern in the Town of Fishkill, and their sense of the community in which they live, visit and work. After reviewing 9 versions of the survey questionnaire that were created and then revised per the CPU Committee (drafts dated 10/5/21, 10/8/21, 10/15/21, 11/3/21, 11/10/21, 2/28/22, 3/3/22, 3/15/22, and 3/23/22), the CPU Committee's planning consultant provided a final version for the survey launch dated March 23, 2022. This version of the questionnaire was used to create an online questionnaire using the Survey Monkey platform. A pdf of the questionnaire was also provided so that residents who might not have access to the online form, or preferred to answer in writing on paper, would be able to participate in the CPU Committee's survey.

A CPU Committee flier was created to inform the public about the online survey. The flier also informed citizens about how and where paper surveys could be found, and once completed, where they could be dropped off to be counted.

The online survey was launched on March 23, 2022 with the Survey Monkey platform accessible via a QR code. The platform did not request or require any information about respondents' identities. Similarly, the paper survey did not request or require any information about respondents' identities. However, each survey response, whether providing answers online or on paper was assigned a number.

Information about the CPU Committee survey (online or paper) was provided, published and spread in many ways by the members of the Committee, Town staff, and the CPU Committee's planning consultant via the Town of Fishkill website, fliers and paper copies of the surveys handed out to residents at apartment complexes and other residential developments and neighborhoods, stores and plazas, with copies of the fliers and survey forms available at the Town's Recreation Department, the Town Clerk's and Supervisor's offices, and other Town departments. Local community facilities and groups, such as the library, fire departments and emergency squads, were contacted by phone and email to inform them and their patrons, supporters and members about the survey by encouraging them to inform via email and posting on websites and social media platforms as well as providing paper copies.

The online Survey Monkey questionnaire ran for 6 weeks and was concluded on May 10, 2022 and paper surveys were gathered by CPU Committee volunteers and Town staff. The 37 paper survey responses were sent to the CPU Committee's planning consultant, to be scanned and tabulated. The CPU Committee's planning consultant created a full compilation of results of all 316 respondents from

the Survey Monkey platform; and also obtained the results of individual respondents gathered from the Survey Monkey platform. The total combined number of respondents including online participants and those completing hard copy surveys was 353.

SUMMARY OF COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE ONLINE SURVEY RESULTS

The following is a summary of and observations regarding the results of the on-line Town of Fishkill Comprehensive Plan Update Committee Survey.

Executive Summary

Some of the recurring themes expressed by survey respondents included the following:

Problems/Areas of Concern:

- Traffic congestion and safety (Esp. Rt. 9, Rt. 9D, Main St. in Village, Rt. 52 west of Village)
- Too much development (especially commercial development)
- Too many vacant, underutilized, unsightly buildings or sites (Dutchess Mall was cited often)
- Loss of remaining greenspace/natural areas
- Lack of sidewalks, walkability (esp. in Town outside of Village)

Strengths/What People Like in the Town:

- The Village (esp. Main St., village character/charm, businesses, restaurants, services, walkability)
- Town Parks, Recreation Center and recreation programs
- Open space, natural areas, the mountains, Hudson River, scenic beauty, Fishkill Creek
- Community events (e.g., parades, festivals, art and craft fairs, car shows)
- Historical importance, historic sites (e.g., Mt. Gulian, Van Wyck House, Dutch Church, Kipp House)

Suggestions/Opportunities:

- Traffic: Add by-pass around Main St. in Village; coordinate timing of traffic signals; add traffic signals in specific locations; restrict truck traffic through Village; add roundabouts at specific locations
- Getting around Fishkill in general: Add sidewalks and bike lanes at specific locations; build Rail Trail on old railroad along Fishkill Creek (Beacon to Hopewell Junction); better access to public transit
- Development: redevelop abandoned sites/vacant buildings (esp. Dutchess Mall, also former Texaco Research site); encourage small shops/diverse local shops/services/restaurants; avoid over development; discourage more big box stores, car dealerships, chain stores, warehouses; retain small town atmosphere and historic character, try to attract a good supermarket/grocery store (cited Trader Joe's, Wegman's, Stew Leonard's)
- Community events, parks, gathering places: Add more community gatherings, events, activities, volunteer projects; take better care of and make better use of Town parks; beautify streetscapes and public places
- Greenspace, natural areas: Preserve remaining open space and important natural areas, aquifers, wetlands, trees

Please refer to Addendum 2, Specific Survey Results of the Town of Fishkill Comprehensive Plan Update Committee Survey, at the end of this document.

DEMOGRAPHIC AND HOUSING INFORMATION

The population estimate of the United States Census Bureau of July 1, 2022 of Fishkill town is 24,513, up 2,406 from 22,107 people as of the April 1, 2010 Census. Persons under 5 years old make up approximately 4.0% of the Fishkill town population and total persons under 18 years old make up 15.5%. Persons 65 years old and over make up 20.8% of the population in Fishkill, and the remaining 63.7% of the population is between the ages of 19 and 64.

Female persons make up 46.5% of Fishkill's population. In terms of race and Hispanic origin, 71.7% of the community is recorded by the US Census as "White alone", 12.8% is "Black or African American alone", 4.2% is "Asian alone" and 14.3% is "Hispanic or Latino"; and 7.4% of Fishkill is "Two or more races".

In the period between 2017 to 2021 there were 9,349 households with 2.23 average person per household and an Owner-occupied housing unit rate of 64.3%. Most households had a computer and a broadband internet subscription, 95.1% and 91.6%, respectively. A significant proportion of those living in Fishkill aged 25 years or older, 87.9%, had graduated high school or had higher education, with 35.6% having a bachelor's degree or higher.

A little more than half of the population aged 16 years or older, 54.0%, was in the civilian labor force between 2017 to 2021. More than half of the female population aged 16 years or older, 59.4%, was in the civilian labor force between 2017 to 2021.

The above is from, and additional information can be found online, from the United States Census Bureau via "QuickFacts" for Fishkill town, Dutchess County, New York.

Based on the 2021 Dutchess County Rental Housing Survey, Table 1, there are 6 market rate apartment complexes providing 1,791 apartments in the Town of Fishkill. These include varied apartment sizes from studio to 3-bedroom units with 82.7% of the units, 1,482, being 1 and 2-bedroom units. The Town of Fishkill has a 0% vacancy rate for market rate apartments.

The 2021 Dutchess County Rental Housing Survey, Table 12, indicates that there are 172 "Affordable" dwelling units in the Town of Fishkill. These 172 units are all "Tax Credit/Inclusionary" dwelling units. Of these affordable units, 90, a bit more than half, are for senior citizens. There are no subsidized affordable dwelling units in the Town of Fishkill as per the 2021 Dutchess County Rental Housing Survey.

The Dutchess County Housing Needs Assessment of March 2022 notes the following pertaining to the Town of Fishkill:

- "The household income segments most mismatched with existing rental housing supply were under \$20,000 and \$75,000 or more, with the towns surrounding Beacon and Poughkeepsie also displaying shortages for renters with incomes below \$20,000 and \$34,999." This situation "results in cost burdens for lower-income households". This is graphically depicted on page 26 by showing areas of the county, with Fishkill grouped in with Beekman, East Fishkill and Wappinger, all within proximity of Beacon.
- Similar information and graphics are provided regarding ownership on pages 28 through 30. In the Beekman, Fishkill, East Fishkill and Wappinger area of Dutchess County, there are shortages of units for ownership affordable to households with incomes below \$50,000.

- To address housing needs in the Town of Fishkill over a 20-year period, 171 housing interventions would be needed at a rate of 9 housing interventions per year. Interventions are actions that are necessary to improve access to affordable housing, which may include “new housing units, new protections on existing rental units, vouchers to assist with rent payments, or access to affordable home ownership”.

GOALS, OBJECTIVES, AND STRATEGIES

The “GOALS, OBJECTIVES, AND STRATEGIES” section of the Comprehensive Plan Update of 2023 (CPU 2023) presents the broader GOALS in order of priority below from A through K. Under each GOAL, the CPU includes specific OBJECTIVES, also presented in order of priority by number. For example, section A presents objectives 1 through 7. Other GOAL sections may have a smaller number of OBJECTIVES presented in order of priority.

While some of the OBJECTIVES are singular statements, many of the OBJECTIVES are followed by several STRATEGIES, for example, specific areas, actions or ways in which objectives should be carried out. The strategies, areas or actions, which follow from objectives, are presented in order of priority by lower case letters. Even more specific actions areas are listed below their OBJECTIVES and STRATEGIES with lower case roman numerals. Browsing through a few of the CPU 2023 sections will likely make the logic and progression of the CPU 2023 very clear.

- A. **GOAL: CONNECT PEOPLE AND PLACES** with a network of roads, sidewalks, pedestrian paths, and bicycle trails to reduce traffic congestion; to connect neighborhoods, public spaces and businesses; and to enhance the quality of community life. The need for improved road connections, sidewalks, and other methods for travel within the community has been recognized by the Town of Fishkill as expressed in the Comprehensive Plan of 2009 and as implemented by the Town’s Planning Board during the review of land development projects.
 1. **Objective:** Pursue remedies to traffic congestion and safety concerns, such as traffic signal timing changes, or adding new signals, intersection realignment and improvement, traffic calming measures, etc., including consultation with the New York State Department of Transportation (NYSDOT), Dutchess County Department of Public Works (DCDPW), Town of Fishkill Highway Department, and other agencies, in the following priority areas:
 - a. New York State Route 52 between U.S. Route 9 and Interstate Route 84;
 - b. Intersection of U.S. Route 9 and New York State Route 52;
 - c. Intersection of New York State Route 9D and Interstate Route 84;
 - d. Intersection of U.S. Route 9 and Interstate Route 84;
 - e. New York State Route 52 between U.S. Route 9 and New York State Route 82; and
 - f. New York State Route 9D between Red Schoolhouse Road (Dutchess County Route 36) and Interstate Route 84; and
 - g. Consider the creation of an alternate vehicular access/interchange from I-84 to Rt. 9D at Renegades (Dutchess) Stadium or Red Schoolhouse Road in cooperation with NYS DOT.
 2. **Objective:** Examine traffic patterns in the Village of Fishkill, consider prohibiting truck traffic in the Village, and review traffic recommendations on the Village of Fishkill Comprehensive Plan.
 3. **Objective:** Pursue the addition of sidewalks, emphasizing extensions to and connections with sidewalks, including consultation with the Town of Fishkill Planning Board, the New York State Department of Transportation (NYSDOT), Dutchess County Department of Public Works (DCDPW), Town of Fishkill Highway Department, and other agencies, including neighboring municipalities, in the priority areas described below. The objective is to provide continuous, safe pedestrian access from and to residential and nonresidential (business, service, community, etc.) uses in these settled areas. Community members and decision-makers are encouraged to visit the online mapping system available through the Moving Dutchess Forward website

created for the Dutchess County Transportation Council (DCTC). This online map was used to describe the following priority areas needing sidewalks described below:

- a. **New York State Route 52 between U.S. Route 9 and Interstate Route 84:** There are some sidewalks on both sides of Route 52 from its intersection with Rte 9 running west and southwest along 52. Yet sidewalks should be provided continuously southwest along Main Street to the Village boundary and beyond, connecting existing lengths of sidewalks and neighborhoods on both sides. Specifically, sidewalks should be constructed, or existing sidewalks should be connected extending them along both sides of Rte 52, running under the I-84 overpass along the west side, continuing along both sides of Route 52B to Millholland Drive, then progressing on the north side to the City of Beacon boundary. Pedestrian crossings should be created all along Routes 52 and 52B.
- b. **Intersection of U.S. Route 9 and New York State Route 52, including extensions along Rte 52 east of the Village of Fishkill and along Rte 9 north of the Village:** Refer to the description below about sidewalk connections to the east along Route 52. Sidewalks should be constructed on both sides of Route 9 to and beyond the northern boundary of the Village of Fishkill, extending on both sides of Rte 9, connecting the adjoining neighborhoods, to its intersection with Old Rte 9W. Pedestrian crossings should be created all along this section of Route 9. It may be necessary to consider a pedestrian bridge at a key point over Rte 9.
- c. **Intersection of New York State Route 9D and Interstate Route 84; and Route 9D from the City of Beacon on to Red Schoolhouse Road (Dutchess County Route 36):** There are sidewalks on both sides of Rte 9D just south of its intersection with I-84, crossing the Town of Fishkill boundary and into the City of Beacon. Except for a short length of sidewalk on the east side of the 9D overpass over I-84, there are no sidewalks along Rte 9D to the north of the overpass. Sidewalks should be constructed along both sides of 9D's I-84 overpass. Sidewalks should be provided from the overpass to the north along both sides of Rte 9D, connecting many neighborhoods along 9D and extending to the north of the Renegades (Dutchess) Stadium entrance and continuing on both sides to Red Schoolhouse Road (Dutchess County Route 36). The Town should consider the need for connections to existing sidewalks in neighborhoods adjacent to Route 9D. Pedestrian crossings should be created all along this section of Route 9D at key points where neighborhood roads intersect with 9D, including a crossing to Farmstead Lane at Stony Kill Farm.
- d. **Intersection of U.S. Route 9 and Interstate Route 84:** There are sidewalks along both sides of Route 9 to and under the I-84 overpass, including pedestrian crossings at the I-84 on and off ramps. Sidewalks continue along the west side of Rte 9 to the Dutchess Marketplace entrance. A pedestrian crossing should be created across from this entrance to the east side of Rte 9 at Van Wick Lake Road and sidewalks should be provided to the north along the east side of 9 to connect with the sidewalks and pedestrian crossing at the intersection of Rte 9 with Snook Road. A mixed-use development project includes a sidewalk along a portion of the east side of Rte 9 between Snook Road and Van Wyck Lake Road with a pedestrian crossing of Rte 9 at Van Wyck Lake Road. A sidewalk should be added along the west side of Rt. 9 from the central entrance driveway to the former Dutchess Mall to the southern entrance driveway.
- e. **New York State Route 52 between U.S. Route 9 and New York State Route 82, including extensions northeast along Rte 82:** There are some unconnected sections of

sidewalks from Route 52's intersection with Rte 9, and sidewalks run just on the south side of Rte 52 (Ketcham Drive) and only to Clark Drive. Sidewalks should be constructed from Old Main Street on the north side of Rte 52 at least to the intersection with Rte 82. Sidewalks should be constructed on the south side of Rte 52, beginning with a pedestrian crossing of Old Main Street, connecting to sidewalks leading to and crossing Clark Dr., and continuing along the south side of Rte 52 to Doug Phillips Dr., and connect with sidewalks on Merritt Boulevard. Pedestrian crossings should be created all along Route 52 at key points where neighborhood roads intersect with 52.

Sidewalks should also be added along both sides of Route 82 from its intersection with Route 52, running east to the Town ballpark, the bowling alley and the church, which would connect extensive neighborhoods with these amenities and also to the sidewalks on Route 52.

- f. **Jackson Street and Osborne Hill Road (Dutchess County Routes 34 and 35), including a portion of Baxtertown Road (Dutchess County Route 34):** Sidewalks should be constructed along both sides of Jackson Street and Osborne Hill Road (Dutchess County Routes 34 and 35) from the north side of Route 52 in the Village running north into the Town of Fishkill up to Oak Street. There are sidewalks along the east side of Jackson Street from Route 52 to just north of Rosilia Lane, which would be connected with the sidewalks on both sides of Jackson Street and Osborne Hill Road. Sidewalks should also be constructed along both sides of Baxtertown Road (Dutchess County Route 34) running north to Baxtertown's intersection with Ridge Road. Then existing sidewalks running south along Ridge Road, Terrace Ridge, Maurerbrook Drive lead to Geering Park.
- g. Consider collaborating with the Town of Wappinger about extending pedestrian pathways further north to other neighborhood areas.
- h. Generally, connect existing sidewalks that appear to end in areas along main roads where connections to neighborhoods, stores, transit stops, parks or other destinations.



4. **Objective:** Pursue additional improvements to encourage safety and convenience for pedestrians, commuters, and bicyclists, in the areas of the objectives described above, including consultation with the agencies noted above, the Town of Fishkill Town Board and Planning Board, and other agencies, including the following:
 - a. Each bike and pedestrian crossing of Routes 52, 9, 9D and other NYS Routes and Dutchess County roads should be carefully examined to consider all feasible options and to create the safest possible crossing method and location. These should be done in the order of priority of the addition, extension and connection of sidewalks as set forth in objective section a. 3., above.
 - b. Connect, and coordinate access to commercial sites, including the reduction of access points along the main highway routes listed above, to improve transportation efficiency, safety, and movement.
 - c. Apply traffic calming measures to reduce speeding and create a safe environment for pedestrians and bicyclists where necessary and appropriate.
 - d. Identify and upgrade existing sidewalks that are too narrow, in need of repair or realignment.
 - e. The Planning Board should be involved to encourage such connections when reviewing land development or subdivision applications, in consultation with local fire and officials and emergency service groups.

5. **Objective:** Connect people and places with public transit. Consult with Dutchess County Public Transit (DCPT) about the bus Routes that run through Fishkill along Routes 9 and 9D, 52 and 52B, and the routes connecting with rail stations in Beacon, and New Hamburg. Review and pursue the following strategies in consultation with Dutchess County Public Transit:
 - a. Create additional transit stops in appropriate areas.
 - b. Increase the availability and frequency of transit routes.
 - c. This strategy may be a priority that would be addressed in consultation with Dutchess County Public Transit, and also with the public, neighborhood groups, and homeowners' associations to identify possible connections.

6. **Objective:** Connect streets and neighborhoods to improve traffic circulation and safety, and to reduce traffic congestion by encouraging walking and bicycling. Streets and neighborhoods would be connected by sidewalks, and bicycle lanes to encourage walking and bicycling to parks and other destinations.
 - a. Pursue and support the creation of a new rail trail using the Metro North Commercial Railroad and Metropolitan Transportation rights-of-way (ROWs), which are a series of connected linear parcels running from the eastern boundary of the Town of Fishkill through numerous neighborhoods, the Village of Fishkill, across Route 9 and under Interstate 84, through Glenham and the Chevron properties, to and through the City of Beacon, to route 9D and the Hudson River, to make these connections. These rights-of-way, also known as the Metro-North Beacon Line, or Beacon Line, are no longer in regular use and have been desired for many years as a potential central pathway for pedestrians, commuters and bicyclists. The Town of Fishkill must actively engage in collaboration with adjoining municipalities (City of Beacon, Village of Fishkill and the Town of East Fishkill), and the Dutchess County Department of Planning and Development.
 - b. Pursue and support another new rail trail using the Metro North Commercial Railroad and Metropolitan Transportation rights-of-way (ROWs), aka Beacon Line, which would

be extended to the northeast to Hopewell Junction and would continue to make a connection with the existing Dutchess County Rail Trail.

- c. The pedestrian, commuter and bicycle connections envisioned in the objectives above would funnel into and flow from expanded sidewalks along the main highways described above. The Beacon Line pathway would serve pedestrians, commuters and bicyclists from local neighborhoods, local businesses, the larger area of southern Dutchess, as well as visitors, and tourists from farther away.
- d. Established communities and railroads tend to run alongside waterways. So, it is natural that neighborhoods and parks are located on or near the Fishkill Creek. This creates opportunities for a series of natural attractions along the future Beacon Line rail trail and the creek. Conceptual planning with neighborhood representatives is recommended for the strategies and actions below.
 - i. Doug Phillips Park, off of Route 52, which flanks the Beacon Line ROW, already includes opportunities for fishing. Sarah Taylor Park, off of Old Main Street, also flanks the Beacon Line, and offers creekside trails, fishing and swimming. Sandwiched between Route 52 and the north side of Beacon Line, near local businesses, there is a vacant commercial parcel in the vicinity of these parks and large neighborhoods. At this point, the south side of the Beacon Line is the creek. It is situated such that could be developed for nonresidential use (GB, General Business zoning), yet with an easement for pedestrian access to the Fishkill Creek. A use related to aquatic or athletic activities might be suitable. Or perhaps due to floodplain limitations for use of this parcel, it might be considered for park land.
 - ii. The Hudson Highlands State Park Preserve shares its northwestern parcel boundary with the Beacon Line ROW boundary with a Town owned parcel on the other side of the unused tracks. While the state land includes significant wetland area, the Town land, at the end of Van Steuben Road appears to be an open field area, with a structure, which open area would be suitable for a picnic area, with opportunities for viewing wetlands and wildlife. Depending on the quality of the wetland and underlying soils, it may be possible to create a walkway and observation deck, which might foster community appreciation of the value of wetlands.
 - iii. Where the Beacon Line ROW runs east-southeast from the Van Steuben Road neighborhood toward Petticoat/Park Lane, Glenham, it is flanked by extensive wetland areas, which seem less interesting to those using the future rail trail. Interpretive signs and placards in this area would be installed to explain the role of wetlands as unique habitats, which improve water quality and serve as flood water storage areas.
 - iv. Jean Van Pelt Park, a nearly 3-sided parcel, fronts on Washington Avenue with its southern boundary on the Beacon Line ROW, and its eastern side is Fishkill Creek shoreline. Park amenities include fishing, swimming and picnicking. The Town of Fishkill owns 3 additional parcels south of Jean Van Pelt Park, on both sides of the creek, which connect with the southern boundary of the Beacon Line. These appear to present opportunities for Beacon Line connections with the Town's natural resources.
 - v. The above are examples connecting existing parks, via the Beacon Line, and nearby vacant or underutilized lands to create a central greenway area in the Town of Fishkill with visual and pedestrian access to the community's natural

- resources. A greenway themed trail would serve to connect parks, neighborhoods, and other important sites in the Town, and enhance opportunities for recreation and alternative ways of getting around.
- e. Connect the community with a town-wide network of hiking trails and walking and bicycle paths that link neighborhoods, parks, shopping areas, and regional trails, including the future Hudson Highlands Fjord Trail. These hiking trails and bicycle paths should connect the neighborhoods and parks along the Fishkill Creek, described in Objective 6, strategies d., i through v, above; and lead to bus routes and sidewalks along Routes 52, 9 and 9D and New York State bike Routes along Routes 9 and 9D. Potential connections between transit routes, state bike routes and areas with sidewalks may be examined via the Moving Dutchess Forward online mapping system. For priority areas needing such connections, refer to section A. Connect People and Places, above.
 - f. The strategies within this objective may require consultation with the Town Recreation Department, the New York State Department of Transportation (NYSDOT), any organized walking, biking, or running groups, the public, neighborhood groups, and homeowners' associations to identify possible pathways and connections.
 - g. The Planning Board may also need to be involved to encourage such connections when reviewing land development or subdivision applications; and the following specific locations need pedestrian improvements:
 - i. Glenham bridge over the creek with walking paths on both sides. Dutchess County plans to construct a new bridge to accommodate pedestrians and bicyclists to replace the existing Glenham (Washington Avenue) bridge over the Fishkill Creek; and
 - ii. Consider creating a crosswalk to Jean Van Pelt Park.
 - h. Continue as a partner to implement the project for which funding was obtained for "Construction of a Visitors Welcome Center, signage and amenities for Hudson Highland Fjords multi-use trail along Route 9D Corridor between Cold Spring and Beacon." Empire State Development Grant Funds were obtained for this project.
 - i. Coordinate with the Town of Wappinger to support Unfunded Projects, Appendix E, Moving Dutchess 2, including: UF-25 "Create a trail along the Fishkill Creek, either along the creek or using the Beacon rail line and connect to the Greenway Trail."; UF-26; regarding a sidewalk along Route 9D to the stadium, ... and UF-27 "Create pedestrian connections to Sarah Taylor Park and the Westage Business Center, safe pedestrian access from the west side of Route 9 ... , to Merritt Park Condominiums; a footbridge across Fishkill Creek; ..."
 - j. Review the results of any large-scale projects in the last 5 years that resulted in traffic studies and recommended mitigation; look for recent NYSDOT and/or Dutchess County Planning studies or plans about traffic and transit.
7. **Objective:** Create a map with trails, sidewalks, bike lanes, using the recreation zoning district map as base, add private open space lands, community places/services, public transit routes and stops, and the NYSDOT may have information about bike lanes.



Old Metro-North Railroad line, site of possible rail trail

- B. **GOAL: PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT** to foster a distinctive, attractive community and stimulate continued private investment for private and municipal projects in the Town. The Town of Fishkill Comprehensive Plan adopted in June of 2009 emphasized the concept of “Smart Growth” stating the principles on page 6 of the plan as follows: “#1. Mix land uses; #2. Take advantage of compact building design; #3. Create a range of housing opportunities and choices; #4. Create walkable neighborhoods; #5. Foster distinctive, attractive communities with a strong sense of place; #6. Preserve open space, farmland, natural beauty, and critical environmental areas; #7. Strengthen and direct development towards existing communities; #8. Provide a variety of transportation choices; #9. Make development decisions predictable, fair and cost-effective. #10. Encourage community and stakeholder participation in development decisions.” The Town of Fishkill later amended certain chapters of the Code of the Town of Fishkill, primarily Chapter 132 Subdivision of Land and Chapter 150 Zoning, to incorporate the Dutchess County Greenway Guides, including smart growth concepts.



Classic example of mixed uses, compact design, and a walkable neighborhood, with transportation choices.

1. **Objective:** Promote better design and reduce the number of automobile trips by permitting compact, mixed-use development in identified areas of the Town to encourage walking and public transit.

There are zoning provisions about mixed-use and compact development, for example the Designed Multiple Use Development and Planned Shopping Center districts, as well as the R-MF-3 and R-MF-5 zones. The encouragement of small-scale, neighborhood businesses may involve examination of existing zoning to identify potential sites where these might occur or to determine whether zoning revisions would be needed. However, there are limits to compact or cluster development as many areas of the Town of Fishkill do not have public sewer facilities or insufficient additional sewer capacity. Similarly, many areas of the Town of Fishkill do not have available public water facilities or have insufficient additional public water supply capacity. Sewer capacity is limited in terms of treatment, points of discharge (Glenham) and line capacity. Public water supply capacity is limited by the small number of wells and problems with water quality in the existing wells. The Town would have to explore and create new water sources, and fund, design and build new treatment and transmission facilities.

The Town of Fishkill Comprehensive Plan Update committee meeting September 14, 2022 included an extensive discussion with Michael Tremper, CAMO Pollution Control Inc., the Town of Fishkill Water and Sewer Operator. Please refer to the appendices for information about the Town of Fishkill's water and sewer districts, provided by CAMO Pollution Control Inc.

Explore possible connections with the existing sewer/wastewater systems:

- a. Village of Fishkill Wastewater Treatment Facility (WWTF) located on the south end of Jackson Street;
 - b. the closest Town of East Fishkill Sewer District(s);
 - c. the City of Beacon Wastewater Treatment Facility, which is associated with the DCWWA and receives all the wastewater produced in the City of Beacon and the Dutchess Park area of Fishkill; and
 - d. the NYS Matteawan property has a private sewage treatment facility.
 - e. Additionally, the Tri-Municipal Sewer Commission includes Town of Poughkeepsie, Town of Wappinger, and Village of Wappinger Falls.
 - f. Also, there may be a vacant site or a site available for redevelopment that would accommodate a wastewater treatment system.
2. **Objective:** Examine the Town of Fishkill's landscape to identify larger parcels of vacant land, which may be available for development or redevelopment. At several meetings, noting that much of the Town seems to have been developed for residential or nonresidential (commercial, office, or industrial, etc.) use, the CPU Committee had often noted that there were a number of large parcels of land throughout the Town that might be considered for future development or redevelopment. The CPU Committee conducted an extensive analysis of larger sites and parcels of land in the Town of Fishkill. This large parcel analysis is presented below as a narrative summary with recommendations, with a summary of key information provided in the format of a table.

Town of Fishkill Comprehensive Plan Update Committee

Development Potential: Large Parcel Analysis

Summary & Recommendations

The Comprehensive Plan Update (CPU) Committee has prepared a development potential analysis of large parcels (25 acres or larger) to determine how the remaining vacant, abandoned, or underutilized parcels in the Town of Fishkill may affect future land use in the town. A total of twenty-seven (27) such parcels were identified and analyzed. The detailed parcel analysis sheets and a description of the methodology are included in Addendum 3 at the end of the Comprehensive Plan Update. A Development Potential Large Parcel Analyses Summary Table is provided below.

From this analysis, it is clear that there are limited amounts of land remaining for development in the town. Much of the town has already been developed. It is also evident that a large area of remaining undeveloped land in the town is owned by New York State or other private entities (such as The Fresh Air Fund). Depending on the ownership, some of the significant open space parcels have more long-term protection than others.

Future Development Potential

The Development Potential Large Parcel Analyses Summary Table, below, shows that of the 27 large parcels analyzed, nine (9) parcels have a total future residential potential of 1,020 dwelling units (du), which includes 622 single-family lots and up to 398 multi-family du, based on existing residential zoning. Another nine (9) parcels have a total of up to 3,349,030 square feet (SF) of commercial or industrial development potential based on existing business or industrial zoning. This is indicative that there may be a current imbalance between the parcels of land available for housing versus the amount of land available for non-residential development. There appear to be only two large parcels currently zoned for multi-family housing, including a 64.92 ac parcel zoned R-MF-5 near Baxtertown Rd. and a 48.0 ac parcel zoned R-MF-5 off of Route 9D. There is a third parcel along the Hudson River Waterfront off of Industrial Way that is zoned HRWRD Hudson River Waterfront Recreation District (113.2 ac total which includes +/- 22 ac of land above high-water level) that is part of the previously approved Phase "6" of the "Waterfront at Fishkill" development. The developer has recently approached the Town Board with a concept plan to work cooperatively on planning for access over the Metro North Railroad tracks to be able to use the waterfront land. The developer has proposed to convey a portion of the waterfront to the Town for a waterfront park and trail accessible to the public and to retain a portion of the waterfront land to construct a residential condominium community (number of units TBD and subject to review and approval by the Town). Meanwhile, the project sponsor would seek grants for a bridge across the RR tracks.

One of the central themes of the Plan Update that the CPU Committee has found to be significant, based largely on comments received from the public in the online and paper survey that was conducted, is to focus development on abandoned or obsolete sites where development has previously occurred. Several of the large parcels in this analysis may provide such an opportunity. One such parcel, the former Dutchess Mall site on Route 9, already has an application before the Planning Board for redevelopment of that site to include a 350,166 SF warehouse building and associated parking (plus two vacant shopping center parcels for future development to be retained by the current owner for future commercial/retail business development). This presents an opportunity for short-term clean up and redevelopment of the abandoned and dilapidated buildings on the site.

Another opportunity awaits the Town with the recent closing of the Downstate Correctional Facility on 99.81 ac (closed on March 10, 2022). New York State has established a panel (the “Prison Redevelopment Committee”) to recommend “innovative redevelopment opportunities” for the six NYS prisons closed in 2022. While the future of this site is unknown at this time, the Comp Plan Update presents the Town with an opportunity to work closely with the State and other agencies to determine what the most appropriate use for the site will be in a way that will benefit the Town’s economy and minimize negative impacts on the surrounding community.

A third such scenario can be seen at the former Chelsea Industrial Park site located off of Brockway Rd. and Industrial Way. This 57.42 ac site underwent remediation of the former contaminated industrial area under the direction of the New York State Department of Environmental Conservation (NYSDEC), and an application that was recently before the Planning Board to redevelop that site with a 47,000 SF office building, 15,000 SF accessory maintenance building, 14,500 SF warehouse for accessory storage and exercise use, and an accessory park and meditation area, was approved.

A fourth and very important opportunity for such redevelopment can be found at the former Texaco Research Facility (now owned by Chevron and known as the “Glenham Mills” site). This 150 +/- ac site is undergoing a remediation plan for hazardous waste contamination under the auspices of NYSDEC. A Community Advisory Committee was set up by Chevron and the Town of Fishkill several years ago to facilitate public input into a planning process for possible redevelopment of the contaminated site. The Town’s 2009 Comp Plan identified the need to redevelop sites like the Chevron site.

Consultants for Chevron prepared a “Glenham Mills Charrette Report”, April 25, 2018, discussing issues and opportunities, possible redevelopment scenarios, etc.) (https://www.glenhammills.com/wp-content/uploads/2018/05/GlenhamMills_charrette_report_2018_0425_lowres_locked.pdf).

The “Glenham Mills Charrette Report” cited above includes a “Buildout Under Current Zoning” analysis (page 42) that factored in development constraints, such as steep slopes, wetlands, streams and Fishkill Creek, and applied the max. FAR of 0.4 allowed in the PI District. The analysis assigned potential development to three geographic areas of the Glenham Mills site: Church Property (northwest of Fishkill Creek), Main Campus (north of Fishkill Creek), and Back 93 (the parcel south of Fishkill Creek). The results of the “Glenham Mills Charrette Report” buildout analysis are as follows:

- Church Property: **92,000 SF of commercial/industrial space** with 280 +/- parking spaces;
- Main Campus: **256,500 SF of commercial/industrial space** with 870 +/- parking spaces;
- Back 93: **432,250 SF of commercial/industrial space** with 1,400 +/- parking spaces, resulting in a:
- **total theoretical development potential on the Glenham Mills site of 780,750 SF of commercial/industrial space** with a **total of 2,550 +/- parking spaces.**

The PI Planned Industrial District allows business, professional, and government offices, scientific research, engineering and design laboratories, self-storage facilities, industrial, warehousing or manufacturing use, outdoor storage (in conjunction with above permitted uses) and uses allowed in the most restrictive adjoining residential district. [Any future development on this site would be subject to completion of a detailed remediation plan being administered by NYS DEC through the NYS Superfund Cleanup Program and remediation of the site subject to standards determined by NYS DEC.]

The “Glenham Mills Charrette Report” also includes four alternative future development scenarios (pages 73-81) that were prepared in conjunction with the Community Advisory Committee representing different approaches to redeveloping the Glenham Mills site. All of the described scenarios include

setting aside large areas of the South 93 (parcel south of Fishkill Creek) and the Church property (northwest of Fishkill Creek) as greenspace with more concentrated development in a new “village” center, with different ranges of mixed-use development, including residential, office/maker space, community amenities, and parks and open space. **The Report also includes a series of principles and strategies that the Town could consider in conjunction with future redevelopment of the site.**

Other opportunities for redevelopment include three currently active quarry operations, two on Route 9 south of I-84 and one on Van Wyck Lake Rd. When quarry operations close, they present challenges for reclamation and redevelopment. Fortunately, both the Town and NYS DEC have permits and regulations that apply to the closure and reuse of mined/quarry sites. Typical reclamation uses for previously mined sites in New York have included development of wetland and wildlife habitats, residential developments, public recreation areas, farming, and in some cases, industrial and commercial uses. **It is recommended that the Town Board review the current zoning designations on the three active quarry operations identified in this large parcel analysis and determine whether some other zoning designation would be more appropriate given the locations and characteristics of each of these sites.**

Preservation of Significant Natural Features and Important Cultural Sites

The analysis of large parcels also identified at least five (5) sites that are significant for their natural features, large contiguous areas of open space, scenic views and/or educational resources, including the Baxtertown Woods Wildlife Management Area and an adjacent NYS Wetland Preserve (both owned by NYS), Stony Kill Environmental Education Center, Hudson Highlands State Park Preserve, and the Fresh Air Fund’s Sharpe Reserve, totaling several thousand acres of important open space in the town. These sites are all shown on Map 2 of the 2009 Town of Fishkill Comprehensive Plan, which recommended the establishment of a new “Recreation” Zoning District including all of these properties. The Recreation District was never implemented possibly because the proposal was not very specific. **It is recommended that the Town Board consider rezoning all of these sites to a new “Conservation” Zoning District that would allow all of the types of uses that are currently found on these sites but would limit the densities and types of future uses.**

The CPU is in the process of putting together a more specific proposal for the implementation of a new “Conservation Zoning District” to help protect these special open space areas of the town. The Town Board might want to consider evaluating the existing zoning on the two Town-owned parcels identified in this analysis and determine whether “Conservation” zoning might be appropriate for those as well.

Another site that was identified in the large parcel analysis is the Fishkill Golf Course off of Route 9. The site is currently zoned PI Planned Industrial. Significant areas of wetlands and flood area cover much of this site and would limit the amount of industrial/commercial development that could be built on this site. There have been discussions with the Town regarding development of the golf course site with a large warehouse facility similar to that proposed on the adjacent former Dutchess Mall site. No formal application has been submitted at this time. The calculated FAR on the net site area yields a theoretical potential of +/- 500,000 SF of industrial/commercial development, not including the necessary parking, but this does not appear to be a reasonable type of amount of development that could actually be built on this site. A low intensity use such as a golf course is an appropriate use of the site. **It is recommended that the Town Board review the current zoning of this site and determine whether rezoning to a different Zoning District would be prudent based on the environmental features and site constraints of this property.**

Please refer to the Development Potential Large Parcel Analysis Summary Table on the next page.

Please refer to Addendum 3, Development Potential Large Parcel Analysis Methodology and Individual Parcel Detail Sheets at the end of this document.

Town of Fishkill Comprehensive Plan Update (CPU) Development Potential Large Parcel Analyses Summary Table						
Parcel #	Name	Size (acres)	Zoning District	Residential Potential / Type	Non-residential / Type	Recommendations
300300	Siev Property	74.76	RB/R-40	74 du* / single-family	--	
630324	Sequoia Hills	30.52	GB/R-40	23 du / single-family	22,400 SF / small business, retail	
402085 +	Forge Creek	64.92	R-MF-5	230 du / multi-family	--	
148257	New York State (NYS) Wetland	27.89	R-40	N/A** (wetland preserve)	--	Rezone to Conservation District
097036	Round Hill Association	31.8	DMUD	N/A (open space set-aside)	--	
116877 +	Smith, Evelyn	69.4	R-40	43 du / single-family	--	
048221	Veterans Affairs (VA) Hospital	98.0	R-40	N/A (continue as VA Hospital)	--	Rezone to Institutional (?)
602827	Downstate Correctional	99.81	R-40	TBD*** (NYS closed facility 3/10/22)	TBD	Town to work with New York State
294540 +	Fishkill Correctional	237.8	PI/ R-40	N/A	N/A	Rezone to Institutional (?)
925136	Town of Fishkill	35.5	R-MF-5	N/A	N/A	Use for park/open space (?)
668256	Stony Kill Environmental Education Center	466.77	R-40	N/A	--	Rezone to Conservation District
950155	Baxtertown Woods	221.69	R-40	N/A (NYS wildlife area)	--	Rezone to Conservation District
798930 +	Chelsea Industrial Park	57.42	PI	--	47,000 SF office 15,000 SF maintenance building 14,500 SF warehouse building	
670996 +	Hudson River Waterfront	113.2	HRWRD	TBD	--	Town Board work on access w/ developer

Town of Fishkill Comprehensive Plan Update (CPU) Development Potential Large Parcel Analyses Summary Table (continued)						
Parcel #	Name	Size (acres)	Zoning District	Residential Potential/Type	Non-residential /Type	Recommendations
856672 +	Hudson View Park Company	48.0	R-MF-5/PB	168 du / multi-family	296,904 SF business/commercial	Town Board review PB zoning
730327 +	Glenham Mills / Chevron	150.17	PI	TBD	780,750 SF industrial/commercial	Subject to NYS Superfund clean up
Numerous	Hudson Highlands State Park	Not calculated	R-4A	N/A	N/A	Rezone to Conservation District
940402	Fishkill Golf Course	62.37	PI	--	500,000 SF industrial/commercial	Town Board review zoning
060339	Former Dutchess Mall	39.33	PSC	--	350,166 SF warehouse	
696315 +	Fresh Air Fund (Sharpe)	1,723.85	R-4A	325 du / single-family	--	Rezone to Conservation District
468570 +	Davis Fowler Group	47.77	R-40	39 du / single-family	--	
948502 +	West Hook Sand & Gravel	128.0	R-40	96 du / single-family	--	Subject to reclamation
866722 +	Thalle Industries (Quarry)	60.86	PI	--	556,174 SF industrial/commercial	Reclamation; Town Board review zoning
782532 +	Clemente (Quarry)	68.48	GB	--	696,436 SF business/commercial	Reclamation; Town Board review zoning
994668	East Hook Sportsman	30.11	R-40	22 du / single-family	--	
559780	Town of Fishkill	128.62	R-4A	N/A	N/A	Use for park, trails, open space (?)
Parcel # / Name / Size (acres)			Zoning District	Residential Potential/Type	Non-residential /Type	Recommendations
N/A			N/A	<u>Residential</u>	<u>Commercial/Industrial</u>	N/A
N/A			N/A	622 du single family		N/A
N/A			N/A	398 du multi-family		N/A
N/A			N/A	1,020 du total	3,349,030 SF total	N/A
*du (dwelling unit) **N/A (Not Applicable) ***TBD (To Be Determined)						

3. **Objective:** Use concerns about smaller, neighborhood-scale underutilized properties, sprawl and intensive development of limited raw land to focus community energy on site redevelopment of additional vacant buildings and forgotten properties,
 - a. Make note of formerly occupied sites in or near hamlet areas and neighborhoods.
 - b. Use publicly accessible information to learn about sites locations and land development characteristics such as online parcel and land and natural resource information, local tax parcel and historical documents.
 - c. Compile information about vacant sites with prior uses.
 - d. Pinpoint properties in core, previously developed or vacant areas of the community.
 - e. Examine small to medium underutilized parcels lining the abandoned Beacon Line (the Metro North Commercial Railroad and Metropolitan Transportation rights-of-way [ROWs]). Depending on zoning, these parcels may have potential for nonresidential or mixed-use development or redevelopment from possible future development of a pedestrian and bicycle pathway along the old railroad ROW:
 - i. For example, there are a number of vacant parcels south of the Village of Fishkill, south of the Beacon line ROW, near its intersection with Rte 9, to the west of 9, which are listed on Dutchess County’s Parcel Access mapping platform as vacant, which appear to have a prior or possible continued use with apparent access to the old railroad. This area has connections to large-scale and small-scale businesses via Elm Street and West Merritt Boulevard. The configuration of this area with nearby roads, businesses and the old railroad ROW presents the potential for a mixed use, walkable neighborhood area.
 - ii. East of the Village on either side of Route 52 near where it intersects with Route 82 is a naturally situated “hamlet” area with a mixture of nonresidential uses of varied scale, including vacant commercial properties, a school, a park, a cemetery, with numerous nearby single-family and multifamily residences, and the old railroad ROW and Fishkill Creek running through it. Any vacant or underutilized nonresidential properties and the ROW present opportunities for a revitalized neighborhood with community connections. All of the above point to the need for improved pedestrian ways including sidewalks as described in this plan.
 - iii. East of the intersection of Rte 52 and 82, along 82 are continued neighborhoods to the east with the Town ballpark, the bowling alley and the church and the old railroad ROW runs parallel to and south of these features. Opportunities for walking and biking would provide many opportunities for community connections.
 - f. Examine opportunities and constraints contained in the zoning of each formerly occupied, underutilized or vacant site.
4. **Objective:** Encourage redevelopment and/or rezoning of abandoned and underutilized nonresidential (industrial, commercial, office, service, etc.) properties, as well as former mining sites and other unique properties to allow mixed uses or traditional neighborhood development, with an emphasis on affordable/workforce housing and neighborhood scale commercial and institutional uses.

As described above, the Code of the Town of Fishkill, Chapter 150, Zoning, includes the Planned Shopping Center District, at section 150-72, which is intended for the redevelopment of outdated shopping centers. The redevelopment of mining sites would likely be indicated by New

York State required mined land reclamation plans and would be developed in accordance with the Town of Fishkill Code. Other unique properties such as the former “Texaco property” (now owned by Chevron) may be regulated by the environmental site remediation provisions of New York State law, as well as the Town of Fishkill Code.

5. **Objective:** Give developers clear direction about the type of development the community desires, in order to facilitate the review process and achieve high quality design that enhances and builds on Fishkill’s heritage.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes Design Guidelines in Article XVI, including provisions with detailed standards and requirements for all aspects of site design based in part on the Dutchess County Greenway Guides, and smart growth concepts. Incorporation of these design guidelines in the Town’s zoning provides the authority to the Planning Board to require high quality design as part of their review of individual land development applications such as site plans and subdivisions.

6. **Objective:** Require that new commercial development enhances the Town’s character and reflects vernacular site layout and historic architectural styles.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes Design Guidelines in Article XVI, including provisions with detailed standards and requirements for Building façade and design; Roofs; Windows; and Building materials at sections 150-145 through 150-148.

- a. Discourage standard corporate franchise architecture.
- b. Discourage “big box” designs surrounded by asphalt.

7. **Objective:** Develop and enforce standards for lighting to enhance community character.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes Design Guidelines in Article XVI, including provisions with detailed standards and requirements for lighting at sections 150-149 and 150-152.

8. **Objective:** Ensure that adequate but not excessive off-street parking is provided for residential and commercial development, and that parking lots are designed to enhance the appearance of the community.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes Design Guidelines in Article XVI, including provisions with detailed standards and requirements for parking at section 150-150. Shared parking is encouraged in these provisions, which may result in the creation of fewer parking spaces on sites with adjacent uses utilizing the same parking areas. The Planning Board also has the authority to waive/reduce parking requirements in appropriate circumstances.

9. **Objective:** Begin retrofitting existing commercial strips and adjacent areas as traditional neighborhoods.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes the Planned Shopping Center District, at section 150-72, which is intended for the redevelopment of outdated shopping centers. The Planned Shopping Center District permits a mix of residential and commercial development. Examples of such areas include the former Dutchess Mall site on Rte 9 just south of I-84 and the existing Westage Business Center on Rt. 9 just north of I-84. It is suggested that the Town Board review the provisions of the PSC Zoning District to ensure that the mix of permitted and special permit uses in the Schedule of Regulations meets the current needs and goals of the Town. The Town Board could also review areas such as the existing Dutchess Park Shopping Center on Rte 52 (east of Rte 9) to determine whether PSC zoning might be appropriate for that site.

Consider requiring fiber optic cable for internet and EV stations in new or redeveloped nonresidential sites.



Abandoned Dutchess Mall site on Route 9, south of Interstate Route 84

10. **Objective:** Ensure that new residential development fits into its natural surroundings, rather than being superimposed as a dominant element of the landscape.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes Residential site design standards, including provisions with detailed standards for walkability, and street-friendly design with porches, rather than garages facing the street, for example. The standards for home siting allow for a subdivision to highlight natural features and preserve existing vegetation and farm roads or country lanes. These provisions are found at section 150-153.

11. **Objective:** Ensure that new residential subdivisions are designed as pleasant, walkable neighborhoods.

The Code of the Town of Fishkill, Chapter 150, Zoning, includes Residential site design standards, at section 150-153, as described above.

C. **GOAL: CREATE GREAT PLACES FOR PEOPLE AND ANIMALS**, including neighborhoods and streets that encourage walking and social interaction, and parks and trails that provide opportunities for active and passive recreation.

1. **Objective:** Design and create new recreational facilities and/or revitalize existing parks as lively community gathering places with a variety of activities for people of all ages and strong connections to the surrounding neighborhoods.

- a. Design and build a playground for children of all abilities that includes a sensory area. A possible location would be in Doug Phillips Memorial Park, located at 24 Doug Phillips Drive, on Route 52 just east of the intersection of Routes 82 and 52 in the Brinckerhoff area of Fishkill. The all abilities and sensory area play area would be where the old tennis courts are. It would be similar to the Julie's Jungle accessible playground in Hopewell Junction, yet on a smaller scale. The specialized equipment, matting, fencing and other materials will require funding for planning, design and construction. The Town may opt to couple grant funding with funds allocated in the Town's budget.



- b. Consider preparing a Town recreation plan or making an assessment of the existing Town of Fishkill parks and facilities. The purpose would be to recognize each park's assets and also explore the need for additional facilities or improvements to existing recreational amenities, including maintenance for safety and accessibility concerns.

Town of Fishkill Parks include the following:

- i. Maurer Geering Park, 1 Geering Way;
- ii. Robert G. Shephard Memorial Park, 93 Route 82, in the Brinckerhoff area;
- iii. Doug Phillips Memorial Park, 24 Doug Phillips Drive, in the Brinckerhoff area;
- iv. Friendly Paws Park, at Doug Phillips Memorial Park, 24 Doug Phillips Drive, in the Brinckerhoff area;
- v. Jean Van Pelt Park, 641 Washington Avenue, in the Glenham area;
- vi. Dutchess Lake Park, 35 Westview Drive, in the Brinckerhoff area; and
- vii. Camp Foster, 9 Old Castle Point Road, in the Brockway area.



Maurer Geering Park playground and Jean Van Pelt Park on Fishkill Creek

- c. Create a specific list of needed community gathering, cultural and recreational needs, and ideas for addressing these needs, possible locations for needed facilities including existing Town-owned land or potential open space land resulting from land development projects. These details would aid the town in community, cultural, recreation planning, design and implementation, including budgeting and pursuing funding.
 - i. For example, there may be a need for a skate park, basketball, pickleball, climbing wall, etc., in Fishkill, or other recreational facilities for teens and preteens.
 - ii. There may be opportunities to renovate or retrofit existing parks to provide other recreational and cultural amenities, including but not limited to an outdoor theatre area, and also racquetball and handball courts.
 - iii. Aquatic facilities would be appropriate at parks with access to the Fishkill Creek, such as a kayak launch, fishing, educational information about streams and wetlands, wildlife and other aspects of the environment near streams and wetlands. Informational signs should be provided to note the importance of wetlands and streams.
 - iv. Welcoming and informative panels should be placed at parks to guide visitors to various amenities and educate them about the natural features of the park and how to protect these resources. For example, visits to the ruins at Breakneck Ridge would be enhanced by large scale photographic placards showing historic views of the site.
- d. Consider a part of the Dutchess Mall site as a possible location for a cultural or historic site.
- e. Consider a large (47-acre) Town-owned parcel of land, near the end of Blodgett Road as a possible site for nature trails. The land flanks the “Beacon Line”, the site for the potential new rail trail. Use of this land as a Town-owned recreational facility would allow enjoyment of the wooded areas and wetlands on the site.

2. **Objective:** Prepare and adopt a Local Waterfront Revitalization Program (LWRP) focused on the Town of Fishkill’s Hudson River shoreline, including public access to the river. Pursue the potential for an LWRP to include Fishkill Creek. See NYSDOS website: <https://dos.ny.gov/local-waterfront-revitalization-planning-process>
 - a. The LWRP should focus on the potential for waterfront access for its citizens, for access via a parcel north of the Beacon Bridge in the Hudson River Waterfront Recreation zoning district.



Hudson River Waterfront, Brockway Road

3. **Objective:** Design neighborhoods with streets that are vital public spaces and are safe for pedestrians and cyclists, not just cars. Follow the “Complete Streets” policies that have been adopted into the Code of the Town of Fishkill, Chapter 150, Zoning.
4. **Objective:** Engage the community in planning, funding, developing, and maintaining parks.
5. **Objective:** Examine provisions of the Code of the Town of Fishkill, including Chapter 58. Dogs, Waterfowl and Other Animals; Chapter 111 Parks, section 111-15 Animals; and Chapter 150 Zoning to see whether updates are needed regarding the safe and humane keeping of and caring for animals.

D. **GOAL: ENSURE ECONOMIC AND SOCIAL DIVERSITY** by providing a full range of housing types and sizes, encouraging use of “green building” techniques to reduce utility costs and providing opportunities for businesses (especially small, local businesses) to thrive in the Town of Fishkill and provide opportunities for employment.

1. **Objective:** Accommodate the housing needs of a broad spectrum of community residents so that our local workforce, senior citizens, first time homebuyers, and the children of residents can afford to live in Fishkill.

There are several groups and agencies that study the need for various types of housing and work toward the creation of needed homes. For example, the Dutchess County Department of Planning and Development prepared the 2022 Dutchess County Housing Needs Assessment (March 2022), which analyzes demographic and housing information, recent trends and projections for affordable housing; and provides useful strategies that municipalities can consider to bridge the gaps for access to housing. There are also private groups focused on identifying deficiencies in the housing supply and pursuing the development of needed homes in Dutchess County communities. Consultation with these groups, neighborhood and community groups, and senior citizen agencies is necessary to pinpoint what types of homes are needed.



2. **Objective:** Look out for, check in on and reach out to senior citizens to note whether they express concerns or problems with their living situations. Dutchess County provides services via the Senior Citizen Owner-Occupied Property Rehabilitation Program. Other services are available through the Dutchess County Office for the Aging, which may result in economic relief, making property upkeep more manageable.

3. **Objective:** The Code of the Town of Fishkill, Chapter 150, Zoning, Article VII, Affordable Housing, section 150-55 provides that certain sizes of development must result in the creation of affordable housing or contribution toward the Town of Fishkill Affordable Housing Trust Fund, which funds would be used for the administration and/or establishment of housing programs, improvements to promote the creation of affordable housing, or for the expansion or improvement of affordable housing including a program of grants or loans. Review the status, effectiveness and use of these funds, how many dwelling units have been built and whether they remain as affordable units. Review the Town’s affordable housing regulations to identify needed updates to address current housing needs, changes in the types of needed housing including rental and for sale homes, a variety of income ranges, age groups, capabilities and

disabilities and household types. Consider encouraging developments and neighborhoods that include mixed unit types and mixed incomes.

4. **Objective:** Identify possible sites for the creation of affordable homes. Review the Large Parcel Analysis to identify possible sites for mixed use development; varied income residential development, or affordable housing. Consider a part of the Dutchess Mall site as a possible location for mixed use development, including needed types of housing.
5. **Objective:** Evaluate any existing senior-citizen development and consider whether such development may be considered for seniors with accessibility or disability issues; or for non-senior citizens with accessibility or disability issues.
6. **Objective:** Encourage use of efficient building materials and energy efficient heating and cooling systems (“green building” techniques) to conserve natural resources and reduce utility costs.

- E. **GOAL: CONSERVE CRITICAL LANDS**, including the open spaces that define our landscape legacy, and critical environmental areas.
 - 1. **Objective:** Protect and preserve large open space parcels in public and semi-public ownership for Fishkill residents and for future generations.

The Town of Fishkill 2009 Comprehensive Plan recommended consideration of a “Recreation Zoning District (see Map 2 in the 2009 Plan) to protect large, significant open space parcels. This was not implemented. Some communities have adopted “Conservation Zoning Districts” for these types of properties, in which appropriate, low impacting uses are permitted which are consistent with the features and character of these sites and to accommodate current uses on those sites. Examples would include Stony Kill Environmental Education Center and Hudson Highlands State Park Preserve, among others, as recommended in Goal B, Objective 2 of the draft CPU in the Large Parcel Analysis. It is recommended that the Town Board consider the possibility of adopting a new Conservation Zoning District and rezoning appropriate parcels (shown on Map __ of the CPU into that new Zone.



Stony Kill Farm and Barns

- 2. **Objective:** Promote use of conservation easements and other mechanisms to acquire and preserve important open space lands in perpetuity.

Conservation Cluster regulations are found in Chapter 150, Zoning in section 150-130, which allows residential subdivision design with smaller lot sizes in order to preserve natural resources and characteristics of a development site. Sensitive and unique natural features would be protected by easements. The Code of the Town of Fishkill includes provisions to require easements and reservations of lands for parks in Chapter 132. Subdivision of Land, Including easements for pedestrian access. The Modification of Lot Requirements and Conservation Cluster regulations in Chapter 150 should be reevaluated to consider mandatory deduction of sensitive lands (stream and surface waters, wetlands, steep slopes, sensitive habitat areas, etc.) from the calculation of density.

3. **Objective:** Enact Critical Environmental Area (CEA) designations to help protect significant ecological communities.

One Critical Environmental Area is listed on the New York State Department of Environmental Conservation webpage about CEAs, which is Aquifer Protection Areas, with the reason for designation of “Protect public water supply”, recorded 6-8-92, effective 7-8-92. Zoning provisions are in place to protect groundwater resources, which is the Aquifer Protection Overlay (AQO) Zone regulations at section 150-79.

The designation of other CEAs may be considered for wetlands and streams, yet as described below, Town regulations exist for wetlands, watercourses, and water bodies or in their adjacent areas. A perusal of the Natural Resource Inventory of Dutchess County, Chapter 6 Biological Resources and Biodiversity, and appended maps reveals there are forested areas of the Town wrapped around wetlands. The Town may wish to engage a habitat specialist in considering whether there are areas that might warrant designation of a CEA. For example, there may be a potential CEA site in the vicinity of Sunrise Hill Road, which may include NYSDEC and Federal wetlands along a tributary to the Fishkill creek. There are likely other possible CEAs given the networks of wetlands and waterbodies along tributaries to the Fishkill Creek.

The Code of the Town of Fishkill includes expanded landscaping provisions in Chapter 150 Zoning, in newly adopted section 150-39.2 recommending native species and avoiding invasive species.

4. **Objective:** Utilize state of the art conservation planning techniques to protect important environmental resources and create a connected network of green space throughout the community.

A brief review of the Code of the Town of Fishkill reveals that there is a freshwater wetlands law in place at Code Chapter 82, which regulates land development activities in wetlands, watercourses, and water bodies or in their adjacent areas. Zoning provisions are in place to protect hilltops, ridgelines, and steep slopes at section 150-44. Zoning provisions are in place to protect groundwater resources, which is the Aquifer Protection Overlay (AQO) Zone regulations at section 150-79.

Code Chapter 130 Stormwater Management and Erosion and Sediment Control regulates all land developments activities to prevent the potentially adverse environmental effects, including the effects of erosion of soils and waterborne pollutants from stormwater runoff on drainageways, tributaries, streams, creeks, rivers, wetlands, and all aspects of Fishkill’s watersheds. In Chapter 150, Zoning, section 150-153, residential site design standards address location of lots and homes to preserve hilltops, woods, fields that contribute to the scenic natural character of the community. Preservation of existing vegetation is preferred, and fragmentation of forest and field areas should be avoided as per residential design standards.

Regarding requirements to show natural features on land development plans, Chapter 132 is thorough, yet the requirements for site development plans should be updated to require that natural features be shown, or reference to other aspects of zoning requiring mapping of environmental resources should be emphasized.

This and other state of the art conservation planning techniques, recommended in the Comprehensive Plan of 2009 on the bottom of page 12 to page 13, should be given consideration for possible amendments to the zoning and subdivision regulation.

F. **GOAL: PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES** that are integral to the long-term health, safety, and welfare of our residents.

1. **Objective:** Review, adopt and fully implement the objectives of the Town of Fishkill that are set forth in the proposed New York State (NYS) Drinking Water Source Protection Program (DWSP2). The draft plan must be reviewed by the NYS DWSP2 team, which includes the NYS Department of Environmental Conservation (NYSDEC), the NYS Department of Health (NYSDOH), and the NYS Office of Government Services (NYSOGS). The DWSP2 includes proactive objectives for protecting the Town of Fishkill’s drinking water sources, including the implementation of a drinking water source protection plan. One concern is that the Town’s water supply system has a problem with elevated levels of chloride in some of the water source wells, which limits the usage of certain wells. While Zoning provisions are in place to protect groundwater resources, which is the Aquifer Protection Overlay (AQO) Zone regulations at section 150-79, the Town must pursue additional measures to protect its drinking water sources such as reevaluating road treatments for episodes of snow and ice.

2. **Objective:** Protect surface water quality and natural drainage areas.

The Comprehensive Plan mentions:

- a. Continuation of work with the Wappingers Creek Watershed Committee.
- b. Designating the Fishkill Creek and Clove Creek as a CEA.

The Code of the Town of Fishkill includes a freshwater wetlands law at Code Chapter 82, which regulates land development activities in wetlands, watercourses, and water bodies or in their adjacent areas.

3. **Objective:** Protect the quality and quantity of groundwater that the Town depends on for its present and future water supply needs.

Zoning provisions are in place to protect groundwater resources, which is the Aquifer Protection Overlay (AQO) Zone regulations at section 150-79.

4. **Objective:** Improve stormwater quality by reducing pollutants that enter surface water and ground water, and by using natural processes as much as possible rather than engineered structures.

As noted above, Code Chapter 130 Stormwater Management and Erosion and Sediment Control regulates all land developments activities to prevent the potentially adverse environmental effects. These regulations should be reviewed to consider amendments to fully emphasize more environmentally sensitive stormwater management practices.



5. **Objective:** Reduce impacts of development on steep slopes.

As noted above, Zoning provisions were put in place as part of the implementation of the 2009 Plan to protect hilltops, ridgelines, and steep slopes at section 150-44.



View of Hudson Highlands Mountains from Red Schoolhouse Road

6. **Objective:** Protect areas rich in biodiversity.

The 2009 Comprehensive Plan speaks of the role of a conservation board. The Code of the Town of Fishkill, Chapters 10 and 150, sections 150-134 through 150-136 describe the establishment, role and activities of such a board. However, although there was an Environmental Board several years ago, it appears that this board has not been active for many years.

Chapter 10 of the T. Fishkill Code, describes the establishment of an Environmental Board, whose role would have been “to address open space and environmental issues in the Town of Fishkill and to serve as an advisory board to the Town Board, the Planning Board, the Building Department and the Parks Department”. As per Chapter 10, the Environmental Board’s functions include advising the Town Board on matters “affecting the preservation, quality and use of natural resources and environment” of the Town, engaging in public information and education programs with Town residents, conducting studies of the natural environment, and reviewing applications that are referred by the Planning Board, among other matters specified in the Code.

Given that environmental review under the New York State Environmental Quality Review Act (NY SEQRA) is conducted by the Town of Fishkill Planning Board and Zoning Board of Appeals, these boards should be consulted about how their review efforts would be aided by a separate conservation board. Similarly, the Town Board conducts SEQRA reviews on certain matters such as code amendments. Accordingly, the Town Board should consider re-establishing an Environmental Board as set forth in the Code.

The Town may wish to engage a habitat and/or wetland specialist for review of medium to large scale projects.

7. **Objective:** Encourage use of native plant species for landscaping and discourage invasive species.

As noted above, there are expanded landscaping provisions in the code of the Town of Fishkill, Chapter 150 Zoning, in newly adopted section 150-39.2 recommending native species and avoiding invasive species. This is a result of the implementation of the 2009 Plan.

8. **Objective:** Preserve existing trees where possible and require the planting of new trees when appropriate.

This objective and its strategies appear to be partly addressed by existing Code Chapter 128 Extraction of Topsoil and Natural Resources. Additionally, Code Chapter 140 regulated Timber Harvesting.

However, current regulations in Town of Fishkill Code, including the Timber Harvesting regulations, do not apply to site plans or subdivision proposals before the Planning Board or other applications before the Town Board or Zoning Board of Appeals (ZBA). It is recommended that the Town Board consider the enactment of new tree preservation regulations in a more comprehensive approach than is currently in the Town of Fishkill Code, at minimum to address tree cutting associated with applications that are before the Planning Board, Town Board or

ZBA. The CPU Committee has collected several sample tree preservation laws that might assist the Town Board in taking a closer look at this recommendation.

It is noted that there are expanded landscaping provisions in the code of the Town of Fishkill, Chapter 150 Zoning, in newly adopted section 150-39.2, including the following standard: “Existing wooded areas and other existing natural vegetation shall be retained to the maximum extent practicable and shall be incorporated in landscaping plans.”

Residential site design standards recommend buildings be placed on the edges of woods as part of a standard to obtain natural features.

The last few strategies in this subsection of the Comprehensive Plan suggest working with agencies to minimize tree cutting and encourage planting of street trees.

G. **GOAL: EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP** to enhance Fishkill’s unique sense of place.

1. **Objective:** Protect the scenic beauty of the ridgelines that contribute to Fishkill’s unique character.

Zoning provisions are in place to protect hilltops, ridgelines, and steep slopes at section 150-44.

2. **Objective:** Protect and enhance the aesthetic quality of scenic roads.

Zoning provisions are in place for residential site design at section 150-153. These standards encourage home siting that does not detract from scenic views; emphasize pleasant, walkable neighborhoods; underground utilities; porches facing streets, and avoiding garages as prominent features; preserving existing ridgelines, vegetation, farm roads, country lanes and other aspects of the rural landscape.



Historic Residential neighborhood, Glenham

3. **Objective:** Preserve and commemorate significant historic and archaeological structures and sites.

Zoning provisions are in place to protect historic and archaeological resources at section 150-137.

- a. Prepare a full inventory of historic sites and structures in the Town of Fishkill and follow up with additional recommendations (e.g., nominate qualifying sites/structures for NYS and National Registers of Historic Places).

- b. Allow adaptive re-use of historic structures to help preserve them by permitting a broader range of uses than would be allowed in current zoning (e.g., bed and breakfast, tourist or guest house, limited office use, etc.).



Hendrik Kip House, Old Glenham Road & Van Wyck Homestead Museum, Route 9



Statue of Daniel Ninham, at intersection of Routes 52 and 82

- H. **GOAL: RAISE COMMUNITY AWARENESS** about natural resource conservation efforts and “smart growth” principles that contribute to quality of life.
1. **Objective:** Encourage various smart growth businesses and organizations to conduct workshops and provide educational materials to raise community awareness.
 2. **Objective:** Recognize and honor individuals and companies that improve Fishkill’s quality of life with smart growth projects.
- I. **GOAL: CREATE AND ENHANCE GATEWAYS** that welcome visitors to our Town and define Fishkill as a quality community.
1. **Objective:** Preserve and enhance the existing rural, community and scenic character of Route 9D and Route 9, and the other entrances listed below to the Town to maintain the “town and country” character and to distinguish Fishkill from neighboring municipalities. Pay special attention to applying the “Design Guidelines” that have been incorporated in the Code of the Town of Fishkill, in Chapter 150, Zoning sections 150-144 through 150-153.
 - a. Route 9 entrance from the north from the Town of Wappingers;
 - b. Route 9D entrance from the north from the Town of Wappingers extending through Stony Kill Farm;
 - c. Route 9 entrance from the south from the Town of Philipstown extending into T. Fishkill to the former Dutchess Mall site;
 - d. Route 9D entrance from the south from the Town of Philipstown;
 - e. Route 52 entrance from the east from the Town of East Fishkill;
 - f. Route 82 entrance from the east from the Town of East Fishkill; and
 - g. The area in and around the “triangle” intersection of Routes 52 and 82, in which Daniel Ninham is commemorated with a statue;
 - h. Route I-84 and Rte 52 entrance from the west from the City of Newburgh.
 2. **Objective:** Welcome visitors to Fishkill.
 - a. Examine existing “Welcome to Fishkill” sign locations to note the condition of existing signs and surrounding grounds.
 - b. Identify where any additional “Welcome to Fishkill” signs could be installed.
 - c. Work with civic organizations and local businesses to install and landscape the “Welcome to Fishkill” signs at entrances to the town with non-invasive and native species. Encourage a local gardening club or civic organization to maintain plantings.
 - d. Repair any existing signs and landscaping.

- J. **GOAL: COORDINATE WITH THE SCHOOL DISTRICTS** when evaluating the benefits and costs of development.
 - 1. **Objective:** Address potential impacts of development on school capacity and taxes.
 - 2. **Objective:** Site new schools within walking distance of residential neighborhoods.



Glenham Elementary School

- K. **GOAL: WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES** on issues that span municipal boundaries.
 - 1. **Objective:** Whenever possible, seek to develop and enact inter-municipal agreements with all neighboring municipalities to plan for the conservation of natural, environmental, historical and cultural resources that span municipal boundaries.
 - 2. **Objective:** When necessary, seek to assess, coordinate, develop and enact inter-municipal efforts and agreements with all neighboring municipalities to plan for the connection and/or continuation of improvements and infrastructure such as sidewalks and pedestrian crossings, public water and wastewater facilities that may result in efficiencies by being planned and designed to span municipal boundaries.
 - 3. **Objective:** Work with neighboring municipalities to implement specific recommendations of the Comprehensive Plan pertaining to amenities for connecting people and places and enhancing community character such as Gateways, Gateway Areas and Corridors, which are transition areas that span municipal boundaries.

TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU) IMPLEMENTATION PLANNING OUTLINE			
Beginning Year	Finishing Year	CPU Task Title and Description	CPU Strategy, Action & Sections Addressed
A. CONNECT PEOPLE AND PLACES			
2023	2026	A. 1 & 2 Objectives: Pursue remedies to traffic congestion and safety concerns in the priority areas described in the Comprehensive Plan Update (CPU); examine traffic patterns in the Village of Fishkill, including truck traffic in the Village, and review traffic recommendations in the Village of Fishkill Comprehensive Plan.	CONNECT PEOPLE AND PLACES
2023	2028	A. 3 Objective: Pursue the addition of sidewalks, emphasizing extensions to and connections with sidewalks, including consultation with all local, county, state and regional agencies, including neighboring municipalities, along the US, NY and County and Town highways and roadways in the ___ priority areas listed and described in the CPU.	CONNECT PEOPLE AND PLACES
2024	2029	A. 4 & 5 Objectives: Pursue additional improvements to encourage safety and convenience for pedestrians, commuters, and bicyclists, in the areas listed and described in the CPU, including consultation with all local, county, state and regional agencies; including better routes, more stops and transit connections.	CONNECT PEOPLE AND PLACES
2023	2030	A. 6 Objectives: Connect streets and neighborhoods to improve traffic circulation and safety, and reduce congestion by encouraging walking and bicycling with sidewalks, bicycle lanes to parks, trails, Fishkill Creek, natural attractions and other places; pursue and support a new rail trail via the Metro North Commercial Railroad and Metropolitan Transportation rights-of-way (ROWS), aka Beacon Line, which would extend: to Hopewell Junction to connect with the Dutchess County Rail Trail; and to the City of Beacon, Route 9D and the Hudson River. See A. 6., a. through j.; and A.7.	CONNECT PEOPLE AND PLACES
2023	2026	A. 6 Objective: Continue as a partner to implement the project for which funding was obtained for “Construction of a Visitors Welcome Center, signage and amenities for Hudson Highland Fjords multi-use trail along Route 9D Corridor between Cold Spring and Beacon.” See A. 6., h.	CONNECT PEOPLE AND PLACES

B. PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT			
2023	Ongoing	B. 1 Objective: Use the Town of Fishkill provisions, Design Guidelines including requirements and standards especially the Dutchess County Greenway Guides, including smart growth concepts. Use zoning provisions about mixed use and compact development, provide clear direction about the type of development the community desires, encourage redevelopment of underutilized sites, nonresidential development should enhance Town character and reflect vernacular site layout and historic architectural styles, and continue to use standards for lighting to enhance community character. Ensure adequate but not excessive off-street parking for all types of development, with lots designed to enhance community appearance. Residential development should be walkable and fit into its natural surroundings.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
2024	2029	B.1 a. through f. Objective: Examine and assess areas of the Town of Fishkill that do not have public sewer facilities or have insufficient additional sewer capacity. Examine areas of the Town of Fishkill do not have available public water facilities or have insufficient additional public water supply capacity. The Town should explore and create new water sources and transmission facilities; and fund, design and build new wastewater treatment and transmission facilities. The Town should also explore possible connections with the existing sewer/wastewater systems of neighboring municipalities.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
2024	2026	B. 2 Objective: Examine the Town of Fishkill’s landscape to identify larger parcels of vacant land, which may be available for development or redevelopment. The existing zoning should be examined with consideration of whether amended zoning designations would allow more effective or appropriate use of land for development or redevelopment. See B.2 and <u>Large Parcel Analysis Summary & Addendum</u>	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
2025	2028	B. 3. Through B. 11 Objective: Assess and use concerns about smaller, neighborhood-scale underutilized properties, sprawl and intensive development of limited raw land to focus community energy on site redevelopment of additional vacant buildings and forgotten properties. Focus on retrofitting existing commercial strips and adjacent areas as traditional neighborhoods.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT

2023	Ongoing	B. 8 Objective: Consider requiring fiber optic cable for internet and EV stations in new or redeveloped nonresidential sites.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
2023	Ongoing	B. 3. Through B. 11 Objective: Encourage redevelopment and/or rezoning of abandoned and underutilized nonresidential properties, including former mining sites and other unique properties to allow mixed uses or traditional neighborhood development, with an emphasis on affordable/workforce housing and neighborhood scale commercial and institutional uses.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
C. CREATE GREAT PLACES FOR PEOPLE AND ANIMALS			
2024	Ongoing	C. 1. Objective: Design and create recreational facilities and/or revitalized parks as lively community gathering places with a variety of activities for people, and animals, of all ages and abilities with connections to the surrounding neighborhoods. See C. 1., a., c. through e.; and C. 3.	CREATE GREAT PLACES FOR PEOPLE AND ANIMALS
2024	2026	C. 1. b. & c.; and C.4. Objective: Prepare a Town recreation plan or do an assessment of the existing Town parks and facilities. The purpose would be to recognize each park’s assets and explore the need for additional facilities or improvements to existing amenities, including maintenance for safety and accessibility.	CREATE GREAT PLACES FOR PEOPLE AND ANIMALS
2025	2027	C. 2. Objective: Prepare and adopt a Local Waterfront Revitalization Program (LWRP) focused on the Town of Fishkill’s Hudson River shoreline, including public access to the river. Pursue the potential for an LWRP to include Fishkill Creek.	CREATE GREAT PLACES FOR PEOPLE AND ANIMALS
2024	2026	C. 5. Objective: Examine provisions of the Town of Fishkill Code, including Chapter 58. Dogs, Waterfowl and Other Animals; Chapter 111 Parks, section 111-15 Animals; and Chapter 150 Zoning to see whether updates are needed about the safe and humane keeping of and caring for animals.	CREATE GREAT PLACES FOR PEOPLE AND ANIMALS
2026	2028	C. 6. Objective: Create a map with trails, sidewalks, bike lanes, private open space lands, community places/services, public transit routes and stops, and confer with the NYSDOT about bike lanes.	CREATE GREAT PLACES FOR PEOPLE AND ANIMALS

D. ENSURE ECONOMIC AND SOCIAL DIVERSITY			
2023	Ongoing	D. 1., D.2 & D.5. Objective: Accommodate the housing needs of a broad spectrum of community residents, including our workforce, senior citizens, first time homebuyers, and the children of residents. Coordinate with Dutchess County on implementing the Housing Needs Assessment (March 2022). Confer with groups and agencies that study the need for housing and work to create needed homes. Consult neighborhood and community groups, and senior citizen agencies to pinpoint what types of homes are needed.	ENSURE ECONOMIC AND SOCIAL DIVERSITY
2023	Ongoing	D. 3. Objective: Explore the ongoing use of Town of Fishkill Affordable Housing Trust Fund, for the administration and/or establishment of housing programs, improvements to promote the creation, expansion or improvement of affordable housing, including a program of grants of loans; and how many dwelling units have been built and whether they remain as affordable units.	ENSURE ECONOMIC AND SOCIAL DIVERSITY
2023	2026	D. 4. Objective: Review the Large Parcel Analysis to identify possible sites for mixed use development, varied income residential development, or affordable housing, including the Dutchess Mall site.	ENSURE ECONOMIC AND SOCIAL DIVERSITY
2023	Ongoing	D. 6. Objective: Encourage use of efficient building materials and energy efficient heating and cooling systems (“green building” techniques) to conserve natural resources and reduce utility costs.	ENSURE ECONOMIC AND SOCIAL DIVERSITY
E. CONSERVE CRITICAL LANDS			
2024	2026 and Ongoing	E. 1. Objective: Protect and preserve large open space parcels in public and semi-public ownership. Reconsider the Town of Fishkill 2009 Comprehensive Plan recommendation about a “Recreation Zoning District” to protect large, significant open space parcels by implementing a new “Conservation Zoning District” and rezoning appropriate parcels to that district.	CONSERVE CRITICAL LANDS
2023	Ongoing	E. 2. Objective: Promote use of conservation easements and other mechanisms to acquire and preserve important open space lands in perpetuity using existing regulations in Chapter 132, Subdivision and Chapter 150, Zoning.	CONSERVE CRITICAL LANDS

2024	Ongoing	E. 3. Objective: Enact Critical Environmental Area (CEA) designations to help protect significant ecological communities.	CONSERVE CRITICAL LANDS
2023	Ongoing	E. 4. Objective: Use state of the art conservation planning techniques to protect important environmental resources and create a connected network of green space throughout the community. Use existing code provisions to protect wetlands, watercourses, and water bodies; aquifers; trees, hilltops, ridgelines, woods, fields and steep slopes.	CONSERVE CRITICAL LANDS
F. PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES			
2023	2025 and Ongoing	F. 1. Objective: Review, adopt and fully implement the objectives of the Town of Fishkill that are set forth in the proposed New York State Drinking Water Source Protection Program (DWSP2). The draft plan must be reviewed by the NYS DWSP2 team, and other New York State agencies. The DWSP2 includes proactive objectives for protecting the Town’s drinking water sources, including the implementation of a drinking water source protection plan.	PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES
2024	2025 and Ongoing	F. 2. Objective: Protect surface water quality and natural drainage areas, including continued work with the Wappingers Creek Watershed Committee; and designating the Fishkill Creek and Clove Creek as a CEA.	PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES
2023	Ongoing	F. 3. through F. 5.; and F. 7. through F. 8. Objective: Protect the quality and quantity of groundwater. Improve stormwater quality by reducing pollutants entering surface water and ground water, and using natural processes, when possible, rather than engineered structures. Reduce impacts of development on steep slopes. Protect areas rich in biodiversity. Encourage use of native plant species for landscaping. Preserve existing trees and require the planting of new trees. Consider enactment of new tree preservation regulations to address tree cutting associated with land development applications before the Planning Board, ZBA or Town Board.	PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES
2023	2024 and Ongoing	F. 6. Objective: Re-establish a Town of Fishkill Environmental Board as set forth in Code Chapters 10 and 150, sections 150-134 through 150-136, which describe the establishment, role and activities of such a board.	

G. EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP			
2023	Ongoing	G. 1. through G. 3. Objective: Protect the scenic beauty of Fishkill’s ridgelines, scenic roads, and historic and archaeological structures and sites.	EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP
H. RAISE COMMUNITY AWARENESS			
2023	Ongoing	H. 1. & H. 2. Objective: Raise awareness about natural resource conservation efforts and “smart growth” principles: businesses and organizations can conduct workshops and provide educational materials; and individuals and companies should be recognized for smart growth projects.	RAISE COMMUNITY AWARENESS
I. CREATE AND ENHANCE GATEWAYS			
2024	Ongoing	I. 1. & I. 2. Objective: Preserve and enhance the existing rural, community and scenic character of Route 9D and Route 9, and the other entrances to Fishkill listed in the CPU in this section. Apply the Zoning “Design Guidelines” in these areas. See I. 1. a. through h.	CREATE AND ENHANCE GATEWAYS
J. COORDINATE WITH THE SCHOOL DISTRICTS			
2023	Ongoing	I. 1. & I. 2. Objective: Communicate and coordinate with the school districts serving the community when evaluating the benefits and costs of development, including potential impacts of development on school capacity; and siting new schools within walking distance of neighborhoods.	COORDINATE WITH THE SCHOOL DISTRICTS
K. WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES			
2023	Ongoing	K. 1. Objective: Seek to develop and enact inter-municipal agreements with neighboring municipalities for conservation of natural resources that span municipal boundaries.	WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES
2023	Ongoing	K. 2. & K. 3. Objective: Work with neighboring municipalities to implement recommendations of the CPU pertaining to connecting people and places and enhancing community character.	WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES

ADDENDA (found at the end of the CPU document)

1. Addendum 1, Town of Fishkill Comprehensive Plan Update (CPU) 2023, Reordered Priorities from 2009 Comprehensive Plan (2009 Plan)
2. Addendum 2, Town of Fishkill Comprehensive Plan Update (CPU) 2023, Specific Survey Results of the Town of Fishkill Comprehensive Plan Update Committee Survey
3. Addendum 3, Town of Fishkill Comprehensive Plan Update (CPU) 2023, Development Potential Large Parcel Analysis, Methodology and Individual Parcel Detail Sheets

APPENDICES (Available as a separate volume with a set of documents and on the Town of Fishkill website)

1. Town of Fishkill Comprehensive Plan Adopted by the Fishkill Town Board September 23, 2009
2. Town of Fishkill Comprehensive Plan Update (CPU) Community Survey Questionnaire March 23, 2022, final form for Survey launch
3. Town of Fishkill Comprehensive Plan Update (CPU) Online Survey Results, tabulated via Survey Monkey on May 30, 2022
4. Town of Fishkill Comprehensive Plan Update (CPU) Paper Survey Results Tallied May 30, 2022 Annotated March 22, 2023
5. Town of Fishkill Water and Sewer Information provided by CAMO Pollution Control Inc. October 26, 2022

MAPS (Available as a separate volume with a set of documents and on the Town of Fishkill website)

1. Comprehensive Plan Objectives (CPU), dated 9/12/22, revised 10/19/22
2. 2009 Plan Map 2 Proposed Recreation Zoning District, dated March 2009
3. Wetlands Floodplains and Waterbodies Map, dated 10/5/21, revised 9/12/22
4. Aquifer Protection Overlay(AQO) Zone map, dated 9/7/21
5. Community Resources Map, dated 10/13/21, revised 10/18/22
6. Historical and Cultural Resources Map, dated 8/2/21, revised 10/29/21
7. Town of Fishkill Zoning Map Revised 8/22/18 Annotated to Highlight MF (Multi-family Residential Districts) and Development, Markups dated 10/6/21

REFERENCES AND RESOURCES (Available as online resources):

1. Code of the Town of Fishkill Chapter 150, Zoning
2. Dutchess County Parcel Access online mapping platform
3. Moving Dutchess Forward online mapping platform of the Dutchess County Transportation Council
4. Info Access, A Dutchess County Shared Services online platform
5. Dutchess County Department of Planning and Development website, Quick Links, Topics and Resources
6. Adjoining municipalities websites (Village of Fishkill, City of Beacon, Town of Wappinger, Town of East Fishkill)
7. New York State Department of State, Local Waterfront Revitalization Program website information
8. Wikipedia

ADDENDA LIST

1. Addendum 1, Town of Fishkill Comprehensive Plan Update (CPU) 2023, Reordered Priorities from 2009 Comprehensive Plan (2009 Plan)
2. Addendum 2, Town of Fishkill Comprehensive Plan Update (CPU) 2023, Specific Survey Results of the Town of Fishkill Comprehensive Plan Update Committee Survey
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ADDENDUM 1

**Town of Fishkill Comprehensive Plan Update (CPU) 2023
Reordered Priorities from 2009 Comprehensive Plan (2009 Plan)**

Town of Fishkill Comprehensive Plan Update (CPU) 2023 Reordered Priorities from 2009 Comprehensive Plan (2009 Plan)						
CPU 2023 Goal Section	CPU 2023 Goal section title	CPU 2023 Priority changed: Higher or lower from 2009 Plan	CPU 2023 Priority Change Notes	2009 Plan Goal Section	2009 Plan Goal section title	2009 Plan Priority Change Notes
A	GOAL: CONNECT PEOPLE AND PLACES	Higher priority	Committee & Survey responses about transportation concerns	A	CONSERVE CRITICAL LANDS	Addressed by code changes 2018-2021
B	GOAL: PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT	Higher priority	Committee & Survey responses about development	B	PRESERVE SIGNIFICANT ENVIRONMENTAL RESOURCES	Addressed by code changes 2018-2021
C	GOAL: CREATE GREAT PLACES FOR PEOPLE AND ANIMALS	Higher priority	Committee & Survey responses about addressing community needs & wishes	C	CONNECT PEOPLE AND PLACES	See CPU Section A
D	GOAL: ENSURE ECONOMIC AND SOCIAL DIVERSITY	Same level of priority	Committee & Survey responses about addressing community needs	D	ENSURE ECONOMIC AND SOCIAL DIVERSITY	Same level of priority
E	GOAL: CONSERVE CRITICAL LANDS	Reordered to a reduced priority	Addressed by code changes 2018-2021	E	EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP	Addressed by code changes 2018-2021
F	GOAL: PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES	Reordered to a reduced priority	Addressed by code changes 2018-2021	F	CREATE GATEWAYS	See CPU Section I
G	GOAL: EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP	Reordered to a reduced priority	Addressed by code changes 2018-2021	G	CREATE GREAT PLACES FOR PEOPLE	See CPU Section C

Town of Fishkill Comprehensive Plan Update (CPU) 2023 Reordered Priorities from 2009 Comprehensive Plan (2009 Plan) (Continued)						
CPU 2023 Goal Section	CPU 2023 Goal section title	CPU 2023 Priority changed: Higher or lower from 2009 Plan	CPU 2023 Priority Change Notes	<i>2009 Plan Goal Section</i>	<i>2009 Plan Goal section title</i>	<i>2009 Plan Priority Change Notes</i>
H	GOAL: RAISE COMMUNITY AWARENESS	Higher priority	Committee & Survey responses about addressing community needs	H	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT	Addressed by code changes 2018-2021
I	GOAL: CREATE AND ENHANCE GATEWAYS	Reordered to a reduced priority	Signage has been installed at several gateways	I	STREAMLINE THE REVIEW PROCESS	Addressed by code changes 2018-2021
J	GOAL: COORDINATE WITH THE SCHOOL DISTRICTS	Higher priority	Committee & Survey responses about addressing community needs	J	RAISE COMMUNITY AWARENESS	See CPU Section H
K	GOAL: WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES	Similar priority level	Committee & Survey responses about resources spanning municipal boundaries	K	COORDINATE WITH THE SCHOOL DISTRICTS	See CPU Section J
				L	WORK COOPERATIVELY ...	See CPU Section K

ADDENDUM 2

Town of Fishkill Comprehensive Plan Update (CPU) 2023 Specific Survey Results of the Town of Fishkill Comprehensive Plan Update Committee Survey

Specific Survey Results (the following are summaries, not intended to be complete. Q stands for question.)

Q 1 – Where do you live?

84.39% (265) of respondents said they live in the Town of Fishkill full-time.
9.55% (30) said they live in the Village of Fishkill.

Q 2 – Which areas do you live near? *

27.74% (86) of respondents said they live near the Village.
21.94% (68) said they live near Glenham.
20.97% (65) said they live near Brinkerhoff/Dutchess Park.
17.42% (54) said they live near Rombout.
14.19% (44) said they live near Castle Point/9D Corridor.
12.90% (40) said they live near Merritt Blvd.

* [These responses add up to more than 100% because some respondents selected more than one area that they live near.]

Q 3 – What areas of the Town do you go to? **

84.98% (266) of respondents said they go to the Village.
68.05% (213) said they go to Merritt Blvd.
56.87% (178) said they go to Brinkerhoff/Dutchess Park.
53.04% (166) said they go to Rombout.
46.65% (146) said they go to Glenham.
41.85% (131) said they go to Castle Point/9D.

** [These responses add up to more than 100% because some respondents selected more than one area that they go to.]

Q 4 – Rate in order of importance to you general issues of interest & concern. (cumulative summary)

#1 most important (rating of 5.25): “Getting around Fishkill” (walking, biking, driving, traffic ...).
#2 most important (rating of 4.81): “Economy” (places to work, shop, eat, services, development).
#3 most important (rating of 4.59): “Environment & Natural Resources” (wetlands, streams/creeks, forests/woods, aquifers, habitats).
#4 most important (rating of 4.18): “Community Connections” (recreational & social activities, educational & creative opportunities, volunteering, tourism ...).
(Followed by “Leisure”, “Sustainability”, and “Options for Places to Live”, in that order).

Q 5 – Other specific areas of interest or concern.

#1 issue cited (42 respondents): traffic problems/congestion (specific locations stated included Rt. 9, Rt. 9D, Village (Main St.), Rt. 52 (in Town)).
#2 issue (18 respondents): overdevelopment (too much commercial development, too much high density housing, undue influence of developers, need for moratorium, ...).
#3 issue (9 respondents): need to redevelop abandoned/already developed sites/buildings (Dutchess Mall cited often).

#3 issue (9 respondents – tied with above): taxes too high.

#5 issue (8 respondents): need for more trails, sidewalks, Rail Trail.

#6 issue (7 respondents): crime, public safety.

#7 issue (5 respondents): need to protect environment, preserve natural areas/open space.

(Other issues cited included need to maintain & repair Town parks, need to improve infrastructure (sewer, water, roads), need to preserve historic structures/sites, need for affordable workforce or senior housing, need for a community pool, need for new/larger library, need for bike lanes, in that order.)

Q 6 – *(Intentionally skipped)*

Q 7 – Locations where you encounter traffic problems.

#1 – 80.19% (251) said Rt. 52 between Rt. 9 and I-84.

#2 – 64.54% (202) said Intersection of Rt. 9 and Rt. 52

#3 – 37.06% (116) said Intersection of Rt. 9D and I-84.

#4 – 31.63% (99) said Intersection of Rt. 9 and I-84.

#5 – 28.43% (89) said Rt. 52 between Rt. 9 and Rt. 82.

#6 – 26.20% (82) said Rt. 9D between Red Schoolhouse Rd. and I-84.

Q 8 – Ideas for fixing/reducing traffic problems.

#1 (20 respondents): Stop overdevelopment.

#2 (19 respondents): Build by-pass around Main St. in Village (change traffic pattern).

#3 (14 respondents): Better coordination and timing of traffic signals.

#4 (13 respondents): Restrict/reduce truck traffic (through Village on Main St.)

#5 (10 respondents): Add roundabouts (some suggested specific locations, e.g., Rt. 52/Old Glenham Rd. near Town Hall, intersection of Rt. 52/Rt. 82).

#6 (8 respondents): Build new interchange/access to I-84 from Rt. 9D (at Dutchess Stadium or Red Schoolhouse Rd.)

#7 (7 respondents): Add traffic signals (specific locations e.g., Merritt Blvd., Cedar Hill Rd./Rt. 52, Castle Point Rd./Rt. 9D).

#8 (6 respondents): Add turning lanes/widen Rt. 9D southbound (e.g., approaching Bridge over I-84).

#8 (tied – 6 respondents): Add bike lanes, sidewalks (specific locations, e.g., Rt. 52 from Recreation Center to Village).

(Other suggestions included traffic police controlling traffic at peak hours (e.g., at intersection of Rt. 9 and Rt. 52), improve public transit, build rail trail, more opportunities for walking and biking, make Main St. in Village one-way west bound.)

Q 9 – Top three choices for getting around.

#1 Drive – 98.08% (306 respondents)

#2 Walk – 69.55% (217 respondents)

#3 Get ride (from friend/family) – 37.50% (117 respondents)

#4 Bike – 29.81% (93 respondents)

#5 Take taxi, uber or lyft – 13.46% (42 respondents)

#6 Take a bus – 7.69% (24 respondents)

(The overwhelming choices involve travel by car, whether it is driving your own car, getting a ride from someone else, or taxi, uber or lyft. A large number prefer walking when they can. A relatively low number chose to take a bus. A moderate number chose to ride a bike.)

Q 10 – It would be easier to get around Fishkill if ...

These responses largely parallel Q 8 – ideas for fixing/reducing traffic problems and include (as examples):

- Less development
- More sidewalks, bike lanes, trails (safer opportunities for walking, biking)
- By-pass around Main St. in Village
- More access to public transit
- Better timing/coordination of traffic lights
- Build the Rail Trail on the old railroad tracks along Fishkill Creek

Q 11 – (Intentionally skipped)

Q 12 – Where/how sidewalks, bike lanes and related improvements would help provide safe opportunities for biking, walking?

#1 (21 respondents): Add sidewalks and/or bike lanes on Rt. 52 (west of Village, e.g., Town Hall complex to Village).

#2 (20 respondents): Build Rail Trail on old railroad tracks along Fishkill Creek.

#3 (18 respondents): Add wider shoulders, sidewalks and/or bike lanes on Rt. 9D (at least between I-84 and Red Schoolhouse Rd.

#4 (17 respondents): Add sidewalks throughout Town, especially on major roads, follow “Complete Streets” policies adopted by Town.

#5 (8 respondents): Add sidewalks on Rt. 52 east of Rt. 9.

#5 (tied – 8 respondents): Add sidewalks and/or bike lanes on all of Rt. 52 to connect Town areas to Village.

#5 (tied – 8 respondents): Add sidewalks connecting neighborhoods to businesses and/or major roads (e.g., Regency at Fishkill to Rt. 9).

#8 (5 respondents): Add sidewalks along Old Glenham Rd.

#9 (4 respondents): Add better/safer crosswalks (e.g., Rt. 9 near Shop Rite and other major roads).

Q 13 Do you have wishes, ideas for new or needed businesses or service development?

Yes: 44.16% (136 respondents)

No: 55.84% (172 respondents)

Q 14 – If Yes, what businesses/services are needed?

#1 Supermarket (cited Trader Joe’s, Wegman’s, Stew Leonard’s) (21 respondents)

#2 Small shops, diverse local shops, cafes, restaurants, etc. (19 respondents)

#3 Redevelop abandoned former Dutchess Mall (10 respondents)

#4 Redevelop existing vacant buildings, abandoned properties (two cited former Texaco Research Facility site to develop offices, business, shops, housing) (total 6 respondents)

(Other suggestions included a hospital, mixed-use development, a new, bigger library, waterfront access)

Q 15 – Businesses: If yes, Where?

#1 (26 respondents): Old Dutchess Mall site

#2 (16 respondents): Village of Fishkill

#3 (10 respondents): Vacant/underutilized building, sites (one cited Dutchess Park Plaza which has a number of vacant storefronts)

#4 (8 respondents): Rt. 9D across from Dutchess Stadium

#4 (tied – 8 respondents): Rt. 9

#6 (6 respondents): Main roads, existing commercial areas, major intersections

#7 (5 respondents): Former Texaco Research site in Glenham (one cited mixed-use development, one said develop it but not in a way that would destroy fabric of neighborhood)

#8 (2 respondents): Add small shops, businesses near neighborhoods where people can walk to businesses

Q 16 – If No (business, services), Why not?

#1 (30 respondents): Can get what we need with existing businesses/ like what is here now

#2 (15 respondents): Too much commercial development already

#3 (11 respondents): Traffic is already bad/too much traffic congestion

#4 (10 respondents): Too many vacant buildings/sites (re-use existing buildings, redevelop abandoned sites)

#5 (6 respondents): No more land clearing/preserve remaining open spaces

#6 (3 respondents): Too much commercial development is ruining our beautiful, historic town, small town character)

Q 17 – Concerns about new business or service development?

Yes: 60.20% (183 respondents)

No: 39.80% (121 respondents)

Q 18 – If yes (concerns about new business or service development), please elaborate.

(This is another way of phrasing Q 16 and was answered in much the same way as Q 16. A brief summary of these responses follows):

#1 (43 respondents): Traffic congestion

#2 (25 respondents): Better to re-use existing buildings/abandoned sites

#3 (10 respondents): Do not build big box stores, car dealerships, chain stores warehouses

#4 (8 respondents): Town is over developed

#5 (7 respondents): Overcrowding, too many people

#5 (tied - 7 respondents): Retain what is left of small town character

#7 (6 respondents): Need to preserve remaining greenspace, limited land left

Q 19 – Place, event or something you like about T/of Fishkill.

#1 (39 respondents): Village/Main St. in Village/Village character (charm), walkability

#2 (29 respondents): Restaurants (variety)

#3 (28 respondents): Town parks (cited Sarah Taylor, Dog park, Geering, Doug Philips)

#4 (25 respondents): Open space, natural areas, the mountains, Hudson River, scenic beauty, aquifers, Fishkill Creek

#4 (tied- 25 respondents): Community events (e.g., car shows, parades, concerts, farmers market, art and craft fairs, fireworks, cupcake festival, etc.)

#6 (20 respondents): Recreation/Community Center, recreation programs

#7 (16 respondents): Historical importance, historic sites (Mt. Gulian, Van Wyck House, Dutch Church, Kipp House)

#8 (11 respondents): Small town atmosphere

#9 (10 respondents): Stony Kill Farm

#10 (8 respondents): Dutchess (Renegades) Stadium

#11 (6 respondents): Nature trails (e.g., Fishkill Ridge)

Q 20 – Place, event or something you do NOT like about T/of Fishkill.

- #1 (52 respondents): Too much traffic (some cited specific locations, covered in Q 5 and Q 8)
 - #2 (15 respondents): Dutchess Mall (unsightly, abandoned buildings)
 - #3 (11 respondents): Large-scale commercial development (e.g., The Gap warehouse, Healey Bros. Walmart)
 - #4 (8 respondents): Lack of sidewalks, not walkable
 - #4 (tied – 8 respondents): Too much development
- (Other things mentioned include the unfinished project at Rt. 52/Rt. 82, lack of access to Hudson River, loss of open space/natural areas, overcrowded, high taxes)

Q 21 – One thing I would like to see more of in T/of Fishkill.

- #1 (35 respondents): Community gatherings, activities, events, volunteer projects
 - #2 (19 respondents): More walkable community (sidewalks, crosswalks)
 - #3 (13 respondents): walking and bike paths, trails
 - #3 (tied – 13 respondents): Small, local businesses
 - #5 (12 respondents): Preservation of undeveloped land, greenspace, trees, public gardens
 - #6 (7 respondents): Beautify streetscapes, public gathering places, more attractive development
 - #7 (5 respondents): Preservation of historic sites, structures
 - #7 (tied – 5 respondents): Affordable housing for work force and/or seniors (that stays affordable)
 - #9 (4 respondents): Better access to public transit
- (Other things mentioned include waterfront access, diversity of population, more of a town center.)

Q 22 – Age Group.

- #1: 61 -75 years: 42.12% (131 respondents)
 - #2: 46 – 60 years: 30.87% (96 respondents)
 - #3: 31 – 45 years: 13.18% (41 respondents)
 - #4: 76 – 90 years: 6.75% (21 respondents)
 - #5: 19 – 30 years: 1.61% (5 respondents)
- Summary: A large majority of respondents were in older age groups (61–75, 46–60, 76–90).
Q 23 (Intentionally skipped)

Q 24 – Children under 18 years in household?

- No: 78.85% (246 respondents)
 - Yes: 21.15% (66 respondents)
- Summary: Most households said they have no children at home.

Q 25 – Household income in 2021.

- #1: \$100,000 – \$150,000: 26.45% (73 respondents)
 - #2: > \$150,000: 25.36% (70 respondents)
 - #3: \$75,000 – \$99,999: 20.29% (56 respondents)
 - #4: \$50,000 - \$74,999: 17.75% (49 respondents)
- Summary: Most households were in higher income categories.
[Note: The Committee should check most recent demographic data (from Census) to see how representative of area population our survey sample was.]

The results of the responses to **Q 26 – Q 35** (questions 26 to 35) did not present any noticeable trend in the way survey respondents answered the series of questions in Q 26 – Q 35. The CPU Committee working with their consultant created the series of questions in which respondents would express

themselves by rating their strength or intensity of response to a series of issues presented on a scale of 1 to 5. So, for each question, there would be a scale with a range of possible responses such as: “1 (strongly support), 3 (neutral), 5 (strongly oppose)”. This would allow a response of 2 for just “support” or 4 for just “oppose”. It is not clear from the results that respondents grasped the purpose of the scale in expressing their thoughts or feelings about each issue. Also, the survey was relatively long, with respondents possibly feeling less interested by the time they would be answering Q 26 to Q 35.

For example, all responses, regardless of what the questions were, leaned heavily toward “4” (oppose). It is not clear whether the responses to these questions provide helpful input for the CPU survey summary. Similarly, the responses to Q 26 to Q35 do not clearly show anything (except that perhaps people are opposed to everything they were asked about) that would guide the CPU Committee in determining directions for the CPU. However, the CPU Committee did discuss the issues raised in Q 26 to Q 35 in a public/community open house held on October 8, 2022 and received additional feedback about the issues raised in Q 26 to Q 35.

The above Specific Survey Results were compiled and written by Comprehensive Plan Update (CPU) Committee Member Jonathan Kanter and was reviewed by the CPU Committee.

ADDENDUM 3

Town of Fishkill Comprehensive Plan Update (CPU) 2023 Development Potential Large Parcel Analyses

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels

Methodology

As part of the Comprehensive Plan Update process, the Committee has prepared a development potential analysis of large parcels in the Town of Fishkill that are vacant, abandoned (with former uses or structures), or underutilized. The threshold for size of parcels included in this analysis was 25 acres or larger (this included two or more contiguous parcels smaller than 25 acres each in common ownership that add up in total to more than 25 acres).

Resources used for this analysis included the Dutchess County Parcel Access Maps and data sheets, Town of Fishkill Zoning Map, Google Maps, and Town of Fishkill Comprehensive Plan (adopted 2009). To determine the amount of developable area of a parcel (or contiguous parcels in common ownership), the **gross site area**, in acres (ac) and square feet (SF) was used to calculate the **net (developable) site area** by calculating the area of site constraints (NYS and Federal wetlands, streams/creeks, ponds/lakes) and subtracting those constrained areas from the gross site area, and then further subtracting 20% of that net developable site area to account for site area needed for roads, driveways, parking and other site infrastructure. In some cases, other site constraints or factors were taken into consideration (e.g., flood areas, availability of public/community sewer and/or water, etc.).

For residentially zoned parcels, the **net site area** described above was either divided by the **minimum lot size** permitted in the applicable zoning district for single-family residential use (e.g., 40,000 SF in the R-40 District) or multiplied by the **residential density factor** for multi-family residential use in the applicable zoning district (e.g., 8 dwelling units (du) per acre in the R-MF-5 District) as shown on the Schedule of Regulations for Residential Districts in the Town of Fishkill Zoning Code (Chapter 150).

*Development Potential (Existing zoning) = net site area / min. lot size; or
Development Potential (Existing zoning) = net site area X max. du per acre*

For non-residentially zoned parcels, the **net site area** was multiplied by the **maximum Floor Area Ratio (FAR)** permitted in the applicable non-residential zoning district (e.g., FAR of 0.4 in the PB Planned Business, GB General Business, and PI Planned Industrial Districts) as shown on the Schedule of Regulations for Nonresidential Districts in the Town of Fishkill Zoning Code (Chapter 150).

Development Potential (Existing zoning) = net site area X max. FAR

**Town of Fishkill Comprehensive Plan Update (CPU) 2023
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 1

Parcel I.D.: North of Village (Old State Rd. & Cedar Hill Rd.)

Tax Parcel #(s): 6256-03-300300

Owner: Siev Properties of Fishkill

Location (Street address, area of Town): Old State Rd. (also fronts on Cedar Hill Rd.)

Size (acres): 74.76 ac.

Zoning District(s): RB Restricted Business (+/- 20 ac fronting on Old State St.), R-40 Residential (+/- 55 ac fronting on Cedar Hill Rd.)

Use(s): Rural, Residential Vacant Land > 10ac

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): NYS/Federal wetlands (measured @ 24.3 ac – NW corner of site), floodplain, mostly wooded

Utilities (sewer, water, etc.): No sewer or water (in Brinkerhoff Water Dist.)

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Site is split-zoned (RB Restricted Business on Old State Rd. & R-40 on Cedar Hill Rd.). Doesn't seem to make sense to have such a large area of RB in this location. Might want to consider eliminating RB here or significantly reducing size of RB zone here.

Development Potential Under Existing Zoning: 74 +/- du (48 du in RB District + 26 du in R-40 District). Public sewer and water would likely have to be extended to site to achieve this level of development. [Note: RB District allows motels, hotels, resorts, restaurants, offices, medical/dental clinics, etc. Calculation of theoretical RB non-residential development resulted in +/- 180,500 SF. RB also allows R-15 residential uses. Decision was made to assume all residential development on this site at R-15 and R-40 densities (lot sizes).

Suggested recommendation: Eliminate or reduce size of RB Zoning District on this site.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 2

Parcel I.D.: Old Rt. 9W – North Rt. 9

Tax Parcel #(s): 6156-04-630324

Owner: Sequoia Hills LLC

Location (Street address, area of Town): Rt. 9W (off Rt. 9 north of Village)
(adjacent to Splashdown Beach Water Park & Fishkill Rural Cemetery)

Size (acres): 30.524 ac

Zoning District(s): R-40 Residential (28.9 ac/1,259,929 SF), GB (fronting on Old Rt. 9W – 1.6 ac/70,100 SF)

Use(s): Res. Vacant land

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Wooded, wetland area on western boundary (1.0 ac/45,500 SF)

Utilities (sewer, water, etc.): No sewer or water

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Split-zoned

Development Potential Under Existing Zoning: R-40: 23 +/- du; & GB: 22,400 +/- SF small-scale business

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 3

Parcel I.D.: Forge Creek LLC (Baxtertown Rd., Osborne Hill Rd.)

Tax Parcel #(s): 6156-03-402085, 6155-01-499999, 6156-03-466055, 6156-03-427006

Owner: Forge Creek LLC

Location (Street address, area of Town): 10 Donlo Dr., 11 Yellen Rd. Donlo Dr. (off Osborne Hill Rd./Rt. 35

Size (acres): 34.03 ac + 24.3 ac +3.59 ac + 3.0 ac = 64.92 ac (total)

Zoning District(s): RMF 5 Multi-family Residential

Use(s): Rural vacant > 10 ac, residential vacant, apartments (approx. 7 small apartments on one parcel)

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Federal/NYS wetland (24.9 ac/1,085,365 SF), wooded, flood area, stream (0.6 ac/27,482 SF)

Utilities (sewer, water, etc.): No sewer or water on most of parcels, parcel w/small apts. has public water, private on-site septic

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Developed area with small apartments = 3.5 ac/152,073 SF of site)

Development Potential Under Existing Zoning: Alt. 1: 230 +/- du (if public sewer and water can be extended to entire site using RMF-5 density of 8 du/ac); Alt. 2: 31 +/- du/lots (using on-site septic systems and wells @ R-40 density/lot sizes).*

*Net Site Area=28.7 ac (1,250,396 SF)

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 4

Parcel I.D.: Baxtertown Road (NYS Wetland Preserve – adjacent to Baxtertown Woods Wildlife
Management Area)

Tax Parcel #(s): 6156-03-148257

Owner: NYS

Location (Street address, area of Town): Baxtertown Rd.

Size (acres): 27.89 ac

Zoning District(s): R-40 Residence

Use(s): Rural vacant > 10 ac

Tax Status: (Taxable State owned) ?

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer,
archeologically sensitive, historic resources, etc.): NYS/Fed. Wetland (100% of site)

Utilities (sewer, water, etc.): None

School District: Wappingers CSD

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: N/A – NYS owned, almost 100% wetland, stream and
flood area

Suggested Recommendation: Consider rezoning the site to a new “Conservation” Zoning District that
could be recommended in the Plan Update (along with adjacent Baxtertown Woods Wildlife
Management Area and Stony Kill Environmental Education Center. This would be similar to the
“Recreation” Zoning District recommended on Map 2 in the 2009 Comprehensive Plan.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 5

Parcel I.D.: Round Hill Association - Baxtertown Rd. (Open Space/Recreation Area)

Tax Parcel #(s): 6156-17-097036

Owner: Round Hill Association

Location (Street address, area of Town): 15 Chestnut Rd. (off Baxtertown Rd.)

Size (acres): 31.8 ac

Zoning District(s): DMUD

Use(s): Recreation, parks, athletic fields (part of Round Hill Condominium development)

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Almost entirely NYS/Fed. wetland

Utilities (sewer, water, etc.): Public water, public sewer (in adjacent developed Condo Assoc)

School District: Wappingers CSD

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: No further development potential (reserved as park/recreation land in Round Hill Assoc. DMUD)

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 6

Parcel I.D.: Evelyn Smith (north of I-84) at Terrace Ridge Rd.

Tax Parcel #(s): 6155-01-116877, 6155-01-043845

Owner: Smith, Evelyn A.

Location (Street address, area of Town): I-84 – north of I-84 at Terrace Ridge Rd.

Size (acres): 45.9 ac +23.5 ac = 69.4 ac (total 2 parcels)

Zoning District(s): R-40 Residence

Use(s): Rural vacant >10 ac

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Substantial NYS/Fed. wetlands (19.9 ac/867,762 SF), wooded

Utilities (sewer, water, etc.): Community/public water, no sewer

School District: Wappingers CSD, Beacon City SD

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: **43 +/- du/lots**

[Net Site Area: 1,724,241 SF/39.58 ac]

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 7

Parcel I.D.: Castle Point Veterans Admin. Hospital

Tax Parcel #(s): 6056-03-048221

Owner: Veterans Admin. Hospital # 98

Location (Street address, area of Town): 9 Administration Circle (off Old Castle Point Rd.)

Size (acres): 98.0 ac

Zoning District(s): R-40 Residence (hospitals and a number of other institutional uses are permitted in R-40 Residential Districts)

Use(s): Hospital

Tax Status: Wholly exempt

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): None (mostly developed as hospital facility with some open, undeveloped areas)

Utilities (sewer, water, etc.): Private water, Private sewer

School District: Beacon City SD

Fire District: Chelsea

Other/Comments: It was just announced on 7/1/22 that Castle Point VA Hospital will remain open and that Senate Veteran Affairs Comm. will not support recommendations by Veterans Admin. to close Castle Point. Senator Schumer announced that the process to consider closing the facility does not have the Senate's support and will not move forward.

Development Potential Under Existing Zoning: None (in timeframe of Comp Plan Update) unless there are additions or improvements planned in the future at the existing hospital (no expansion plans are known at this time).

Suggested Recommendation: Consider rezoning this site to a new "Institutional" Zoning District, allowing hospitals, religious institutions, day care facilities, etc. that are typically allowed in Institutional zones.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 8

Parcel I.D.: Former Downstate Correctional Facility

Tax Parcel #(s): 6055-02-602827

Owner: NYS Matteawan State Hospital

Location (Street address, area of Town): 121 Red Schoolhouse Rd.

Size (acres): 99.81 ac

Zoning District(s): R-40 Residence

Use(s): Correctional Facility (former, now closed as of 3/10/22)

Tax Status: Taxable State Owned, with Exemption

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Site is mostly developed as former correctional facility, parcel is split by I-84, parcel to south of I-84 has a small stream.

Utilities (sewer, water, etc.): Private water supply, Private sewer

School District: Beacon City SD

Fire District: Glenham

Other/Comments: NYS closed the correctional facility on March 10, 2022/ It had a staff of 644 and 688 inmates (women) with a capacity to hold 1,221 inmates. It opened in 1979. NYS has set up a panel (the "Prison Redevelopment Commission") to recommend "innovative redevelopment opportunities" for the six NYS prisons closed in 2022.

Development Potential Under Existing Zoning: TBD (future of site is unknown at this time). The Comp Plan Update should discuss this important site in relation to its redevelopment potential. It is a fairly large parcel that provided a significant number of jobs in the Town. The current zoning (R-40 Residential) may not be the most appropriate zoning designation given that the correctional facility has closed. The site is surrounded by mostly single-family residential neighborhoods. Any redevelopment of this site should take surrounding land uses into consideration.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 9

Parcel I.D.: Fishkill Correctional Facility

Tax Parcel #(s): 6055-01-294540, 6055-01-497538, 6055-02-626586, 6055-02-719522, 6055-15-645474,
6055-15-610451, 6055-15-572428, 6055-15-540407,

Owner: NYS Matteawan State Hospital

Location (Street address, area of Town): 18 Strack Dr, Beacon, NY; I-84 Fishkill; 61 Red Schoolhouse Rd,
71 Duck Pond Dr (portions of the Correctional Facility are in the adjacent City of Beacon)

Size (acres): 8 parcels totaling 237.8 ac

Zoning District(s): PI Planned Industrial (western portion, R-40 Residential (eastern parcels)

Use(s): Correctional facility

Tax Status: Taxable State Owned with Exemption

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer,
archeologically sensitive, historic resources, etc.): Some streams and small wetlands, most of the site is
developed with correctional facilities, some of the land is vacant

Utilities (sewer, water, etc.): Private water supply, Private sewer

School District: Beacon City SD

Fire District: Glenham

Other/Comments: Fishkill Correctional Facility is in the Town of Fishkill and City of Beacon. Originally
constructed in 1896, it started as the Matteawan State Hospital for the Criminally Insane (Wikipedia). It
is now a multi-level security correctional facility for males. Current capacity is 1,845 inmates.

Development Potential Under Existing Zoning: None (in timeframe of Comp Plan Update).

Suggested Recommendation: Consider rezoning this site to a new "Institutional" Zoning District,
allowing hospitals, religious institutions, day care facilities, correctional facilities, etc. that are typically
allowed in Institutional zones.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 10

Parcel I.D.: Town of Fishkill (Merritt Blvd/Rt. 52)

Tax Parcel #(s): 6256-00-925136

Owner: Town of Fishkill

Location (Street address, area of Town): Rt. 52 (near intersection with Merritt Blvd.)

Size (acres): 35.56 ac

Zoning District(s): RMF 5 Multi-family Residence

Use(s): Rural residential vacant (>10 ac)

Tax Status: Wholly Exempt

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Steep slopes, wooded

Utilities (sewer, water, etc.): Public water (Merritt Park Water), Public sewer (Merritt Park Sewer)

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Parcel was apparently conveyed to Town from adjacent Toll Brothers condominium development (in 2008 as per Dutchess County Parcel Access Property Card). It is not known whether there are any deed or use restrictions on this property. The Town could consider park, recreation, open space, trails, or other uses on the site in the future.

Development Potential Under Existing Zoning: None (in timeframe of Comp Plan Update).

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 11

Parcel I.D.: Stony Kill Environmental Education Center

Tax Parcel #(s): 6056-04-668256

Owner: NYD (DEC)

Location (Street address, area of Town): 21-79 Farmstead Ln (Rt. 9D)

Size (acres): 466.77 ac

Zoning District(s): R-40 Residence

Use(s): Environmental Education Center, cultural and recreational (former farmland)

Tax Status: Taxable State Owned

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): NYS & Fed. wetlands, stream, ponds, farm fields, trails, significant habitats

Utilities (sewer, water, etc.): Private water, private sewer

School District: Beacon City SD

Fire District: Chelsea

Other/Comments: NYS DEC owns Stony Kill. In a cooperative arrangement with DEC, Stony Kill Foundation (a not-for-profit organization) maintains Stony Kill, runs educational programs and events, and raises funds for programs and events. The property was donated to NYS with deed provisions stating that the property would revert to private ownership if the educational uses on the site were discontinued.

Development Potential Under Existing Zoning: None (in timeframe of Comp Plan Update). [If the property reverts to private ownership, the theoretical development potential under existing R-40 zoning could be in the maximum range of 386 +/- du/lots.]

Suggested Recommendation: Consider rezoning the site to a new "Conservation" Zoning District that could be recommended in the Plan Update. This would be similar to the "Recreation" Zoning District recommended on Map 2 in the 2009 Comprehensive Plan.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 12

Parcel I.D.: Baxtertown Woods Wildlife Area

Tax Parcel #(s): 6056-04-950155

Owner: NYS DEC

Location (Street address, area of Town): Bedford Ln., Baxtertown Rd. (Rt. 34)

Size (acres): 221.69 ac

Zoning District(s): R-40 Residence

Use(s): Rural vacant/Residential vacant land > 10 ac

Tax Status: (Taxable State Owned)

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Majority of land is NYS & Fed. wetland (approx. 60%), mostly wooded, trails, former farm fields, wildlife habitat

Utilities (sewer, water, etc.): None

School District: Beacon City SD

Fire District: Glenham

Other/Comments: Adjacent to Stony Kill Environmental Education Center

Development Potential Under Existing Zoning: None (site is under NYS ownership as a protected area).
[The theoretical development potential under existing R-40 zoning would be in the maximum range of 77 +/- du/lots, based on the presence of significant areas of NYS and Fed. wetlands.]

Suggested Recommendation: Consider rezoning the site to a new "Conservation" Zoning District that could be recommended in the Plan Update. This would be similar to the "Recreation" Zoning District recommended on Map 2 in the 2009 Comprehensive Plan.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 13

Parcel I.D.: Stadium Plaza Shopping Center

Tax Parcel #(s): 6055-01-092724

Owner: Stadium Plaza Associates LLC

Location (Street address, area of Town): Rt. 9D (across from Dutchess Stadium)

Size (acres): 28.68

Zoning District(s): GB General Business

Use(s): Vacant commercial

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Future development pad site fronting on Rt. 9D has no constraints and is level and has been cleared. North and western site behind pad site contains a significant creek, flood area, woods, and steep slopes and is not developable.

Utilities (sewer, water, etc.): Public water and sewer (Rombout Water, Rombout Sewer)

School District: Beacon City SD

Fire District: Chelsea

Other/Comments: Approx. 5.0 ac (217,800 sq. ft.) is designated as a future development pad site. This is adjacent to and would be connected with the existing Stadium Plaza neighborhood shopping center, which includes a Dollar General store, restaurants, frozen yogurt shop, nail spa, dialysis center, and several vacant storefronts.

Development Potential Under Existing Zoning: **The 5.0 ac development pad site has a theoretical future development potential of up to 69,700 +/- SF** (based on a net site area of 4.0 ac and allowable FAR of 0.4 in the GB District). Permitted uses include stores, shops, banks, offices, dry cleaning, medical & dental clinics, etc. The GB District also allows warehouses, self-storage facilities, and motor vehicle sales and service, which may not be appropriate for this area on RT. 9D. **It is recommended that the Town Board review the current uses permitted in GB and make a determination as to whether the current list of permitted uses is appropriate for this area. Amendment of the current zoning may be necessary.**

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 14

Parcel I.D.: Chelsea Industrial Park (former)

Tax Parcel #(s): 5955-02-798930, 5955-02-791875

Owner: Watchtower Bible and Tract

Location (Street address, area of Town): 5 Chelsea Industrial Park, 26 Chelsea Industrial Park (off Brockway Rd.)

Size (acres): 52.28 ac +5.14 ac = 57.42 ac (total)

Zoning District(s): PI Planned Industrial

Use(s): Vacant land (Industrial area w/ minor improvements); manufacture (warehouse)

Tax Status: Tax Exempt (Religious institution), Wholly Exempt

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): small wetland areas, stream, contaminated former industrial site underwent remediation (through NYS DEC)

Utilities (sewer, water, etc.): Public sewer and public water (Rombout Sewer, Rombout Water)

School District: Beacon City SD

Fire District: Chelsea

Other/Comments: Site of proposed Jehovah's Witnesses Support Center (see below)

Development Potential Under Existing Zoning: Proposal currently before Planning Board is as follows:

47,000 sq. ft. office building (2 stories, each 23,500 sq. ft.)

15,000 sq. ft. accessory maintenance building

14,500 sq. ft. warehouse (reconstruction) for accessory storage & exercise use

Accessory park & meditation area (sports fields, trails, picnic areas)

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 15

Parcel I.D.: Hudson River Waterfront (off Industrial Way)

Tax Parcel #(s): 5955-02-670996, 5955-02-635843, 5955-02-565665

Owner: AVR – RPA Development LLC, RPA Associates LLC

Location (Street address, area of Town): Hudson River

Size (acres): 46.2 ac +30.6 ac +36.4 ac = 113.2 ac (total) [+/- 22 ac of land above high-water level]

Zoning District(s): HRWRD Hudson River Waterfront Recreation District

Use(s): land above water designated as residential vacant land, vacant commercial

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): much of site is underwater (Hudson River), currently lacks access across Metro North RR tracks

Utilities (sewer, water, etc.): No sewer or water

School District: Beacon City SD

Fire District: Chelsea

Other/Comments: Phase 6 “Waterfront at Fishkill” development. Discussed by Town Board at 4/20/22 mtg. (see below)

Development Potential Under Existing Zoning: Developer submitted concept plans to Town Board. Board adopted resolution to work with developer to develop site plans and access improvements for Waterfront at Fishkill – Phase 6. HRWRD Zoning District permits public parks, boat launching, and residential multi-family units. Developer would convey substantial portion of site to Town providing public access to recreational opportunities on Hudson River. Project sponsor would hire grant writer to assist in securing funds for a bridge across RR. Project sponsor would design & construct a residential condominium community (# units TBD and would be subject to review & approval by Town).

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 16

Parcel I.D.: Hudson View Park Co. (Rt. 9D Corridor)

Tax Parcel #(s): 5955-02-856672, 5955-02-900555

Owner: Hudson View Park Co.

Location (Street address, area of Town): Half Moon Rd. (off Rt. 9D), Rt. 9D (frontage)

Size (acres): 26.7 ac + 21.3 ac = 48.0 ac

Zoning District(s): RMF-5 Multi-family Residence (interior parcel), PB Planned Business (Rt. 9D)

Use(s): Vacant residential, Vacant commercial

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): small wetland areas, moderately steep slopes mostly wooded

Utilities (sewer, water, etc.): Public water & public sewer (Rombout Water, Rombout Sewer)

School District: Beacon City SD

Fire District: Chelsea

Other/Comments: Site of former proposal for “Rolling Hills” apartment development previously before Town Board for rezoning/zoning amendments. Subject parcels surround a landlocked parcel (7.1 ac) owned by Town of Fishkill previously used for water supply. Town parcel had been offered for sale to Rolling Hills developer to be developed. Town Board withdrew that offer and rejected rezoning proposal.

Development Potential Under Existing Zoning: RMF – 5 Parcel (Net area 21.1 ac): 168 du multi-family + PB Parcel (Net area 17.04 ac): 296,904 SF business/commercial uses *

* [PB Parcel could alternatively have up to 61 +/- single-family homes pursuant to R-15 lot size, but this location fronting on Rt. 9D would not be as suitable as commercial development allowed in PB District. PB allows a wide range of business uses. **Town Board should review these permitted uses and determine whether they would be appropriate in this location.**]

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 17

Parcel I.D.: Former Texaco Research Facility (now known as “Glenham Mills” site)

Tax Parcel #(s): 6055-15-730327, 6055-16-839339, 6055-16-812290, 6055-16-879250, 6055-20-835088

Owner: Chevron USA Inc.

Location (Street address, area of Town): Old Glenham Rd., 29-45 Old Glenham Rd., Washington Ave.

Size (acres): 15.3 ac + 35.38 ac + 4.03 ac + 1.8 ac + 93.66 ac = 150.17 ac +/- (total)

Zoning District(s): PI Planned Industry

Use(s): Vacant industrial, office building

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): wetlands, Fishkill Creek, stream, steep slopes, environmental contamination (see “Glenham Mills Charrette Report”, Development Constraint Map, p. 43)

Utilities (sewer, water, etc.): Private water supply, Private sewer (some public sewer)

School District: Beacon City SD

Fire District: Glenham

Other/Comments: Site is undergoing remediation plan by NYS DEC for hazardous waste contamination. A Community Advisory Committee was set up by Chevron and Town of Fishkill to facilitate public input into a planning process for possible redevelopment of the site. Town’s 2009 Comp Plan identified the need to redevelop sites like the Chevron site. (See “Glenham Mills Charrette Report”, April 25, 2018, prepared by Chevron, for issues and opportunities, possible redevelopment scenarios, etc.) (https://www.glenhammills.com/wp-content/uploads/2018/05/GlenhamMills_charrette_report_2018_0425_lowres_locked.pdf)

Development Potential Under Existing Zoning: The “Glenham Mills Charrette Report” cited above includes a “Buildout Under Current Zoning” analysis (page 42) that factored in development constraints, such as steep slopes, wetlands, streams and Fishkill Creek, and applied the max. FAR of 0.4 allowed in the PI District. The analysis assigned potential development to three geographic areas of the Glenham Mills site: Church Property (northwest of Fishkill Creek), Main Campus (north of Fishkill Creek), and Back 93 (the parcel south of Fishkill Creek). The results of the “Glenham Mills Charrette Report” buildout analysis are as follows:

Church Property: **92,000 SF of commercial/industrial space** with 280 +/- parking spaces;

Main Campus: **256,500 SF of commercial/industrial space** with 870 +/- parking spaces;

Back 93: **432,250 SF of commercial/industrial space** with 1,400 +/- parking spaces,

resulting in a **total theoretical development potential on the Glenham Mills site of 780,750 SF of commercial/industrial space** with a **total of 2,550 +/- parking spaces**.

The PI Planned Industrial District allows business, professional, and government offices, scientific research, engineering and design laboratories, self-storage facilities, industrial, warehousing or manufacturing use, outdoor storage (in conjunction with above permitted uses), and uses allowed in the most restrictive adjoining residential district.

[Any future development on this site would be subject to completion of a detailed remediation plan being administered by NYS DEC through the NYS Superfund Cleanup Program and remediation of the site subject to standards determined by NYS DEC.]

The “Glenham Mills Charrette Report” also includes four alternative future development scenarios (pages 73-81) that were prepared in conjunction with the Community Advisory Committee representing different approaches to redeveloping the Glenham Mills site. All of the described scenarios include setting aside large areas of the South 93 (parcel south of Fishkill Creek) and the Church property (northwest of Fishkill Creek) as greenspace with more concentrated development in a new “village” center, with different ranges of mixed use development, including residential, office/maker space, community amenities, and parks and open space. The Report also includes a series of principles and strategies that the Town could consider in conjunction with future redevelopment of the site.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 18

Parcel I.D.: Hudson Highlands State Park Preserve

Tax Parcel #(s): (numerous +/- 30 tax parcels)

Owner: NYS

Location (Street address, area of Town): Multiple parcels (central & SW part of Town of Fishkill down into Putnam County)

Size (acres): (Not calculated – see Map 2 in 2009 Town of Fishkill Comp Plan)

Zoning District(s): Several (mostly R-4A Residence)

Use(s): State Park/recreation/open space

Tax Status: Wholly exempt

Site Features/constraints: (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Forested, open space, mostly undeveloped, significant habitats, significant environmental features, hiking trails, scenic views

Utilities (sewer, water, etc.): None

School District: Beacon City SD (mostly),

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: **N/A**

Suggested Recommendation: **Consider rezoning Hudson Highlands State Park Preserve to a new “Conservation” Zoning District that could be recommended in the Plan Update.** This would be similar to the “Recreation” Zoning District recommended on Map 2 in the 2009 Comprehensive Plan. These are significant open space areas that include forest land, significant habitats, important environmental features, hiking trails, scenic views, and a wide array of recreational opportunities.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 19

Parcel I.D.: Fishkill Golf Course (Route 9)

Tax Parcel #(s): 6155-00-940402

Owner: Villetto, John C.

Location (Street address, area of Town): 387-485 Route 9

Size (acres): 62.37 ac

Zoning District(s): PI Planned Industry

Use(s): Outdoor sport (golf course, driving range)

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): NYS/Fed. wetland (40%), flood area (entire site), Clove Creek

Utilities (sewer, water, etc.): Private water, Private sewer

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: There have been discussions with the Town regarding development of the golf course site with a large warehouse facility similar to that proposed on the adjacent former Dutchess Mall site. No formal application has been submitted at this time.

Development Potential Under Existing Zoning: Significant areas of wetlands and flood area cover much of this site and would limit the amount of industrial/commercial development that could be built on this site. [The calculated FAR on the net area of the site yields a theoretical potential of +/- 500,000 SF of indus./comm. development, not including the necessary parking, but this is probably not a reasonable type or amount of development that could actually be built on this site.] A low intensity use such as a golf course is an appropriate use of the site.

Suggested Recommendation: **The Town Board should review the current zoning of this site and determine whether rezoning to a different Zoning District would be prudent based on the environmental features and site constraints on this property.**

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 20

Parcel I.D.: Former Dutchess Mall (Route 9)

Tax Parcel #(s): 6255-00-060339

Owner: Hudson Properties LLC

Location (Street address, area of Town): 415-453 Route 9

Size (acres): 39.33 ac

Zoning District(s): PSC Planned Shopping Center District

Use(s): Commercial shopping center (abandoned, dilapidated structures)

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): NYS/Fed. wetland, flood area (entire site)

Utilities (sewer, water, etc.): Private water, Private sewer

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Proposal is before Planning Board to redevelop abandoned Dutchess Mall buildings and site with new 350,166 sq. ft. warehouse building and associated parking, loading docks, and trailer spaces. Proposal includes subdivision of two vacant parcels to be retained by current owner for future commercial/retail business development.

Development Potential Under Existing Zoning: **350,166 sq. ft. warehouse building and associated parking (plus two vacant shopping center parcels for future development) based on actual proposal before Planning Board.**

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 21

Parcel I.D.: Fresh Air Fund (Sharpe Reserve)

Tax Parcel #(s): 6255-00-696315, 6255-00-575080, 6255-00-285110, 6254-00-530700

Owner: Fresh Air Fund, The

Location (Street address, area of Town): 378 Van Wyck Rd., 436 Van Wyck Rd., Rt. 9

Size (acres): 97.81 ac + 209.7 ac + 300.0 ac + 1116.34 ac = 1723.85 ac (total)

Zoning District(s): R-4A Residence

Use(s): Camp, Recreation, Residential/Multi-Purpose

Tax Status: Wholly Exempt

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Steep slopes, scenic views, wooded, streams, Fed. wetlands, Lakes

Utilities (sewer, water, etc.): Private water, Private sewer

School District: Wappingers CSD

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: **N/A**. The property currently serves as a not-for-profit camp for underprivileged children from NYC's underserved communities. The site includes a large contiguous area of significant habitats, important natural features, scenic views, forested areas, and lakes. If developed under the current R-4A zoning, there could be a potential for **up to 325 single-family residential lots**. This would involve substantial land disturbance in this natural area and elimination of substantial habitats, significant environmental features and scenic views.

Suggested Recommendation: **Consider rezoning Sharpe Reserve to a new "Conservation" Zoning District that could be recommended in the Plan Update.** This would be similar to the "Recreation" Zoning District recommended on Map 2 in the 2009 Comprehensive Plan.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 22

Parcel I.D.: Davis Fowler Group

Tax Parcel #(s): 6255-00-468570, 6255-00-255525

Owner: Davis Fowler Group LLC

Location (Street address, area of Town): Snook Rd./I-84

Size (acres): 37.84 ac + 9.931 ac = 47.77 ac (total)

Zoning District(s): R-40 Residential

Use(s): Residential vacant

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Streams, wooded

Utilities (sewer, water, etc.): Community/public water, community/public sewer

School District: Wappingers CSD

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: **39 +/- du/single-family lots under current R-40 Zoning District** (would be a somewhat awkward subdivision layout on narrow parcels situated between I-84 and Snook Rd.)

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 23

Parcel I.D.: West Hook Sand & Gravel

Tax Parcel #(s): 6255-00-948502, 6255-00-985385

Owner: West Hook Sand & Gravel Inc.

Location (Street address, area of Town): I-84, Van Wyck Lake Rd.

Size (acres): 73.1 ac + 54.9 ac = 128.0 ac

Zoning District(s): R-40 Residential

Use(s): Mine/quarry

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Streams, mine/quarry, ponds

Utilities (sewer, water, etc.): No sewer, no water

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Mine/quarry subject to reclamation upon closing. Gravel sites extend into adjacent Town of East Fishkill.

Development Potential Under Existing Zoning: **96 +/- du/lots under R-40 Zoning District** (subject to mine/quarry reclamation upon closure of operations). Typical reclamation uses for previously mined/quarry sites in NYS have included wetlands, wildlife habitats, residential developments, public recreation areas and farming.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 24

Parcel I.D.: Route 9 South (Quarry) – Thalle Industries

Tax Parcel #(s): 6154-00-866722, 6154-00-920690

Owner: North State Assoc. LLC/Thalle Industries

Location (Street address, area of Town): 172 Rt. 9, Rt. 9

Size (acres): 39.9 ac +20.96 ac = 60.86 ac

Zoning District(s): PI Planned Industrial

Use(s): Mine/quarry (industrial), (east parcel looks like former mine/quarry)

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Disturbed, former & active mine/quarry

Utilities (sewer, water, etc.): Private water, private sewer (portion)

School District: Haldane CSD

Fire District: Rombout

Other/Comments: Mine/quarry reclamation would have to be done prior to future development of site. Entire eastern parcel is too steep for future development (cut into side of mountain)

Development Potential Under Existing Zoning: **556,174 SF max. potential development in PI Zoning District using max. FAR 0.4**, (subject to mine/quarry reclamation upon closure of operations). Typical reclamation uses for previously mined/quarry sites in NYS have included wetlands, wildlife habitats, residential developments, public recreation areas and farming, but can also include industrial and commercial uses. The calculated max. development potential (556,174 SF) in the PI District appears to be inappropriate for this area of Rt. 9 with limited infrastructure and on a dangerous curve on Rt. 9 with heavy traffic. The Town Board should review the PI zoning on this site and determine whether some other zoning designation would be more appropriate.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 25

Parcel I.D.: Route 9 South Quarry (Clemente Materials)

Tax Parcel #(s): 6154-00-782532, 6154-00-723454

Owner: Clemente Materials - Dutchess

Location (Street address, area of Town): 107 Rt. 9

Size (acres): 31.68 ac + 36.8 ac = 68.48 ac

Zoning District(s): GB General Business

Use(s): Mine/quarry

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Disturbed site, mine quarry, ponds, wetland, creek

Utilities (sewer, water, etc.): Private water, private sewer

School District: Haldane CSD

Fire District: Rombout

Other/Comments: Would have to be reclaimed/remediated to be developed

Development Potential Under Existing Zoning: **696,436 SF +/- max. business commercial development in GB zone (max. FAR 0.4)** (subject to mine/quarry reclamation upon closure of operations). Typical reclamation uses for previously mined/quarry sites in NYS have included wetlands, wildlife habitats, residential developments, public recreation areas and farming, but can also include industrial and commercial uses. The calculated max. development potential (696,436 SF) in the GB District appears to be inappropriate for this area of Rt. 9 with limited infrastructure and on this portion of Rt. 9 with heavy traffic. The Town Board should review the GB zoning on this site and determine whether some other zoning designation would be more appropriate for reclamation/redevelopment of a quarry site.

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 26

Parcel I.D.: East Hook Sportsman Assoc.

Tax Parcel #(s): 6255-00-994668

Owner: East Hook Sportsman Assoc. Inc.

Location (Street address, area of Town): 395 Carey Rd. (adjacent to I-84)

Size (acres): 30.11 ac

Zoning District(s): R-40 Residential

Use(s): Outdoor sports/club

Tax Status: Taxable

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer,
archeologically sensitive, historic resources, etc.): Small wetland area (<3%)

Utilities (sewer, water, etc.): Private sewer, private water

School District: Wappingers CSD

Fire District: Rombout

Other/Comments:

Development Potential Under Existing Zoning: **22 du/lots in R-40 Zoning District using min. lot size of 40,000 SF** *

* Net Site Area = 905,096 SF (subtracting wetlands, area of existing sports club development – 20% for roads, driveways, infrastructure)

**Town of Fishkill Comprehensive Plan Update (CPU)
Development Potential Large Parcel Analyses**

Methodology and Individual Parcel Detail Sheets for
Vacant, Abandoned, Underutilized (> 25 acres) Parcels
Parcel Sheet 27

Parcel I.D.: Town of Fishkill Parcel (Merritt Blvd.)

Tax Parcel #(s): 6255-00-559780

Owner: Town of Fishkill

Location (Street address, area of Town): 160 Merritt Blvd.

Size (acres): 128.62 ac

Zoning District(s): R-4A Residential

Use(s): Rural vacant (>10 ac), water tank

Tax Status: Wholly Exempt

Site Features/constraints (slopes, wetlands, streams, habitat, endangered species, aquifer, archeologically sensitive, historic resources, etc.): Small wetland area, wooded, no direct road access (fronts on I-84), water tank on site with driveway access to Merritt Blvd.

Utilities (sewer, water, etc.): No sewer, no water

School District: Wappingers CSD

Fire District: Rombout

Other/Comments: Is the water tank actively used? Site could be used as a park, trails

Development Potential Under Existing Zoning: **N/A – Not suitable for development with no full access to a public road.** Site is owned by Town of Fishkill. Could be used as an open space park with development of trails. [Theoretical development under R-4A Zoning District would be up to 25 du/lots, but access would be difficult for anything more than passive park/trail uses and existing water tank.]