

INTRODUCTION, VISION, GOALS, OBJECTIVES, STRATEGIES AND IMPLEMENTATION

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.

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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.

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.

INSERT PHOTOS

### COMPREHENSIVE PLAN UPDATE (CPU) COMMITTEE PROCESS

The 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. 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 Comprehensive Plan Update (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 above the survey was launched and concluded in spring of 2022.

While the survey was being created and completed, the CPU Committee had begun the reprioritize the broader themes of the 2009 plan and adding 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.

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 through fall of 2022, the CPU Committee expressed ideas and noted the need for revisions of the draft goals, objectives and strategies contained in multiple versions of the Draft CPU outline and 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, peruse 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. Each volunteer member brings with them their unique perspectives about their community and desires and ideas for its future, and importantly their devotion to the Town of Fishkill, juggle their other pursuits to create a better future for all.

### 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. Gullian, 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

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.

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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).

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#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.

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#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

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#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, over crowded, 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 might want to discuss the issues raised in Q 26 to Q 35 in public meetings such as Joint Town Board and CPU Committee meetings or during a public/community open house to get ideas about how people feel about the issues raised in Q 26 to Q 35.

GOALS, OBJECTIVES, AND STRATEGIES

- 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.  
→ INSERT PHOTOS/IMAGES IN THIS SECTION
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 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

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- 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.

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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 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 Route 9, 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.
  - 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 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. Bus Routes run along Routes 9 and 9D, 52 and 52B, connecting with rail stations in Beacon, and New Hamburg.
- 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, the public, neighborhood groups, and homeowners' associations to identify possible connections.

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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.
    - 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

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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 explaining 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 bicycle paths that link neighborhoods, parks, shopping areas, and regional trails, including the future Hudson Highlands Fjord Trail.
- 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 cross walk 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

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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.

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- 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 to incorporate the Dutchess County Greenway Guides, including smart growth concepts.

➔ INSERT PHOTOS/IMAGES IN THIS SECTION

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 district. 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.

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- 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 at the end.

**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 Appendix \_\_\_ of the Plan Update. A summary table (Table \_\_\_) is attached. 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**

Table \_\_\_: Development Potential Summary 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.

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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](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 site 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), Stonykill 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.**

Development Potential Summary: Table \_\_\_

Parcel # / Name	Size	Zoning Dist.	Residential Potential / Type	Non-residential / Type	Recommendations
300300 Siev Property	74.76 ac	RB/R-40	74 du / single-family	--	
630324 Sequoia Hills	30.52 ac	GB/R-40	23 du / single-family	22,400 SF / small business, retail	
402085+ Forge Creek	64.92 ac	R-MF-5	230 du / multi-family	--	
148085 NYS Wetland	27.89 ac	R-40	N/A (wetland preserve)	--	Rezone to Conservation Dist.
097036 Round Hill Assoc.	31.8 ac	DMUD	N/A (open space set-aside)	--	
116877+ Smith, Evelyn	69.4 ac	R-40	43 du / single-family	--	
048221 VA Hospital	98.0 ac	R-40	N/A (continue as VA Hospital)	--	Rezone to Institutional (?)
602827 Downstate Correctional	99.81 ac	R-40	TBD (NYS closed facility 3/10/22)	TBD	Town to work with NYS
294540 Fishkill Correctional	237.8 ac	PI/R-40	N/A	N/A	Rezone to Institutional (?)
925136 Town of Fishkill	35.5 ac	R-MF-5	N/A	N/A	Use for park/open space (?)
668256 Stonykill Envir. Ed. Ctr.	466.77 ac	R-40	N/A	--	Rezone to Conservation Dist.
950155 Baxtertown Woods	221.69 ac	R-40	N/A (NYS wildlife area)	--	Rezone to Conservation Dist.
092724 Stadium Plaza Shop. Ctr.	28.68 ac	GB	--	69,700 SF retail/comm.	Town Bd. Review zoning
798930+ Chelsea Indus. Park	57.42 ac	PI	--	47,000 SF office 15,000 SF maintenance bldg.. 14,500 SF warehouse bldg..	
670996+ Hudson R. Waterfront	113.2 ac	HRWRD	TBD	--	Town Bd. work on access w/devel.
856672+ Hudson View Park Co.	48.0 ac	R-MF-5/PB	168 du / multi-family	296,904 SF bus./commercial	Town Bd. Review PB zoning
730327+ "Glenham Mills"/Chevron	150.17 ac	PI	TBD	780,750 SF industrial/commercial	Subject to NYS Superfund clean up
(Numerous) Hudson Highlands St Pk (not calculated)		R-4A	N/A	N/A	Rezone to Conservation Dist.
940402 Fishkill Golf Course	62.37 ac	PI	--	500,000 SF industrial/commercial	Town Bd. review zoning
060339 Former Dutchess Mall	39.33 ac	PSC	--	350,166 SF warehouse	
696315+ Fresh Air Fund (Sharpe)	1723.85 ac	R-4A	325 du / single-family	--	Rezone to Conservation Dist.
468570+ Davis Fowler Group	47.77 ac	R-40	39 du / single-family	--	
948502+ West Hook Sand & Gravel	128.00 ac	R-40	96 du / single-family	--	Subject to reclamation
866722+ Thalle Indus. (Quarry)	60.86 ac	PI	--	556,174 SF industrial/comm.	Reclamation; T. Bd. review zoning
782532+ Clemente (Quarry)	68.48 ac	GB	--	696,436 SF bus./comm.	Reclamation; T. Bd. review zoning
994668 East Hook Sportsman	30.11 ac	R-40	22 du /single-family	--	
559780 Town of Fishkill	128.62 ac	R-4A	N/A	N/A	Use for park, trails, open space (?)
TOTAL:			<u>RESIDENTIAL:</u> 622 du (single-family) +398 du (multi-family) <b>1,020 du (total)</b>	<u>COMMERCIAL/INDUSTRIAL:</u> <b>3,349,030 SF (total)</b>	

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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:** 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.

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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.

5. **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.

6. **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.

7. **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.

8. **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.

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

9. **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.

10. **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.

11. **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.

INTRODUCTION, VISION, GOALS, OBJECTIVES, STRATEGIES AND IMPLEMENTATION

- 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. → INSERT PHOTOS/IMAGES IN THIS SECTION
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. Shepherd 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.
  - 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. 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. 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.

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- 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 citizen’s, for access via a parcel north of the Beacon Bridge in the Hudson River Waterfront Recreation zoning district.
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.
6. **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.

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- 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.  
→ INSERT PHOTOS/IMAGES IN THIS SECTION

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 of loans. Review the status, effectiveness and use of these funds, how many dwelling units have been built and whether they remain as affordable units.
4. **Objective:** Identify possible site 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.

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- E. **GOAL: CONSERVE CRITICAL LANDS**, including the open spaces that define our landscape legacy, and critical environmental areas. → INSERT PHOTOS/IMAGES IN THIS SECTION

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 Stonykill 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.

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

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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. Also, a set of conservation cluster subdivision provisions allows modification of lot requirements to allow compact design to promote natural resource preservation and conservation. 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.

The current density yield calculations in Chapter 150 Zoning should be reviewed to consider excluding wetlands, streams and steep slopes when calculating density in conventional subdivisions and in conservation (cluster) developments. 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.

5. **Objective:** Ensure that infrastructure does not encourage sprawl.

Zoning section 150-130, Conservation Cluster provisions present compact design options for smaller lots, which would result in decreased lot frontage and corresponding shorter road lengths based on the concept of a more efficient use of land.

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- a. Consider allowing density bonuses for conservation cluster development for more extensive protection of natural resources.
- b. Consider reviewing the Conservation Cluster regulations to incorporate density calculations in which constrained lands are deducted.

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F. **GOAL: PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES** that are integral to the long-term health, safety, and welfare of our residents. → INSERT PHOTOS/IMAGES IN THIS SECTION

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.

Other objectives should be reviewed to see if they are priorities.

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

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, 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 recommending native species and avoiding invasive species.

This Comprehensive Plan section includes other strategies for encouraging the use of native plant species, which concepts should be discussed.

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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.

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- G. **GOAL: EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP** to enhance Fishkill’s unique sense of place. → INSERT PHOTOS/IMAGES IN THIS SECTION

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.

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.).

- H. **GOAL: RAISE COMMUNITY AWARENESS** about natural resource conservation efforts and “smart growth” principles that contribute to quality of life. → INSERT PHOTOS/IMAGES IN THIS SECTION

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.

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- 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 Town Code.
    - 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.
  
- J. **GOAL: COORDINATE WITH THE SCHOOL DISTRICTS** when evaluating the benefits and costs of development. → INSERT PHOTOS/IMAGES IN THIS SECTION
  1. **Objective:** Address potential impacts of development on school capacity and taxes.
  2. **Objective:** Site new schools within walking distance of residential neighborhoods.
  
- K. **GOAL: WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES** on issues that span municipal boundaries. → INSERT PHOTOS/IMAGES IN THIS SECTION
  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

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community character such as Gateways, Gateway Areas and Corridors, which are transition areas that span municipal boundaries.

Town of Fishkill Comprehensive Plan Update (CPU) - Draft Revised November 8, 2022 with CPU Committee Comments from October 13, 2021 to November 2, 2022  
 INTRODUCTION, VISION, GOALS, OBJECTIVES, STRATEGIES AND IMPLEMENTATION

<b>TOWN OF FISHKILL COMPREHENSIVE PLAN UPDATE (CPU) IMPLEMENTATION PLANNING OUTLINE</b>			
Beginning Year	Finishing Year	CPU Task Title and Description	CPU Strategy, Action & Sections Addressed
<b>A CONNECT PEOPLE AND PLACES</b>			
2023	2024	<b>Objectives:</b> 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	<b>Objective:</b> 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
2023	2028	<b>Objectives:</b> 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	2028	<b>Objectives:</b> 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.	CONNECT PEOPLE AND PLACES
2023	2026	<b>Objective:</b> 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.”	CONNECT PEOPLE AND PLACES

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<b>B PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT</b>			
2023	Ongoing	<b>Objective:</b> 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 are designed to enhance community appearance. Residential development should be walkable and fit into its natural surroundings.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
2024	2025	<b>Objective:</b> 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
2023	2024	<b>Objective:</b> 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.	PROMOTE GOOD DESIGN OF THE BUILT ENVIRONMENT
2023	2024	<b>Objective:</b> 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

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2023	Ongoing	<b>Objective:</b> 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>Objective:</b> 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
<b>C CREATE GREAT PLACES FOR PEOPLE AND ANIMALS</b>			
2023	Ongoing	<b>Objective:</b> 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.	CREATE GREAT PLACES FOR PEOPLE AND ANIMALS
2024	2025	<b>Objective:</b> Prepare a Town recreation plan or do an assessment of the existing Town parks and facilities. The purpose would be to recognize each parks 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
2024	2025	<b>Objective:</b> 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	2025	<b>Objective:</b> 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
2025	2026	<b>Objective:</b> 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
<b>D ENSURE ECONOMIC AND SOCIAL DIVERSITY</b>			
2023	Ongoing	<b>Objective:</b> 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	ENSURE ECONOMIC AND SOCIAL DIVERSITY

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		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.	
2023	Ongoing	<b>Objective:</b> 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	2025	<b>Objective:</b> 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	<b>Objective:</b> 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
<b>E CONSERVE CRITICAL LANDS</b>			
2023	2025 and Ongoing	<b>Objective:</b> 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	<b>Objective:</b> 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	<b>Objective:</b> Enact Critical Environmental Area (CEA) designations to help protect significant ecological communities.	CONSERVE CRITICAL LANDS
2023	Ongoing	<b>Objective:</b> 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

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<b>F PRESERVE SPECIAL, SIGNIFICANT ENVIRONMENTAL RESOURCES</b>			
2022	2023 and Ongoing	<b>Objective:</b> 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	<b>Objective:</b> 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	<b>Objective:</b> 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	2023 and Ongoing	<b>Objective:</b> 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.	
<b>G EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP</b>			
2023	Ongoing	<b>Objective:</b> Protect the scenic beauty of Fishkill’s ridgelines, scenic roads, and historic and archaeological structures and sites.	EMPHASIZE SCENIC AND HISTORIC STEWARDSHIP
<b>H RAISE COMMUNITY AWARENESS</b>			
2023	Ongoing	<b>Objective:</b> 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

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<b>I CREATE AND ENHANCE GATEWAYS</b>			
2024	Ongoing	<b>Objective:</b> 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.	CREATE AND ENHANCE GATEWAYS
<b>J COORDINATE WITH THE SCHOOL DISTRICTS</b>			
2023	Ongoing	<b>Objective:</b> 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
<b>K WORK COOPERATIVELY WITH NEIGHBORING MUNICIPALITIES</b>			
2023	Ongoing	<b>Objective:</b> 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	<b>Objective:</b> 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

Town of Fishkill Comprehensive Plan Update (CPU) - Draft Revised November 8, 2022 with CPU  
Committee Comments from October 13, 2021 to November 2, 2022  
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APPENDICES

1. Town of Fishkill Comprehensive Plan Update (CPU) Community Survey Questionnaire March 23, 2022, Final for Survey launch
2. Comprehensive Plan Update (CPU) Committee Online and Paper Survey Results
3. Town of Fishkill's water and sewer districts information, provided by CAMO Pollution Control Inc.

MAPS (Draft List of Maps)

1. Comprehensive Plan Objectives (CPU), dated 9/12/22, revised 10/19/22
2. Map 2 Proposed Recreation Zoning District, dated March 2009
3. Wetlands Floodplains and Waterbodies Map, dated 10/5/21
4. Aquifer Protection Overlay(AQO) Zone map, dated 9/7/21
5. Community Resources Map, dated 10/13/21
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:

1. Code of the Town of Fishkill Chapter 150, Zoning
2. Town of Fishkill Comprehensive Plan, Adopted by the Fishkill Town Board September 23, 2009
3. Dutchess County Parcel Access online mapping platform
4. Moving Dutchess Forward online mapping platform of the Dutchess County Transportation Council
5. Info Access, A Dutchess County Shared Services online platform
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