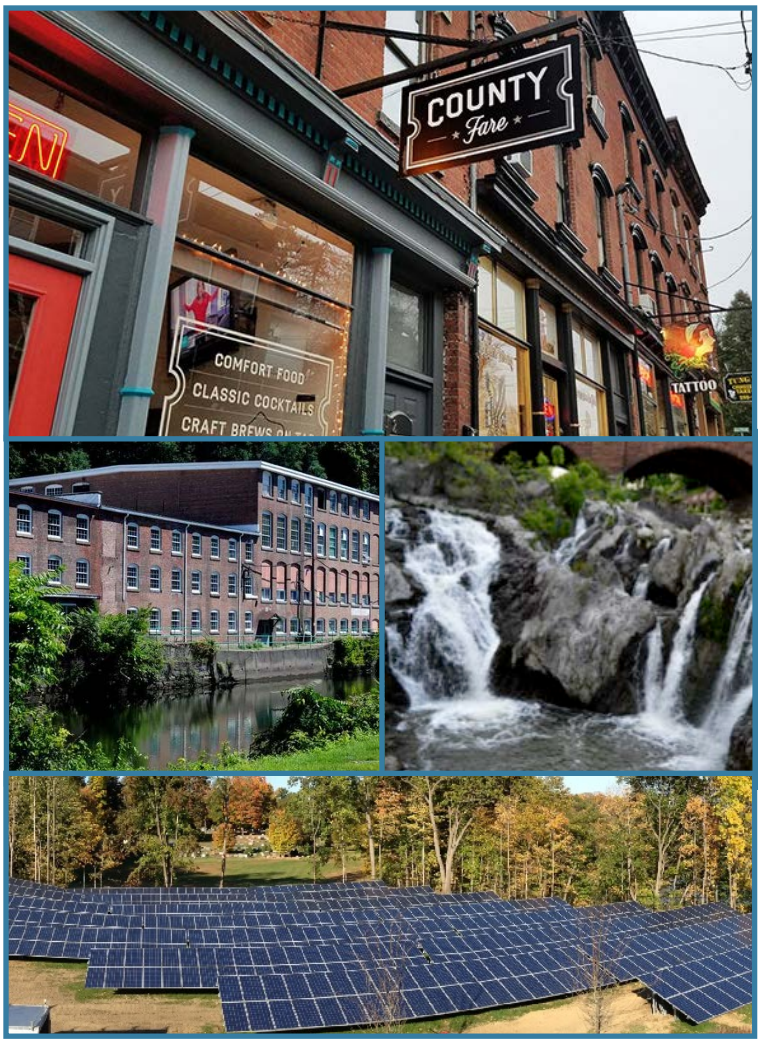
VILLAGE OF WAPPINGERS FALLS

Comprehensive Plan



VILLAGE OF WAPPINGERS FALLS, DUTCHESS COUNTY, NY

ADOPTED _____, 2023

Prepared by:
Village of Wappingers Falls Board of Trustees
with assistance from:

FOUR CORNERS PLANNING

Wallace & Wallace LLP
Attorneys at Law

Chapter 6: Land Use

Community Goal

Encourage the orderly and efficient layout and appropriate uses of land in the Village, while respecting historic development patterns, to promote the health, safety and welfare of all residents and to leave future generations a desirable place to live, work and play.

Although the Village of Wappingers Falls is nearly fully developed, a few vacant parcels remain available for development, as well as opportunities for the redevelopment of underutilized properties. This chapter of the *Comprehensive Plan* makes recommendations for a future land use plan for the Village, including recommended amendments to the Village's Zoning Law. These recommendations are based on the goals and objectives outlined in the various planning documents that the Village has prepared since the previous *Comprehensive Plan* was adopted in 2001. As outlined in the Executive Summary, the Village has prepared numerous plans during the last 20 years, and each plan was the result of an extensive public participation process, including workshops, meetings, and public hearings. The 2023 *Comprehensive Plan* is the result of that extensive public participation process.

6.A Existing Conditions

After deducting the 89 acres of streets and rights-of-way in the Village, and the 51 acres that comprise Wappinger Lake and Creek, the remaining land area in the Village totals 615 acres. Approximately 106 acres of this land is undeveloped. There may appear to be an abundance of vacant land in the Village. However, much of this land is constrained by steep slopes and other natural features, such as waterfalls, making it unbuildable, as shown in Figure 4. These natural features, which are discussed in more detail in Chapter 3, enhance the character of the Village and present opportunities for recreation and tourism, two key components of the economy and future land use for the Village. But they also limit other forms of development, such as residential and commercial opportunities.

6.B Major Land Use Changes Since 2001

Since the last *Comprehensive Plan* was adopted in 2001, 53 acres of vacant land in the Village were developed, the majority of which (51 acres) were converted to multi-family residential use. Three minor subdivisions that resulted in five new single-family lots, and the construction of eight new single-family dwellings account for the remaining two acres. In terms of commercial uses, a new mall (Patriot's Park) was constructed on the site of existing commercial uses, which were demolished, on the corner of East Main

Street and Route 9, and an industrial use on Delavergne Avenue converted to retail. Existing lands uses appear on the Existing Land Uses Map (Figure 9).

Table 9: Land Uses, 2020		
Land Use Category	**Total Acres**	**Percent of Total Area**
Single- and Two-Family Residential	202.29	26.8%
Multi-Family Residential	95.01	12.6%
Commercial	99.48	13.2%
Industrial	24.28	3.2%
Community Service	56.37	7.5%
Recreation	15.52	2%
Water	51.2	6.8%
Public Service/Utilities	15.85	2.1%
Roads and Rights-of-Way	89	11.8%
Vacant	106	14%
TOTAL:	**755**	**100%**

6.C Types of Land Uses

Residential

In 2001, 32.4 percent of the Village's total acreage was residentially developed. This included 200.59 acres of single-family and two-family dwellings, and 43.58 acres of multi-family development. Between 2001 and 2020, the Village saw an increase of 13 single-family dwellings and 303 multi-family units. These developments comprise 51 of the 53 acres of vacant land that were developed during this twenty-year time span.

Residential structures in Upper Ward 3, north of East Main Street and east of Wappinger Lake, are predominantly single-family. The single-family homes in this area are generally in very good condition, probably due to their relatively new, 1960s construction, particularly along Liss Road. South of High Street, around Mesier Park, are a number of scattered small, multi-family residential structures with two to ten units. This is not unusual in older Village centers and, considering its age, this housing is in good condition.

Other single-family residential areas in the Village are in Ward 1 north of West Street; Ward 2 south of East Main to Lower Henry and Clapp Avenue; and Lower Ward 3 between South Avenue and South Remsen Avenue.

Larger townhouse and multi-family residential developments constructed prior to 2001 include the Oakwood Park and Wenliss Terrace townhouses built in the 1950s and 1960s; the 32-unit DiMarco Place apartment complex for senior citizens constructed in the same area in 1997; the Wappingers Falls Owners Corporation multi-family development (previously known as Ashley Gardens) at 1548 Route 9 built in the early 1960s; Berkley

Square constructed east of Route 9 in 2000; a large co-operative apartment development, Imperial Towers, located on the east side of Route 9; and Oak Tree Gardens (1969) located in the Channingville Road area in the northwesterly portion of the Village.

Since the adoption of the 2001 *Comprehensive Plan,* a number of new multi-family residences have been constructed, including: a three-story apartment building with 32 units on DiMarco Place in 2004; Riverbend I (2007) and Riverbend II (2014), with 124 units and 54 units respectively, on the east side of Route 9; the 48-unit Creekside Springs apartment building complex constructed on Alexander Lane in 2014; a 6-unit building constructed in 2017 (West Academy Street) to replace an 5-unit building destroyed by fire; a 24-unit two-story apartment building constructed on Marshall Road in 2018; and another 15 units on Market Street and Delavergne Avenue.

Commercial

Wappingers Falls has four major types of commercial land uses: general business, local business, office, and industrial. Together these comprise about 16 percent of the total land area in the Village.

General business includes highway-oriented businesses with a regional market. Most of the 73 acres of general business use in the Village are located along Route 9. Businesses in this area include the shopping plazas, big box stores, strip malls, and national retail chains located on the east side of Route 9. The west side of Route 9 includes free-standing general commercial uses, several auto-related businesses and fast-food restaurants, as well as a bowling alley. A few older, existing general businesses are scattered throughout the Village on West Main Street between Delavergne Avenue and Clinton Street and in Ward 2 on South Avenue and off of Fulton Street.

Local commercial uses are intended to serve the surrounding neighborhood and tend to be smaller independent proprietorships. In total, Wappingers Falls has eight acres of local commercial uses. Their primary concentration is in the Village commercial center. The rest are scattered north of the commercial center along East and West Main Streets, South Avenue and Delavergne Avenue.

Office development totals 16 acres and is primarily found in converted houses along East Main Street and South Avenue, as well as along West Main Street.

The Market Street Industrial Park is the only traditional industrial area in the Village. The focal point of the Industrial Park is the former Bleachery, a series of historic loft-type buildings. Industrial uses comprise approximately 24 acres.

Prior to 1999, expansion of the Market Street Industrial Park was limited by the inadequacy of the only bridge providing access to the site. Construction of the Fedigan's Bridge in Spring 1999 encouraged more light-industrial firms to locate in the Industrial Park, bringing more jobs to the Village. Some structures on the site are underutilized, and the Village has taken several actions to encourage increased usage of the site. The Village secured funding for the DEC cleanup of the site, which was completed in 2013. However,

as of 2023, the final management plan has not been received from the DEC. In 2013, the Village replaced the water main formerly under the Axton Cross Building. Later in 2013, the Village was awarded a Brownfield Opportunity Area (BOA) Program Grant to study underutilized properties in the Village, including those in the Industrial Park, and to develop a plan for their future development. In 2017, the Village completed a new sewer force main to encourage future development of the Industrial Park. In 2016, the Village was awarded a $200,000 Brownfield Cleanup Assessment Grant for future cleanup needs.

Public Services and Community Services

Public service and community service uses include facilities used by government and non-profit organizations respectively.

Public service uses occupy approximately 16 acres of land and consist of the Village administrative buildings in and near Mesier Park including: the Village Hall and Justice Court at 2582 South Avenue, which was purchased and renovated in 2013; the Village Police Department in the former Post Office at 2628 South Avenue; the Village Highway Department Garage and Yard; the Wastewater Treatment Facility on Market Street; the well fields at the Water Treatment Facility on Canale Way; three Village water storage facilities; and two Village Fire Stations. Additional acreage is used for utilities.

The majority of the 56 acres of land used for community services is comprised of the Mount Alvernia Retreat Center and St. Mary's Church, school, cemetery and grounds, located in the northwest portion of the Village. St. Mary's School has recently closed, and amendments to the Zoning Law should be considered to allow for adaptive reuse of this structure for uses such as a day care center or community center. Other tax-exempt uses include: the Veterans of Foreign Wars (VFW) Post Hall on School Street, the Knights of Columbus Hall on East Main Street, American Legion Hall on Spring Street, First Presbyterian Church on South Avenue, United Methodist Church on South Remsen Avenue, Zion Episcopal Church on East Main Street, and Bethel Baptist Church on South Avenue.

Recreation and Open Space

Public recreation lands in the Village total 15.52 acres, as discussed in detail in Chapter 8. There are also other privately-owned open space lands that contribute to the character of the Village, such as the Zion Episcopal Church Park located on the south side of East Main Street. This park and the 5.5-acre Mesier Park and Homestead, located directly opposite, create the focal point of the Village and form a traditional "village green." Community facilities, including a Village meeting hall and the Grinnell Library, front on this green.

6.D RECOMMENDATIONS

The future pattern of land use and community character in the Village of Wappingers Falls will be affected by the regulatory land use decisions made in the near term. The *Comprehensive Plan* includes a Proposed Land Use Map to set forth a pattern of

preferred land use and development intensity in the Village in order to encourage appropriate development and redevelopment consistent with historic development patterns, and the goals, objectives and actions of this *Comprehensive Plan*. The Proposed Land Use Map, which appears as Figure 10 at the end of this Chapter, is based upon the existing land use analysis and the demographic and socio-economic profile presented in Chapter 2. The actual mapping of the zoning districts and the establishment of regulations governing permitted uses and dimensional standards (as well as the procedural practices for reviewing land development applications) would occur as part of the process of developing Zoning and other local laws and regulations to implement the *Comprehensive Plan*.

The Residential Area

Large areas of the Village are primarily single-family neighborhoods. These lands are proposed to be included in the Residential (R) land use category, as shown on Figure 10. This area would permit single-family dwellings and residential accessory uses such as home occupations.

The primary purpose of the R land use category is to preserve the character of existing pedestrian-friendly, moderate density single-family neighborhoods. Building height and front yard setbacks in this district are consistent on each block face. Single-family homes have front porches or stoops and are located on narrow lots. Streets generally have curbs, sidewalks and street trees. While almost exclusively residential, some civic functions (such as day care centers and community centers) and parks are also complementary to the character of this district.

The portion of South Remsen from Prospect Street to one parcel south of East Main Street on the east side of the street, approximately 150 feet back from road, should be included in the R area, as shown in Figure 10, to maintain the single-family residential character of the street.

To provide more affordable housing options, and to make single-family home ownership more economically viable, accessory dwellings should be allowed, subject to various restrictions on parcel size, accessory dwelling unit size, and owner-occupancy of one of the dwelling units.

The Village Residential Area

Residential neighborhoods with a greater variety of housing types and generally smaller lots than in the Residential area are proposed to be included in the Village Residential (VR) land use designation, as shown on Figure 10.

The primary purpose of the VR area is to provide for pedestrian-friendly residential neighborhoods with a variety of housing types, including single-family, two-family, three-family, and townhouses, some civic functions (such as day care centers and community centers) and parks. Lots in this area are compact and narrow. Shallow front yard setbacks and a consistent build-to line and building height on each block face serve

to define the public realm of the street and encourage walking. Most homes have front porches. Streets with curbs, sidewalks and street trees define medium-sized blocks.

To minimize impacts to neighbors due to the small lot size in the VR area, more intensive home occupations should only be allowed for single-family detached dwellings in this area. However, live-work dwellings with small-scale commercial uses, such as specialty retail and business or professional offices, should be allowed for properties in the VR District with frontage on Route 9D, as long as they do not impact the residential character of neighborhood. Continued use of some of these properties solely for residential purposes is challenging given the increased traffic on the state road.

Much of Upper West Main Street and South Avenue are proposed to be included in the VR land use category. The Wenliss Terrace/Stuart Avenue subdivision and the Gilmore/ Oak Park Terrace development located west of Route 9 on the southern edge of the Village, have been completely developed with two-family dwellings and townhouses, and these entire neighborhoods should be included the VR area as well, including the portion that is located directly on Route 9.

To provide more affordable housing options, and to make single-family home ownership more economically viable, accessory dwellings should be allowed as accessory to single-family dwellings in the VR area, subject to various restrictions on parcel size, accessory dwelling unit size, and owner-occupancy of one of the dwelling units.

The Residential Mixed Use Area

Although over 300 new multifamily dwellings have been constructed in the Village in recent years, there is still a need for more multifamily units in the community. The *Brownfield Opportunity Area Nomination Program* included a Market Analysis which concluded that the Village could support 150 to 300 new residential units over the next five to ten years. The Residential Mixed Use area would provide opportunity for much of this new development.

The primary purpose of the Residential Mixed Use (RMU) land use designation is to provide for a mix of clustered garden-style apartments and limited commercial uses, such as professional offices, for the convenience of neighboring residents. Front and side yard setbacks may be variable. In the Channingville Road area, the intent is also to preserve significant areas of open space, particularly along the road frontage, on lands that are constrained by topography.

This category includes a large area of the Village along Channingville Road, an area along the lower Wappinger Creek, and residential lands east and west of Route 9. Much of the land identified for inclusion in the RMU area east of Route 9 is already developed with large multifamily developments, including Riverbend I & II, Marshall Road apartment building, Imperial Gardens, Berkely Square, and the multi-family development at 1548 Route 9 (previously Ashley Gardens). West of Route 9 are the two DiMarco Place developments, and a large undeveloped parcel behind Patriot's Park. A large multi-

family development called Creekside Springs, and a few smaller 4-unit developments are located along the lower Wappinger Creek.

Much of the Channingville Road area is constrained by steep slopes, 15 percent or greater. There is currently one apartment complex, Oak Tree Garden Apartments, on the east side of Channingvile Road. The RMU designation would allow for clustered garden-style apartments near the New Hamburg Train Station, while preserving a large percentage of open space on the existing large undeveloped lands in these areas. New housing should be set deep into the property here so it can be hidden from view of the road by existing trees, and clustered to retain large areas of open space consistent with the hundreds of acres of open space surrounding Mount Alvernia, Scenic Hudson, the Reese Audubon Sanctuary and Bowdoin Park.

Since some of these sites could also incorporate small-scale commercial uses such as professional offices it is proposed to be a mixed-use district.

The Village Mixed Use (VMU) Area

The primary purpose of the Village Mixed Use (VMU) area is to provide for pedestrian-friendly neighborhoods with a mix of housing types and some small-scale commercial uses that primarily serve the local community. Lots are compact and narrow, and building height and front yard setbacks are consistent on each block face in order to define the public realm of the street and encourage walking. Streets with curbs, sidewalks and street trees define medium-sized blocks. On East and West Main Street, the VMU area additionally serves as a gateway to the Village, to slow traffic and provide a transition between the large commercial uses on Route 9 and the walkable village center. The proposed VMU area is shown on Figure 10.

Land in the vicinity of Delavergne Avenue includes a variety of uses ranging from single-family residential to commercial. The 2001 *Comprehensive Plan* recommended that Delavergne Avenue be studied with a goal to including properties in this area in a single zoning district to minimize land use conflicts and create an attractive gateway to the Village. The area was originally included in four separate Zoning Districts. As the northern gateway to Wappingers Falls, this area should present a welcoming visual image of the Village's distinctive character. The *Comprehensive Plan* recommends that the one block area of Delavergne Avenue and land in the immediate vicinity be included in the VMU land use category, which would allow for a mix of residential and small-scale commercial uses, as currently exists, but would prohibit industrial uses, which are not compatible with the uses in the area. Currently, there are no industrial uses in this area.

The *Brownfield Opportunity Area (BOA) Nomination Study* includes an area plan for the Upper West Main Street Corridor indicating a number of properties that could be developed with mixed-use buildings. A second concept plan that appears in the BOA illustrates a potential redevelopment plan for the former Thornton's Gas Station site. These plans appear as Figures 11 and 12 at the end of this chapter. The Zoning Law should be reviewed to ensure that the land uses identified on these plans are allowed.

Although these plans are not mandatory development plans, applicants and the Planning Board should consider them when reviewing development projects proposed in this area.

Similarly, East Main Street is the eastern gateway to the Village, and has always served as a transition between the large commercial uses on busy Route 9 and the smaller, neighborhood-scale businesses in the village center. The *Downtown and Waterfront Revitalization Strategy* recommends that East Main Street create an attractive, pedestrian-friendly entrance to the Village from Route 9 and connect the portion of the Village east of Route 9 to the downtown. Street trees, sidewalks, and locating buildings close to the road in this area will create a more Village-like feel and slow traffic as it enters the community. The *Comprehensive Plan* recommends that East Main Street from South Avenue to Moran Avenue be included in the VMU land use category. This will allow for smaller-scale commercial activity located near residential areas. It would also allow for the adaptive reuse of the Post Office if it were ever to leave that location.

A small area on West Main Street above Clinton Street includes a concentration of businesses which represent a break in the residential pattern along West Main in this area. Similar areas can be found on South Avenue below Reserve Place and in the vicinity of Franklindale Avenue. It is proposed that these areas also be included in the VMU land use category.

The Village Commercial (VC) Area

Downtown is the heart of the Village, the traditional center of commerce, civic activity, and community life. It is characterized by a dense concentration of land uses and is designed to encourage walking, with buildings set close to the sidewalk and to each other, and shops located on the ground-floor of two- and three-story historic brick buildings, which, as noted in the Village's *Downtown and Waterfront Revitalization Strategy,* gives Main Street its charm. West Main Street includes the popular County Players Theater, while East Main Street has thriving businesses in addition to community amenities such as the Grinnell Library, Zion Episcopal Church, and Mesier Park. Mill Street and Market Street are secondary roads which intersect East Main Street and include a mix of commercial and residential uses in single-use and mixed-use buildings.

Downtown Wappingers Falls originally included a three block area located around the intersection of East Main and Mill Streets. Over the years the district has been expanded to accommodate additional shops and services. The VC area should be concentrated in the heart of Village south and west of Mesier Park, which serves as a traditional village green, as shown on Figure 10.

The primary purpose of the Village Commercial (VC) land use category is to provide for a vibrant, walkable downtown with higher density mixed-use buildings that accommodate a range of retail, service, entertainment, and office uses on the ground floor, and apartments above or below the ground floor. Infill development is designed to reinforce the existing well-defined urban character of the Village's historic downtown area. Streets have curbs with consistent street tree plantings, relatively small blocks, and wide sidewalks that accommodate outdoor dining while providing for comfortable

strolling and easy view of retail merchandise. Buildings are set very close to the sidewalk in order to define the public realm, with frontage types that encourage substantial pedestrian activity.

The 2019 *Brownfield Opportunity Area Nomination Study* includes a Village Center Area Plan, which appears as Figure 13 at the end of this chapter, with additional features intended to make the commercial center more vibrant. The Zoning Law should be reviewed to ensure that the Village's land use regulations permit this development, with the exception of the conceptual proposal for townhouse development on High Street as the VC land use category will not permit ground floor residential development.

The Commercial Mixed Use (CMU) Area

The Route 9 corridor is dominated by highway commercial uses, including auto-oriented fast food restaurants, shopping centers, and auto-related establishments. This is the most heavily traveled corridor in the Village and special attention should be given to how it looks and develops. The recommendations of the Greenway Guides for *commercial strip redevelopment*, *highways into greenways*, and for the site specific features discussed in Chapter 5 (landscaping, lighting, signage, etc.) should be incorporated into the Zoning Law so that the Route 9 corridor can be redeveloped as a more contained center with shared driveways and parking, and higher quality landscaping, signage and architecture.



Existing Conditions



New street trees and sidewalk



Sidewalk-oriented shopfronts



The commercial strip redeveloped as a Main Street shopping area

Figure 14: Commercial Strip Redevelopment

Specific steps to "zip up the strip" and improve the appearance of the Route 9 corridor, as recommended by the Greenway Guides, include the following:

- Consolidate entrances along the road to a few main driveways with internal service roads based on a block system to connect nearby uses and parking lots. Multiple driveways for each use lead to traffic congestion, accidents, and the eventual need for expensive road widenings.
- Unify the streetscape with continuous street trees, high quality landscaping and, where possible, generously-planted medians.
- Build sidewalks and crosswalks throughout the area to encourage connections to shared parking, public transportation, walking between stores and to nearby housing.

- Fill in the fronts of large parking lots with small, closely-spaced storefronts to build a street frontage with courtyard parking behind. With buildings up front, attractive architecture, wall signs and sidewalks can be featured along the frontage, not parking lots and pole signs.

- Encourage a mix of housing and other uses adjacent to shopping to begin to build a walkable neighborhood rather than a strictly highway-commercial district.

The primary purpose of the Commercial Mixed Use area is to redevelop the Route 9 corridor as a more contained sub-center with shared entrances and parking; higher quality landscaping, signage and architecture; sites that are upgraded with sidewalks, street trees, internal service roads; and development that fills in the fronts of large parking lots with small, closely spaced storefronts to build a street frontage with courtyard parking behind. Development form supports a high-quality commercial character, with one-story back buildings in the rear of the lots, and two- to three-story mixed-use linear buildings close to road frontages. Linear buildings conceal parking lots, and include ground floor commercial uses, a uniform setback, and wide sidewalks to increase pedestrian activity in the area. The proposed CMU land use designation is shown on Figure 10.

Bleachery (B) Area

The Bleachery, a 19th century former industrial complex, is one of a number of historic factories in the Hudson Valley that is finding new life through adaptive reuse. Now known as the Market Street Industrial Park, the site includes a series of historic loft-type buildings that currently house many small businesses, with a particular emphasis on art and design. It also includes a vacant 14,000 square foot 19th century mill building which could be restored and adaptively re-used for new commercial uses. With its unique characteristics and potential, the Bleachery should have its own zoning designation.

An economic and market analysis included in the Village's *Local Waterfront Revitalization Strategy* concludes that the Bleachery offers exceptional opportunity for small-scale artisan manufacturing with a retail component. This type of use would be too intensive for the downtown area, but it could attract visitors who stop to shop or dine downtown. Moreover, in conjunction with its historic buildings, the properties that comprise the Bleachery contain one of the largest parcels of developable land located along the Wappinger Creek waterfront. As such, the Bleachery has tremendous tourism and recreational potential. The historic loft-type buildings are an attraction in themselves. Moreover, the site is located on a section of the Wappinger Greenway Trail and in close proximity to two proposed new parks in the Village Center.

The Village's *Local Waterfront Revitalization Strategy* and *Brownfield Opportunity Area Nomination Study* recommend converting the former Three Star Anodizing property in the Bleachery into a vibrant commercial complex with a contemporary market place, collaborative spaces for light manufacturing of artisan products (a "makerspace"), educational programs, renewable energy alternatives, and an indoor/outdoor event space. Emphasis should be given to more intensive uses that cannot be accommodated in the downtown. Light manufacturing should emphasize artisan and craft products, cabinet

makers, media production, handicraft industries, and other related artisan industries. Waterfront recreation could include scenic overlooks, trials, a boat launch, and a multi-purpose recreation and entertainment area. The Zoning Law should ensure these uses would be permitted in this area. As noted in the *Local Waterfront Revitalization Strategy*, the topography of the Bleachery area would allow for taller architecturally compatible buildings in this district with little impact to surrounding neighborhoods. The 2019 *Brownfield Opportunity Area Nomination Study* includes a concept plan for the Bleachery which appears as Figure 15 at the end of this chapter. The proposed Bleachery area is shown on Figure 10.

The primary purpose of the Bleachery land use category is to revitalize the former Dutchess Bleachery into a vibrant contemporary market place with small-scale artisan manufacturing, collaborative makerspaces, start-up or incubator businesses, recreation-based uses, craft beverage manufacturing, and tourism-support businesses, through the adaptive reuse of historic industrial buildings and construction of new architecturally compatible buildings. Increasing waterfront access and recreational opportunities in the district, and reestablishing the pedestrian connection between the Bleachery and downtown, will attract tourism, encourage private investment in new economic development and employment opportunities, and support downtown businesses.

Overlay Districts

Three overlay districts are proposed. The Aquifer and Wellhead Protection District is discussed in Chapter 3, and the Historic Overlay District is discussed in Chapter 4.

The Manufactured Home Overlay (MH-O) District would permit manufactured home parks to be located in an area west of Franklindale Avenue, on properties in the underlying VR and RMU Districts, as shown on Figure 10. The purpose of the MH-O District is to promote orderly planned development of manufactured home parks through designs that foster a pleasant, attractive, safe environment while preserving the benefit of relatively low cost housing traditionally associated with manufactured homes. The district would preserve and protect the residential character of the manufactured home park, and ensure compatibility with adjacent neighborhoods.

Objective: Amend the Village's Zoning Law and Map to reflect the goals and objectives of the *Comprehensive Plan* to encourage the orderly and efficient layout and appropriate uses of land in the Village consistent with historic development patterns.

Actions:

- Amend the Village's Zoning Map based on the Proposed Land Use Map (Figure 10), and amend the Zoning Law consistent with the purposes for each land use category outlined in this chapter, and the design standards and other recommendations of this *Comprehensive Plan*.
- Amend the Zoning Law to include purposes for each Zoning District, as outlined in this chapter.

- Amend the Zoning Law to include illustrations for design standards, layout, and site specific standards, to assist applicants and the Planning Board in implementing the Zoning and to streamline the review process.
- Include the four concept plans from the *Brownfield Area Opportunity Nomination Study* in an Appendix to the Zoning Law to serve as a guide for applicants and members of the Village Board, Planning Board, and Zoning Board of Appeals during the review of development projects proposed in these areas.

6.E SPECIFIC LAND USES

The Village should carefully review the current permitted and special permit uses in the Zoning Law to ensure that they are appropriate for the Zoning Districts in which they are allowed. Some uses, such as home occupations, can be incorporated into residential neighborhoods as long as they have clearly defined limitations in the Zoning Law to ensure that they are compatible with the district and do not disrupt the residential neighborhood character. Other uses, such as bars, are noisy and should not be permitted within or adjacent to residential neighborhoods or near schools and churches; the Zoning Law should be revised to include separation distances between these types of uses. To protect the character of residential neighborhoods and properties, the Zoning Law should require that commercial and other large uses provide a landscape buffer adjacent to residential uses to minimize impacts on residential properties. For other uses, such as drive-throughs and parking structures, the Zoning Law should be amended to include use-specific standards to ensure compatibility with purpose of the district.

Some uses, such as adult uses, are particularly incompatible with the Village's vision to preserve its historic character, promote tourism, and ensure quality of life for Village residents and should be carefully evaluated. The Village should also consider how to regulate new uses, such as 5G wireless telecommunications facilities, short-term rentals, and cannabis retail dispensaries to ensure their compatibility with the goals of this *Comprehensive Plan*.

Adult Uses

Sexually-oriented adult uses are essentially self-defined as enterprises that exclude minors, or which are required by law to do so, in order to allow the sale of sexually-related materials or services. Examples include adult bookstores, adult video and/or novelty stores, topless/nude bars, adult hotels and motels, adult movie theaters, escort agencies, massage parlors, peep shows, and the like.

The content of the materials or services offered by these businesses is constitutionally protected under the First Amendment and not subject to regulation. However, the regulatory concerns with adult uses are the undesirable secondary effects that these businesses can have on residents and community character. Numerous studies, conducted by a wide variety of municipal planning departments across the nation, have found a direct relationship between the presence of adult uses in a neighborhood and secondary adverse effects, such as increased crime rates and depreciated property values. Local

governments are able to use land use controls to regulate the locations of adult uses to minimize secondary adverse effects.

There are currently no lawfully-existing adult use businesses in Wappingers Falls. However, adult uses are appearing with increasing frequency in Hudson Valley communities. While the First Amendment prohibits banning adult uses outright, the Village can set specific minimum distances between locations of adult uses (to prevent the concentration of adult uses in any one neighborhood) and between land uses that are particularly sensitive to their secondary impacts, such as residential developments and places where children congregate like schools, parks, churches, and playgrounds. The *Comprehensive Plan* recommends that the Zoning Law be amended to restrict the permitted locations of adult uses to minimize their secondary adverse effects.

Wireless Telecommunications Facilities

With the rapid increase in cellular use, the existing 4G network is almost at capacity. 5G, the next generation of data technology, which relies on higher-frequency waves transmitted over small cell antennae placed throughout a municipality, is already in use in densely populated places. As an urban area, it is anticipated that Wappingers Falls will see applications for small cell infrastructure in the near future.

Municipalities can regulate 5G facilities on both private and public properties, including the local, county and state highway rights-of-way. Most small cell nodes will likely be placed on existing utility poles in the public right-of-way. The Village should amend the Zoning Law to include regulations for small cell wireless installations, including design standards, and should notify all streetlight and utility pole owners to make them aware of the new regulations. Particular attention should be given to community character and the Wappingers Falls Historic District to ensure that new 5G facilities complement local character in an unobtrusive way. Municipalities must comply with the Telecommunications Act of 1996, which forbids them from prohibiting the provision of personal wireless services, and with the Federal Communications Commission Order of September 2018, which streamlines the process for the rollout of infrastructure for broadband services. These laws preserve local authority over land use and zoning decisions, but impose limitations on that authority. Municipalities may regulate small cell equipment to protect the integrity of their historic, cultural and scenic resources as long as the regulations are reasonable and do not have the effect of prohibiting the service.

Similarly, large wireless telecommunications towers should be regulated to ensure that their location does not mar the historic character of the Village. Ideally, new communications antennae should be placed on already existing tall structures, such as water towers. New exclusive use telecommunications towers should be avoided. The first telecommunications antenna in the Village was mounted on the water storage facility at Wenliss Terrace in 1999. Another antenna was approved for Wenliss in 2017. Since water storage facilities are the highest structures in the Village, future additional telecommunications antennae should be encouraged to locate on these facilities to reduce the proliferation of cell towers throughout the Village.

Short-Term Rentals

A short-term rental is a dwelling unit, or a portion thereof, that is rented for a short duration, usually less than 30 days, to transient guests. Short-term rentals can take different forms. Some consist of a bedroom or two rented out in an owner-occupied dwelling to supplement the property owner's income. In other cases, the whole house is rented out and the owner is not on-site during the rental.

Short-term rentals present challenges for municipalities. On one hand, they can have economic benefits by providing extra income for homeowners and creating affordable lodging that increases tourism. On the other hand, the increase in noise, traffic, garbage, and overcrowding resulting from short-term rentals can adversely impact quality of life of the surrounding property owners, and by taking housing off the regular market, they can adversely impact housing affordability.

The Village should develop regulations for short-term rentals that will balance the interests of home-owners who desire to rent portions of their homes for short periods against the rights of the surrounding property owners to quiet enjoyment and safety. Due to their adverse impact on housing affordability, unhosted short-term rentals should not be permitted in residential neighborhoods.

Cannabis Retail Dispensaries

In 2021, Wappingers Falls opted to allow adult-use cannabis retail dispensaries in the Village. An adult-use cannabis retail dispensary is an establishment that is licensed by the New York State Office of Cannabis Management to sell or otherwise distribute cannabis products directly to consumers for use off the premises. The Village should amend the Zoning Law to identify the appropriate locations for cannabis retail dispensaries and to include provisions governing this use. Medical cannabis dispensaries, which sell or distribute cannabis products and related supplies to registered practitioners, certified patients, or designated caregivers for medical use, could also be permitted.

Objective: Ensure that new uses are compatible with the overall character of the Village.

Actions:

- Review and amend the current permitted and special permit uses to ensure that they are appropriate for the Zoning Districts in which they are allowed.
- Amend the Zoning Law to establish regulations for home occupations, live-work units, and short-term rentals, and ensure that these uses do not have adverse impacts on nearby residential properties and neighborhoods.
- Amend the Zoning Law to include separation distances between uses such as taverns that generate noise and residential neighborhoods, schools and churches.
- Amend the Zoning Law to regulate land uses that could be classified as "adult uses" to minimize their secondary adverse effects on the neighborhood.

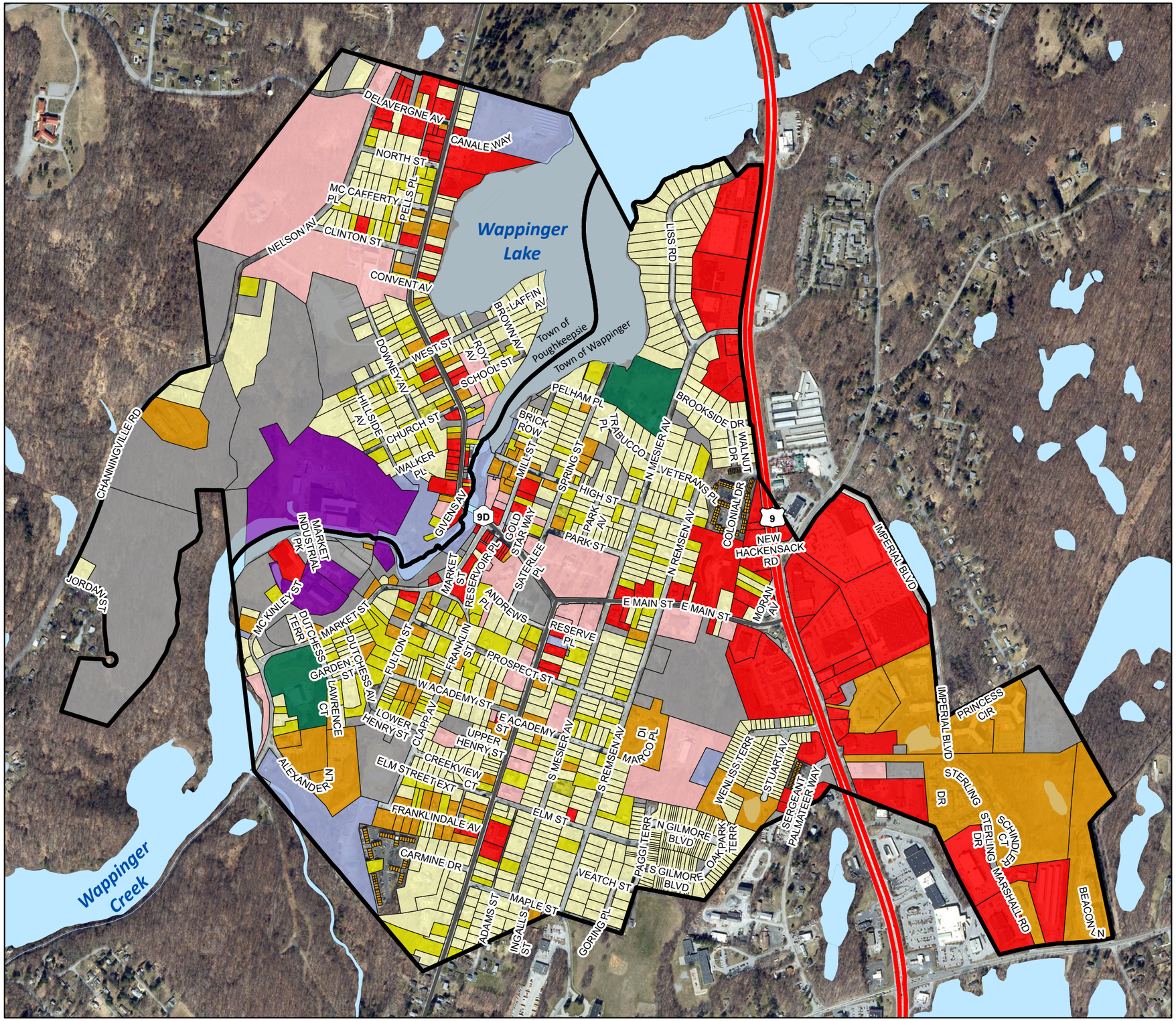
- Amend the Zoning Law to regulate wireless telecommunications facilities and provide design standards for small wireless facilities to minimize impacts on community character, historic districts, and aesthetics.
- Amend the Zoning Law to include provisions for medical and adult use cannabis dispensaries.

6.F SUMMARY

While amending the Zoning Map and strengthening the Zoning Law with design standards will be the most effective tools to implement the future land use plan for the Village, diligently enforcing the Village Code is also critical to ensuring the on-going implementation of the *Comprehensive Plan*'s goals. To achieve this end, the Village must ensure that the Building Department has the resources it needs to enforce the Code. Ensuring code compliance and maintenance of properties through regulatory enforcement will improve the overall aesthetic of the Village and send a message to potential investors that the Village of Wappingers Falls is a desirable place to invest.

Village of Wappingers Falls Comprehensive Plan

Figure 9: Existing Land Use Map



Legend

- Village Boundary
- Highways
- Secondary Roads
- Parcels
- Waterbodies

Property Class

- 1 Family Residential
- 2 Family Residential
- Multifamily
- Commercial
- Community Service
- Industrial
- Public Service
- Recreation
- Vacant

Date: December 2022

Source: NYS GIS Clearinghouse, Dutchess County GIS

Prepared by: Dutchess County Department of Planning & Development

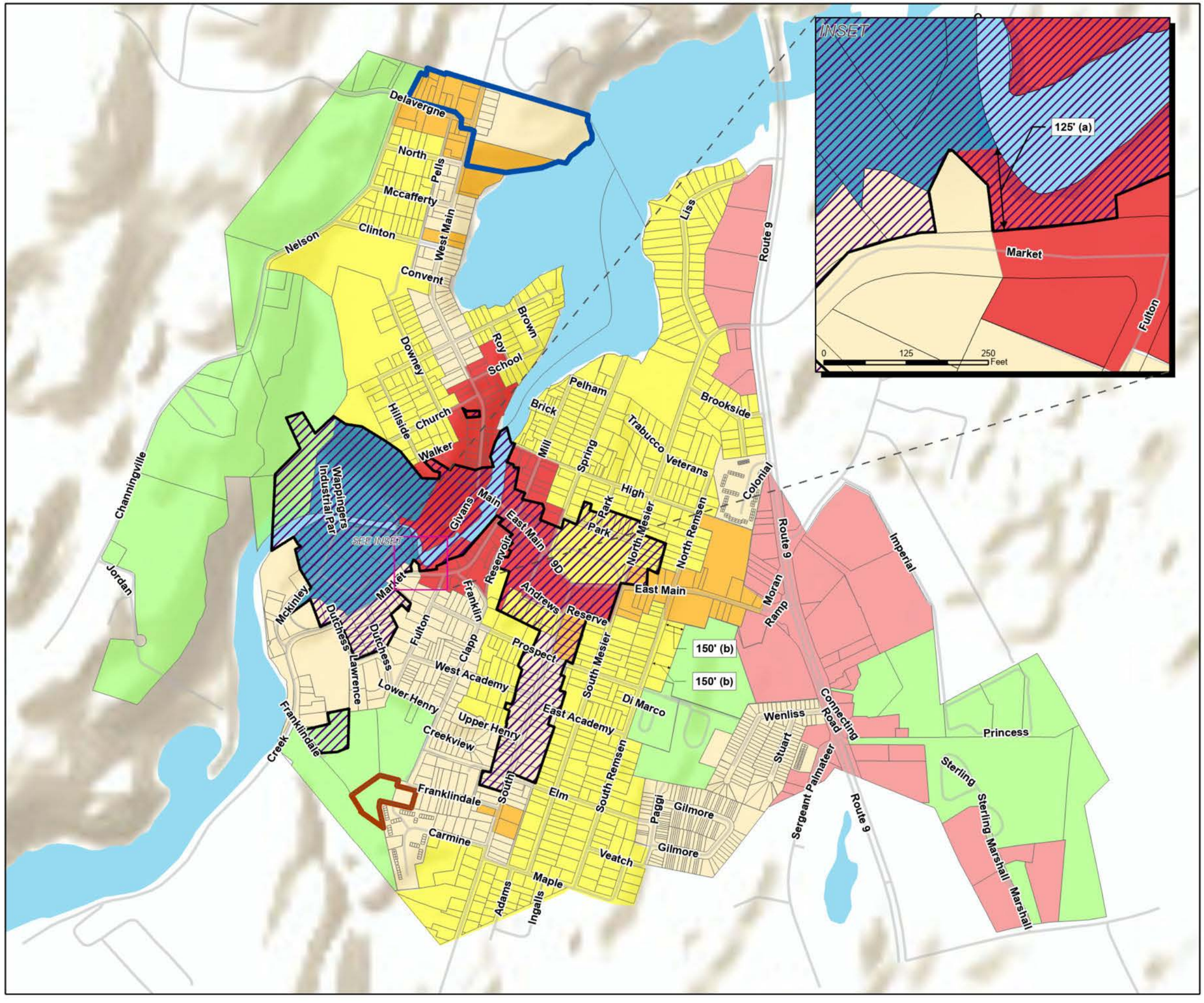
N

This map is intended for planning purposes only. The Department of Planning and Development shall not be held liable for any misuse or misrepresentation of the information contained herein. No guarantee of accuracy or completeness is intended nor implied.

Village of Wappingers Falls Comprehensive Plan

Figure 10: Proposed Land Use Map

January 18, 2023



Legend

- R- Residential
- VR- Village Residential
- VMU- Village Mixed Use
- VC- Village Commercial
- RMU- Residential Mixed Use
- CMU- Commercial Mixed-Use
- B- Bleachery District
- Historic Overlay *
- Manufactured Home Overlay
- Aquifer & Wellhead Protection Overlay

* Coterminous with the Wappingers Falls Historic District, as listed on the National Register of Historic Places.

Map References:
(a) 125 feet from the front lot line on Market Street
(b) 150 feet from the front lot line on South Remsen Avenue

0 500 1,000 2,000 3,000 Feet

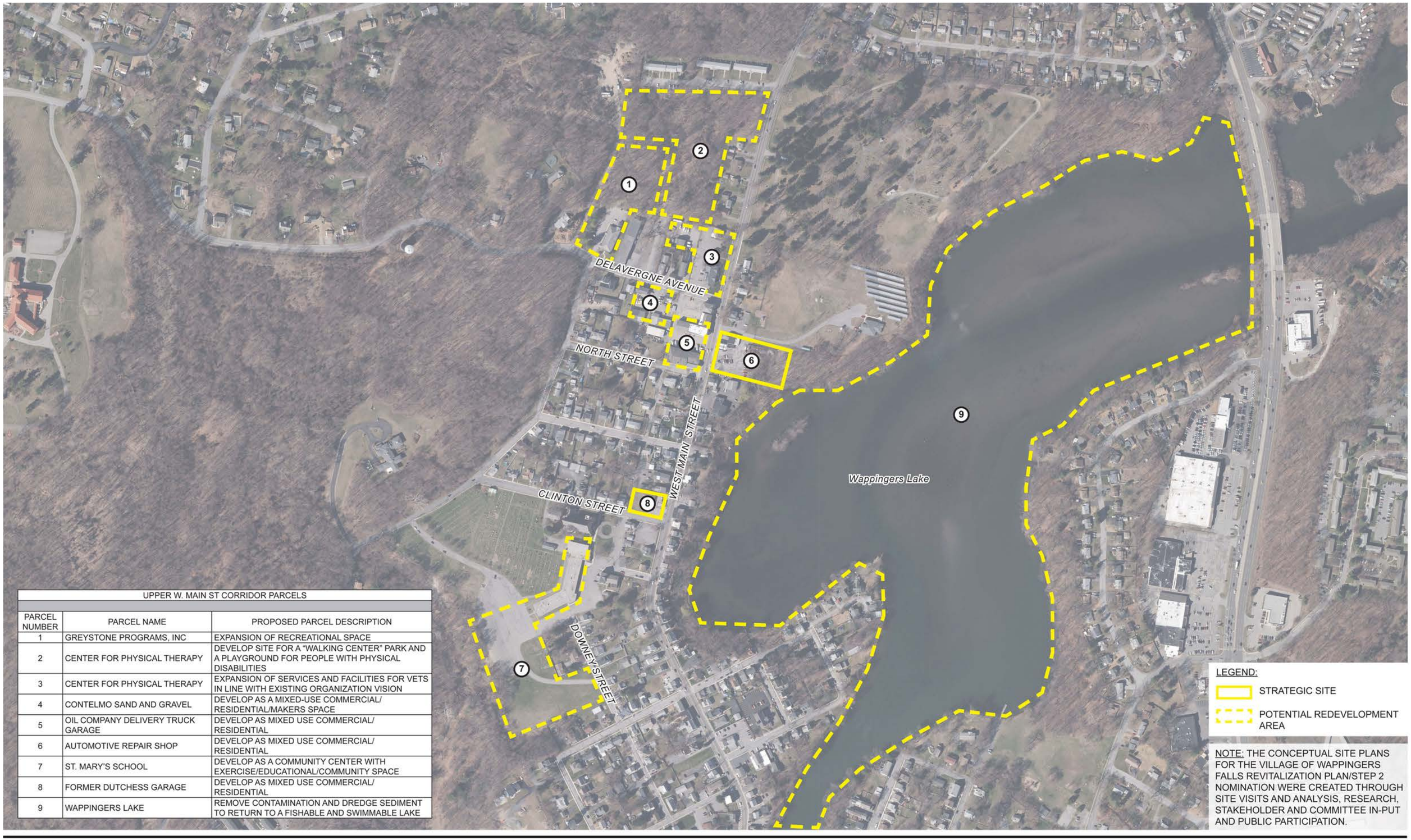
Prepared by:

ELAN
Planning / Landscape Architecture / Engineering D.P.C.

N W E S

12-015 Wappingers Falls Zoning/GIS/2018 updates

Source: ESRI Online, NYS GIS Clearinghouse, Dutchess County GIS



UPPER W. MAIN ST CORRIDOR PARCELS		
PARCEL NUMBER	PARCEL NAME	PROPOSED PARCEL DESCRIPTION
1	GREYSTONE PROGRAMS, INC	EXPANSION OF RECREATIONAL SPACE
2	CENTER FOR PHYSICAL THERAPY	DEVELOP SITE FOR A "WALKING CENTER" PARK AND A PLAYGROUND FOR PEOPLE WITH PHYSICAL DISABILITIES
3	CENTER FOR PHYSICAL THERAPY	EXPANSION OF SERVICES AND FACILITIES FOR VETS IN LINE WITH EXISTING ORGANIZATION VISION
4	CONTELMO SAND AND GRAVEL	DEVELOP AS A MIXED-USE COMMERCIAL/ RESIDENTIAL/MAKERS SPACE
5	OIL COMPANY DELIVERY TRUCK GARAGE	DEVELOP AS MIXED USE COMMERCIAL/ RESIDENTIAL
6	AUTOMOTIVE REPAIR SHOP	DEVELOP AS MIXED USE COMMERCIAL/ RESIDENTIAL
7	ST. MARY'S SCHOOL	DEVELOP AS A COMMUNITY CENTER WITH EXERCISE/EDUCATIONAL/COMMUNITY SPACE
8	FORMER DUTCHESS GARAGE	DEVELOP AS MIXED USE COMMERCIAL/ RESIDENTIAL
9	WAPPINGERS LAKE	REMOVE CONTAMINATION AND DREDGE SEDIMENT TO RETURN TO A FISHABLE AND SWIMMABLE LAKE

LEGEND:

STRATEGIC SITE

POTENTIAL REDEVELOPMENT AREA

NOTE: THE CONCEPTUAL SITE PLANS FOR THE VILLAGE OF WAPPINGERS FALLS REVITALIZATION PLAN/STEP 2 NOMINATION WERE CREATED THROUGH SITE VISITS AND ANALYSIS, RESEARCH, STAKEHOLDER AND COMMITTEE IN-PUT AND PUBLIC PARTICIPATION.

NEW YORK STATE OF OPPORTUNITY. Department of State

Project designs were prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Department of State Contract No.: C001439

ELAN Planning / Design / Landscape Architecture PLLC

K Engineering and Land Surveying, P.C.

Figure 11: UPPER W. MAIN ST CORRIDOR

Wappingers Falls Revitalization Plan/Step 2 Nomination
Village of Wappingers Falls, Dutchess County, New York

N

SCALE: NTS

Date: April 2018



NEW YORK STATE OF OPPORTUNITY. Department of State

Project designs were prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Department of State Contract No.: C001439

ELAN Planning / Design / Landscape Architecture PLLC

K Engineering and Land Surveying, P.C.

Figure 12: THORNTONS GAS STATION SITE PLAN

Wappingers Falls Revitalization Plan/Step 2 Nomination

Village of Wappingers Falls, Dutchess County, New York

N

SCALE: 0 30' 60'

Date: April 2018

EXISTING PARKING LOT TO BE EXPANDED WITH IMPROVED CONNECTION TO HIGH AND EAST MAIN STREET

MIXED-USE BUILDING: COMMERCIAL 1ST FLOOR, RESIDENTIAL UNITS ON 2ND AND 3RD FLOOR, PARKING LOT WITH 18 STALLS

EXISTING KNIGHTS OF COLUMBUS PARKING LOT TO BE REDEVELOPED WITH IMPROVED CONNECTION TO HIGH AND EAST MAIN STREET: 17 STALLS

PROPOSED TOWNHOUSE RESIDENCES: 8 TWO STORY UNITS WITH 17 PARKING STALLS FOR TENANTS

PEDESTRIAN CONNECTION FROM EAST MAIN STREET TO BRIDGE AT HIGH STREET

PEDESTRIAN BRIDGE ACROSS WAPPINGERS CREEK FROM HIGH STREET TO WEST MAIN STREET

PROPOSED FRANNY REESE PARK

ENHANCED SIDEWALKS AND INTERSECTIONS WITH BUMP-OUTS AND CROSSWALKS ALONG WEST AND EAST MAIN STREET

WAPPINGERS CREEK OVERLOOKS WITH TABLES AND SEATING

COUNTY PLAYERS THEATRE EXPANSION

EXISTING LOOKOUT TOWER

REDEVELOP COMMERCIAL PROPERTY WITH GREEN ROOF. PROPOSED BUILDING ADDITION WITH PARKING UNDERNEATH, GREEN ROOF AND SEATING: 12 STALLS

2 STORY PARKING STRUCTURE WITH COMMERCIAL SPACE ON 1ST FLOOR

REDEVELOPMENT OF 5 MIXED USE BUILDINGS

GORING HALL REDEVELOPMENT SITE

FALLS VIEW OVERLOOK WITH SEATING

RENOVATION OF HYDRO PIPE

REESTABLISH PEDESTRIAN "WORKERS WALK" CONNECTION FROM WEST MAIN STREET TO BLEACHERY



REINFORCED TURF PARKING LOT AND EVENT SPACE AT EXISTING ZION CHURCH LOT: 60 STALLS

ZION CHURCH PARKING ALONG SATERLEE PLACE: 22 STALLS

ENHANCED MUNICIPAL PARKING: 15 STALLS

VILLAGE OF WAPPINGERS FALLS HISTORICAL SOCIETY

WAPPINGERS FALLS POLICE DEPARTMENT

MESIER PARK

GRINNELL LIBARY

ZION EPISCOPAL CHURCH

KNIGHTS OF COLUMBUS

COUNTY PLAYERS THEATRE

Wappingers Lake

Wappingers Falls

Wappingers Creek

SPRING STREET

HIGH STREET

MILL STREET

EAST MAIN STREET

WEST MAIN STREET

MARKET STREET

SOUTH AVENUE

SATERLEE PLACE

ANDREWS PLACE

FRANKLIN STREET

PROSPECT STREET

SCHOOL STREET

CHURCH STREET

CREEKSIDE PROPERTIES			
PARCEL NUMBER	BUILDING TYPE	BUILDING SQUARE FOOTAGE (SF)	NUMBER OF FLOORS
1	COMMERCIAL/RESIDENTIAL	2,475	2
2	COMMERCIAL/RESIDENTIAL	1,000	2
3	COMMERCIAL	1,710	1
4	COMMERCIAL/RESIDENTIAL	2,000	3
5	ENTERTAINMENT	5,000	3
6	COMMERCIAL	1,500	1
7	COMMERCIAL/RESIDENTIAL	2,450	2
8	COMMERCIAL/RESIDENTIAL	2,400	2
9	COMMERCIAL	3,575	1
10	COMMERCIAL/RESIDENTIAL	2,250	3
11	COMMERCIAL/RESIDENTIAL	2,280	2
12	COMMERCIAL	1,350	2
13	COMMERCIAL/RESIDENTIAL	4,500	2

NOTE: THE CONCEPTUAL SITE PLANS FOR THE VILLAGE OF WAPPINGERS FALLS REVITALIZATION PLAN/STEP 2 NOMINATION WERE CREATED THROUGH SITE VISITS AND ANALYSIS, RESEARCH, STAKEHOLDER AND COMMITTEE IN-PUT AND PUBLIC PARTICIPATION.

NEW YORK STATE OF OPPORTUNITY. Department of State

Project designs were prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Department of State Contract No.: C001439

ELAN Planning / Design / Landscape Architecture PLLC

K Engineering and Land Surveying, P.C.

Figure 13: VILLAGE CENTER SITE PLAN

Wappingers Falls Revitalization Plan/Step 2 Nomination
Village of Wappingers Falls, Dutchess County, New York

N

SCALE: 0 80' 160'

Date: April 2018



Project designs were prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.
Department of State Contract No.: C001439

Figure 15: BLEACHERY SITE PLAN
Wappingers Falls Revitalization Plan/Step 2 Nomination
Village of Wappingers Falls, Dutchess County, New York

N
SCALE: 0 100' 200'

Date: April 2018

Chapter 7: Transportation

Community Goal

Encourage alternative modes of transportation to reduce vehicular traffic, and provide sufficient but not excessive off-street parking in residential neighborhoods and commercial districts.

Transportation is a key factor in determining a village's quality of life. Roads should not only serve to easily transport people, but should make the experience enjoyable as well. An adequate street system that provides for the safe and expeditious movement of persons and goods is vital to the well-being of the community. Moreover, the street, if properly designed, is the most important public space in a village. A successful streetscape becomes the social center of a community, the place where people interact informally and benefit from chance encounters with friends and colleagues.

Transportation refers to the movement of people, goods, services, and information. It is a term that encompasses various modes of getting around, including: driving, walking, bicycling, public transportation, even telecommuting. However, the increased reliance on cars as the sole means of transportation, coupled with a growing population in surrounding areas, has created problems that Village residents have repeatedly cited in Wappingers Falls, including:

- Congestion in the Village commercial center;
- Unsafe conditions for pedestrians and bicyclists;
- Parking problems; and
- Excessive commercial truck traffic in and through the Village core.

Traffic congestion reduces the quality of life for local residents and creates unsafe conditions for pedestrians and bicyclists. The conventional answer to this problem has been to construct new facilities, such as widening roads, to meet existing demands. However, this type of program will only improve traffic conditions in the short term. While some upgrading can be done to ease traffic flow on the Village's network of streets, the *Comprehensive Plan* recommends adoption of a complete street program that emphasizes alternative modes of transportation, such as walking and bicycling, along with traffic calming techniques and use of public transit to reduce reliance on the automobile and alleviate traffic problems. It also recommends construction of new parking facilities in the Village commercial center. This chapter of the *Comprehensive Plan* describes the existing transportation networks in the Village and makes recommendations for their improvement.

7.A ROADS AND TRAFFIC CALMING

The character of Wappingers Falls has been greatly affected by the regional transportation network. For the most part, major roads bypass the Village. Regional multi-lane highways in Dutchess County are located to the south (I-84) and east (Taconic State Parkway). Interstate 84 connects with Interstate 87, providing connections to Upstate New York, Connecticut, Pennsylvania, and New Jersey, while the Taconic State Parkway provides primary access to employment centers in Albany and the New York City Metropolitan area.

Two state routes traverse the Village and provide access to this larger regional road network. Routes 9 and 9D are the most important roads in the Village because they carry the heaviest traffic loads and provide access to other communities in the county and region. The effect of each of these two major roads on the Village system is vastly different, however. Whereas Route 9 tends to act as a barrier that divides the east and west portions of the Village, Route 9D tends to unify and pull together the older Village area. The primary reason for this is that Route 9 is designed as a multi-lane regional highway, whereas the portion of Route 9D that runs through the Village is designed as a village street, with sidewalks, street trees, and a lower speed limit.

Route 9D

Route 9D winds through the Village as South Avenue and Main Street. As South Avenue, the road follows the ridge of the plateau, joining East Main Street to decline and cross the Creek at the mid-point of the Falls. From there, the road turns and inclines as West Main Street to regain its original elevation. The Village's commercial center and its significant civic structures are located along East and West Main Street. The number of civic structures in this area distinguishes Main Street as a social common ground. The main focal point of the Village is the intersection of Route 9D at South Avenue and East Main Street at Mesier Homestead and Park. Another major transportation artery, Market Street, parallels the course of the Creek into the gorge through the Village's predominant industrial area.

Although Route 9D is designed as a village street, it funnels a large amount of regional traffic through the Village center. The Village has attempted to slow and reduce this traffic to make the Village center safer for pedestrians. Traffic calming features have been installed, including a bump-out where traffic enters the business district at the intersection of Spring Street and East Main Street (Rt. 9D), and a traffic circle on Market Street, which encourage trucks bound for the industrial park that formerly used Market Street to use Creek Road instead. As a result of these efforts, along with the Village's increased traffic enforcement measures, traffic has declined on Route 9D approximately 6 percent

between 1998 and 2019, from an Average Annual Daily Traffic (AADT) of 14,430 vehicles per day to an AADT of 13,500[8] vehicles per day.

While traffic volume has decreased on Route 9D, the current level of traffic is still regarded by Village residents as too high. The problem with Route 9D is that it was originally designed for small quantities of local traffic, not through-traffic making regional connections. The high volume of traffic on this two-lane road in the center of the Village creates unsafe conditions for other types of transportation, particularly walking. The Dutchess County Transportation Council's *Moving Dutchess Forward* identifies the stretch of Route 9D from Mesier Park to the northern Village line as a high-crash segment for pedestrians; the majority of these crashes occur at non-signalized intersections where there are no crosswalks or special treatments for pedestrians.

Public meetings held for the 2008 *Vision Plan*, the 2011 *Downtown and Waterfront Revitalization Strategy*, and the 2019 *Brownfield Opportunity Area Nomination Study* identified a need to improve pedestrian safety in the Village, and specifically recognized the need for traffic calming measures on Route 9D. Traffic calming is used to slow automobile traffic and provide a safer street environment for pedestrians and bicyclists. Some of the most common traffic calming techniques are: raising or inverting pedestrian crosswalks; narrowing roads (especially at crosswalks) with extended curbs, bulb-outs or flared sidewalks; changing the road surface texture or color at crosswalks; installing highly visible pedestrian signage and lighting; and using street trees and pedestrian amenities such as benches to slow traffic and increase drivers' awareness of pedestrians. Shorter curb radii, planted medians, speed humps and tables, and use of in-street posts, bollards, or barrels, also are considered traffic calming techniques. Some of these techniques are illustrated in Figure 16 at the end of this chapter. Although it is not specifically a traffic calming technique, locating buildings close to the road with shallow front yard setbacks narrows the "field of vision" and makes the roads seem narrower, which also slows motorists

Traffic calming will make travel safer for pedestrians and cyclists, and will remove the barriers to mobility for people who cannot rely on a car for basic goods, such as youth and other people who do not own cars. The Village has a lower rate of car-ownership than other municipalities in the county, so the availability of other transportation options is even more important. Reducing vehicular travel also reduce air pollution, and create a more pleasant pedestrian-oriented environment for local businesses downtown.

Roads should be multi-use spaces that encourage social links within a community. This is especially relevant in a pedestrian-oriented village setting such as Wappingers Falls. At the present time, many intersections in Wappingers Falls, particularly along Route 9D, would benefit from traffic calming. Many of the Village intersections are poorly marked and do not have pedestrian signage. Others are excessively wide, which encourages

[8] Specifically, the AADT between Middlebush Road and East Main Street was 13,737 vehicles, and between East Main Street and Route 9 it was 13,232 vehicles. Source: New York State Department of Transportation.

speeding and creates an inhospitable and unsafe environment for pedestrians. Throughout the Village there is a notable lack of pedestrian amenities, such as street trees, benches, and human-scale lighting. The absence of these amenities discourages walking. A number of intersections in the Village are in need of traffic calming, as described in detail in 2008 *Vision Plan*.

Route 9

In the last twenty years, Route 9, which traverses the eastern boundary of the Village, has been the site of the Village's most intensive development and has undergone significant changes. An increase in population, along with new commercial development in the region, has been accompanied by an increase in traffic. In 2019, the AADT for Route 9 between Myers Corners Road and New Hackensack Road was 47,746 vehicles, compared to 40,913 in 2003, a 17 percent increase.[9]

To reduce traffic congestion on Route 9 and encourage walking and bicycling, the Village should encourage the development of a secondary road running from New Hackensack Road to Myers Corners Road, as shown on Figure 17 at the end of this chapter. If private investors and public funding could be acquired, the underlying infrastructure could also be addressed to improve water and sewer service while providing an alternate to Route 9 congestion as it passes through the Village. The Village has indicated to the Town of Wappinger, county and state that if this project were to be pursued, East/West cross streets could be formed between this secondary road and Route 9 at East Main Street and the Old Route 9 "Sargent Palmateer Way," creating a grid which would increase the accessibility for vehicle, pedestrian and bicycle traffic, improve access to residential and commercial development east of Route 9, and create additional frontage for new businesses in the CMU District. Recently, the Village has discussed working on this concept with the Town and county, phasing the project beginning with a bicycle path from Route 9 to Roy C. Ketcham High School.

In the late 1990s, NYSDOT planned to widen Route 9 from Liss Road to Meyers Corners Road. After the 2008 economic downturn, the project was shelved. The Village should oppose any future proposed widening of Route 9, consistent with the recommendations for improving the overall appearance of the Route 9 corridor discussed in Chapter 5 of this *Comprehensive Plan*, and with the NYS Complete Streets Act, designed to provide safe access for all users, including pedestrians, bicyclists, people with disabilities, and others. Complete streets make it easy to cross the street, walk to shops, and bicycle to work, and are a vital part of a livable, attractive community. The *Greenway Guides* for converting "*Highways into Greenways*" should also be used in the design of any roadway improvements.

Finally, to reduce traffic on the main arterials and to create a safer environment for pedestrians and bicyclists, the Planning Board should require interior connections

[9] Source: New York State Department of Transportation.

between commercial properties and encourage shared access where possible on future commercial development.

Objective: Use traffic-calming techniques to slow and reduce vehicular traffic and create a safer environment for pedestrians and bicyclists.

Actions:

- Identify areas in the Village that would benefit from traffic calming techniques, particularly on Route 9D, and seek funding to implement.
- Work with DOT to improve the safety of selected intersections along Route 9D between East Main Street and the Village's southern boundary, in particular the intersections of Route 9D and Prospect Street, Upper Henry Street, Elm Street, Franklindale Avenue, and Maple Street.
- Oppose any plans to widen Route 9D to accommodate increased traffic.
- Require traffic calming techniques in new development to reduce traffic speeds and make roads more pedestrian- and bicycle-friendly.

Objective: Encourage development of alternative routes and roads designed as "complete streets" in the vicinity of Route 9 to reduce traffic impacts of new development in this area.

Actions:

- Encourage the development of a secondary road from New Hackensack Road to Myers Corners Road.
- The Planning Board should review Figure 16 when reviewing development proposals east of Route 9 to ensure they are consistent with the plans to construct a secondary road and east/west cross streets in this area.
- Oppose any proposed Route 9 road widening.
- Require that developers create internal service roads, interior access to connect parking lots, and shared accesses, wherever possible, on future commercial development and redevelopment along Route 9.
- Encourage pedestrian access to commercial areas from nearby residential areas by requiring the installation of sidewalks at the time of site plan review.

7.B Walking and Bicycling

Walking

As noted in Chapter 2, the Village of Wappingers Falls is one of the most densely populated communities in Dutchess County, second only to the City of Poughkeepsie. The high density of people living in close proximity to businesses, employers, services, and activity centers makes Wappingers Falls one of the most pedestrian-oriented communities in the county, with a significant network of sidewalks.

Throughout the Village commercial center and in the adjacent residential neighborhoods, sidewalks line both sides of the streets. Since the adoption of the previous *Comprehensive Plan* in 2001, the Village has obtained funding to improve pedestrian safety in the Village

with the installation of bulb-outs (curb extensions that reduce the crossing distance for pedestrians and encourage drivers to slow down), better crosswalk designs, rectangular rapid flashing beacons, and street lights. However, these improvements have occurred entirely downtown. Unsafe conditions for pedestrians continue to challenge the rest of the Village, particularly on Upper West Main Street, East Main Street (east of South Avenue), South Avenue, and on Route 9. The existing crosswalks connecting sidewalks are inadequately marked, and traffic calming measures in these areas are negligible or non-existent. Many of the intersections where crosswalks exist are overly wide or poorly aligned. Other critical intersections along Route 9D do not have crosswalks at all. In the Village commercial center, the sharp steep turn on Route 9D, as it descends into the gorge, reduces visibility and imperils pedestrians. Speeding is a perpetual problem on many Village streets. In combination, these conditions contribute to an unsafe environment that has the effect of discouraging walking. The Village's *Vision Plan* and *Action Plan* outline improvements that should be made to the downtown, including schematic designs for streetscape improvements, intersection improvements, and traffic calming.

In 2019, the Village began construction on a Transportation Alternatives Program (TAP) funded project to improve the crosswalks in the Village Center, and enhance visibility of crosswalks at Mill Street, Market Street, Givans Avenue, Church Street, and School Street where they intersect with Route 9D. The Village should continue to improve pedestrian crosswalks on upper West Main Street, East Main Street and South Avenue, and all Village streets should be inspected for more opportunities to improve safety.

As noted above, stretches of Route 9 lack sidewalks. In particular, sidewalks are needed from North Mesier Avenue north along the west side of Route 9 to Wappinger Lake, and a pedestrian walkway is needed on the west side of the Wappinger Lake Bridge to complete the ten-mile loop of the Wappinger Greenway Trail. The Village should work with the NYSDOT to design pedestrian improvements for Route 9.

To enhance the pedestrian environment, the Village should identify missing links in the sidewalk network that may impede pedestrian circulation, along with intersections and other areas of vehicle/pedestrian conflicts. The Dutchess County Transportation Council could assist the Village to identify and prioritize sidewalk and crosswalk improvements through a Pedestrian Plan.

Many of the signs along Route 9D are clustered together and their proximity makes it difficult for people to differentiate among the signs and determine which are relevant. Signs along this corridor should be reviewed and, if necessary, eliminated or combined to reduce visual clutter to improve safety. "Yield to Pedestrians" and "Bikes Share the Road" signs should be placed at all major intersections in the Village and along bike routes. Requiring the installation of bicycle and pedestrian facilities should be incorporated into the site plan requirements of the Zoning Law.

Bicycling

State Bike Route 9, which runs on Route 9D through the Village, has been designated by the state as a major bicycle route, and the NYSDOT has adopted a policy of accommodating bicyclists by providing state routes with wider shoulders and/or designated bicycle lanes, where possible. This bike route is designed for experienced bicyclists only. There are no designated bicycle facilities on Village streets, and, with the exception of small, low-volume streets in residential neighborhoods, no places for inexperienced bicyclists and children to ride safely.

The installation of bicycle and pedestrian facilities should be incorporated into the site plan requirements of the Zoning Law, and the Planning Board should consider the potential for pedestrian and bicycle movement as part of a complete streets policy when reviewing development projects. Moreover, the Village Board should consider the potential for pedestrian and bicycle movement when authorizing road building projects, and when specific destination points are involved, such as connecting schools and parks with residential areas.

To facilitate bicycling and walking, issues of access, education, enforcement, safety and security need to be addressed. Improving the overall environment for pedestrians and bicyclists will result in increased use.

Objective: Ensure that walking and bicycling are integrated into the Village transportation system to encourage these alternative modes of transportation and reduce traffic congestion and vehicle miles traveled.

Actions:

- Adopt a Complete Streets program to ensure that streets and sidewalks are designed to be safe, convenient and comfortable for people of all ages and abilities using a variety of transportation modes.
- Work with the Dutchess County Transportation Council to identify and prioritize sidewalk and crosswalk improvements through a Pedestrian Plan.
- Lower the speed limit on Village streets to 25 miles per hour, as recently permitted by the state, to improve pedestrian and bicycling safety.
- Implement the recommendations of the Village's *Vision Plan* and *Action Plan* to improve pedestrian conditions in the Village center, particularly along East Main Street.
- Work with the NYSDOT to design pedestrian improvements for Route 9, including but not limited to safe and appropriate pedestrian crossings.
- Work with NYSDOT to eliminate or combine signs along Route 9D to reduce visual clutter, decrease driver distractions, and improve pedestrian and bicycle safety.
- Install "Yield to Pedestrians" and "Bikes Share the Road" signs at major intersections in the Village and along bicycle routes.
- Ensure that all new development is pedestrian-friendly.
- Amend the Zoning Law to require that all new development projects install and/or improve sidewalks to current standards.

- Amend the Zoning Law to include a requirement that all applications for site plan review for properties on Route 9 install a sidewalk along the Route 9 frontage.
- Create off-street walking and bicycle paths, as opportunities arise, to link neighborhoods with the downtown. Coordinate this effort with the work of the Wappingers Greenway Trail Committee, as discussed in Chapter 8.
- Increase pedestrian connectivity to the downtown through construction of a pedestrian bridge across Wappingers Creek from High Street to West Main Street and Franny Reese Memorial Park.
- Work with NYSDOT to install a sidewalk from North Mesier Avenue north along the west side of Route 9 to Wappinger Lake, and to add a pedestrian path on the west side of the Wappinger Lake Bridge to complete the ten-mile Wappinger Greenway Trail.
- Provide bicycle racks at all municipal buildings and public facilities in the Village.
- Amend the Village's parking standards to include standards for bicycle parking and encourage the Planning Board to consider whether to require bicycle racks during Site Plan review of projects.

7.C PUBLIC TRANSPORTATION

Public transportation is another important way to reduce vehicular traffic. In the Village of Wappingers Falls, several alternatives exist to the use of individual cars.

Bus Service

The Village is served by the Dutchess County Public Transit bus system, which has three routes that serve the Village: Route A, with stops along Route 9; Route B, with stops along Route 9D; and the New Hamburg Rail Link, with stops on Route 9, 9D, and Mesier Park, (as well as the New Hamburg Train Station). The bus service gives Wappingers Falls' residents access to all points in the county. As required by the Americans with Disabilities Act (ADA), Dutchess County Public Transit also operates an ADA Paratransit Service for qualified individuals whose disability prohibits access to the fixed-route system.

Railroad Service

Passenger train service is provided by Metro-North Railroad, which makes up to 44 stops daily at the New Hamburg station, just a short drive from Wappingers Falls. The Beacon station is just ten minutes further south. Parking was recently improved at both stations, and provision of additional parking spaces at the Beacon station is planned. The proximity of these stations to Wappingers Falls makes commuting to work by rail to Poughkeepsie, Westchester County, and New York City feasible.

Airports

Wappingers Falls is ideally located near two airports. Hudson Valley Regional Airport is immediately adjacent to the Village in the Town of Wappinger. It is the largest airport in the county, and is owned and operated by the county. It serves private aircraft.

New York Stewart International Airport is located across the Hudson River in Newburgh. The airport is easily accessible to Wappingers Falls from Interstate 84 via Routes 9 and 9D. However, there is no regular transit service to Stewart from Wappingers Falls at the present time. Stewart is an international airport offering connections to major hubs both domestically and abroad.

7.D Pedestrian and Bicycle Committee

Implementation of many of the recommendations in the preceding sections and in the Village's *Transportation Plan*, *Vision Plan* and *Action Plan* could be overseen by a Village-appointed Pedestrian and Bicycle Committee consisting of interested volunteers from the community. The Committee's task would be to develop and promote programs that support, increase and facilitate pedestrian and bicycle transportation to minimize vehicular traffic volume. The Committee could also work with the state and county to seek an alternative route for truck and through traffic that would by-pass the downtown. The Committee should work closely with the Wappinger Greenway Trail Committee and with the agencies responsible for transportation.

Objective: Promote alternative modes of transportation to reduce vehicular traffic.

Actions:

- Create a Pedestrian and Bicycle Committee to implement the recommendations of the *Comprehensive Plan* to improve pedestrian and bicycle transportation.
- Promote bicycling and walking by identifying routes in a Pedestrian and Bicycle Plan brochure.

7.E Parking

In certain areas of the Village parking is a problem, particularly in the commercial center. In 2019, the Village prepared a *Parking Study of the Village Commercial (VC) District*. The study determined there is a significant shortage of parking in the VC District as a whole, and in the area west of the bridge at East and West Main Street in particular. There are currently 406 private off-street parking spaces in the VC District, which the study determined was less than half of what was needed to serve the various uses in the area.

Many existing residential uses in the VC District have no private off-street parking, particularly west of the bridge. Some residents have been forced to lease parking spaces in other parts of the Village. Others use a substantial portion of municipal and on-street parking that would otherwise be available for commercial uses, which is impacting the economic vitality of the downtown. As the district continues to be developed, the shortage of parking likely will force cars to park on residential side streets,

inconveniencing those residents of the Village and expanding the parking problem further.

The *Parking Study* recommends the adoption of more stringent parking requirements for site redevelopment (as opposed to repurposing existing sites) and new development in the VC District. Provision of adequate off-street parking is especially important for residential uses due to the snow ordinance, which prohibits on-street parking overnight from December until April, and the dearth of available overnight parking in municipal lots. Adequate parking should also be provided for commercial uses, bearing in mind that less parking is required in the VC District than in the CMU District since people can park once and walk to several different destinations in the more densely developed downtown. In the long term, however, a lack of available parking will discourage commercial activity.

The Village currently owns and maintains four municipal parking lots located on Mill Street, Spring Street, Reservoir Place, and Franny Reese Park. A number of private lots also exist that serve community organizations, such as the Knights of Columbus, the VFW, and various churches. On-street parking is allowed on both sides of the street in most areas of the Village commercial center on Main Street.

The *Brownfield Opportunity Area Nomination Study* recommends that parking be increased downtown in new lots planned for the American Legion and 3 Spring Street. The study also recommends that the Village work with the Wappingers Falls Business and Professional Association and private landowners to establish easements to allow 80 existing private parking spaces to become public or semi-public spaces; likely candidates include the Zion Episcopal Church, Knights of Columbus, and 32 Market Street. It also recommends construction of mixed-use parking structures, with commercial uses on the ground floor facing the street; the Zoning Law should be amended to include this use.

To further enhance parking availability in the Village Center, the sharing of lots by businesses and other establishments with different hours of operation should be allowed. Access should be created between lots that are currently separated by fences and other barriers. In addition, the Village should continue to ensure that on-street parking along East and West Main Streets is clearly delineated to encourage efficient use.

Objective: Increase off-street parking opportunities in the Village Center to encourage commercial activity.

Actions:

- Amend the Village's parking standards to ensure there is adequate but not excessive off-street parking in the Village Commercial (VC) District, particularly for residential uses. To balance the need for more parking with the need to encourage economic development, existing buildings and replacement buildings on the same footprint and the same size in the VC District should not be subject to the off-street parking requirements, as long as any off-street parking that exists on the lot to serve such structures and uses is not reduced.

- Amend the Zoning Law to permit mixed-use parking structures in the VC District, with commercial uses on the ground floor facing a street.
- Consider permitting mechanical parking behind buildings that front on the road in the VC District.
- Work with the Wappingers Falls Business and Professional Association and private landowners to create and implement a Parking Plan for the Village Center.
- Continually assess parking inventory and needs against current and future development, using both the parking inventory and the 2018 *Brownfield Opportunity Area Nomination Study* as a reference.
- Amend the Zoning Law to allow for shared parking by businesses with different hours of operation.
- Allow for access between parking lots by eliminating fences and other barriers.
- Coordinate with Zion Church and the Knights of Columbus via a Memorandum of Understanding to create shared public parking and event space.
- Continue to ensure that on-street parking along East and West Main Streets is clearly delineated to encourage efficient use.
- Develop a smartphone application that lets people know where parking spots are available in the Village Center.

Village of Wappingers Falls
Comprehensive Plan
Figure 16: Examples of Traffic Calming Techniques

























Traffic Circle





Curb Extension





Chicane





Choker





Speed Hump

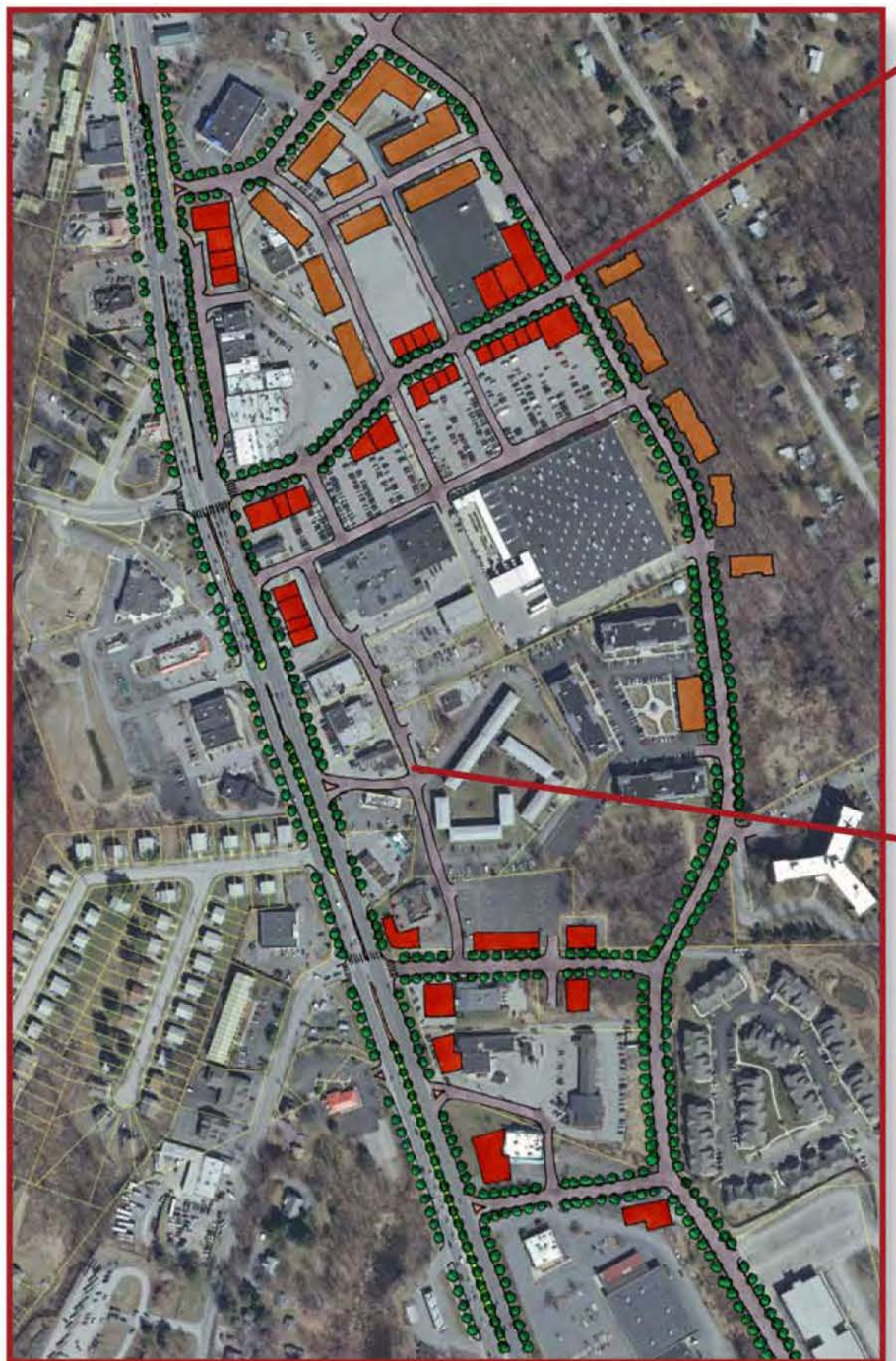




In Lane Tic Marks







Secondary Street System:

- North-south street connects New Hackensack Road to Myers Corners Road
- East-west connections including to East Main Street and Old Route 9
- Northern connection from New Hackensack Road to N. Mesier Avenue (not shown)
- Tree-lined, slow-speed streets with sidewalks
- Secondary system displaces traffic on Route 9 and improves access to residential and commercial buildings east of Route 9

Route 9 Improvements:

- Remove 1-2 traffic signals, 4 or more left turn lanes, and 10 driveways
- Reduces conflict points from turning vehicles
- Improves traffic flow
- Improves walkability along Route 9
- Planted median and street trees within Village limits calms traffic

Internal Connections Between Businesses:

- Reduces need for individual driveways
- Reduces traffic on Route 9
- Creates additional frontage for new businesses

Walkable, Mixed-Use Development:

- Opportunities for infill commercial (shown in red)
- Potential housing sites (shown in brown)
- Developers could help fund secondary street system
- Underground utility upgrades could be incorporated

PDCTC
Poughkeepsie-Dutchess County Transportation Council

Chapter 8: Parks and Recreation

Community Goal

Provide a wide range of recreational opportunities that meet the current and future needs of all members of the community.

When people are asked where they would prefer to live, they invariably select communities with an abundance of trees, open spaces, and places to relax. These preferences translate into clear economic terms: if a community is to succeed in attracting new residents and businesses, it must be concerned about its appearance, livability, and feel. A large part of that character is defined by its parks.

The Village currently owns and maintains approximately 15.52 acres of developed parkland within its boundaries, and 2.86 miles of the Hudson River Valley Greenway Trail runs through the Village. However, in the last two decades, the Village has also lost significant recreational resources. Since 2001, the Village has lost the baseball fields on Canale Field to comply with Homeland Security and to secure the Village Water Treatment Facility. Additionally, ballfields at St. Mary's Church, which the Village used to maintain, were lost when the cemetery was expanded. This represents a total loss of approximately 16 acres of recreational lands, more than half of the parkland in the Village. A *Recreation Needs Assessmen*t conducted by the Village in 2020 determined that the Village is currently underserved with parks and recreational facilities in comparison to other similar municipalities. As discussed in this chapter, the Village has been actively pursing opportunities to expand its recreational opportunities.

8.A Existing Parks

Existing public parks and recreation areas in the Village are discussed below. The location of the Village's existing parks, and the Greenway Trail, can be seen on Figure 18 at the end of this chapter.

- **Mesier Homestead and Park** is a 5.5-acre park that can only be used for passive recreation according to the deed restriction which accompanied its donation to the Village. Its location on East Main Street, surrounded by the American Legion Hall and Grinnell Library make it a natural focal point for the Village. The Mesier Homestead is the Village's earliest residential dwelling and most important landmark. It is listed on the State and National Registers of Historic Places as a contributing property in the Wappingers Falls Historic District. The Village is committed to restoring and preserving this significant structure for use by present and future generations.

- **Veterans' Memorial Park** on North Mesier Avenue in Ward 3 is a 5.8-acre park that abuts a portion of the east shore of Wappinger Lake. Developed after World

War II at the request of returning servicemen, this park includes an all-purpose playing field, a basketball court, a playground with a playset, and picnic tables.

- **James J. Temple Memorial Park ("Temple Field")** is a 2.5-acre park located within a portion of the 5.2-acre highway garage site at Market and McKinley Streets in Ward 2. This park includes a small soccer field, a play area with a new playset installed in 2014, and a basketball court.

- **Canale Memorial Park** is located at the north end of West Main Street in Ward 1. This 0.1-acre park is located on a portion of the Village well field parcel on the northwest portion of Wappinger Lake. The park has minimal playground equipment consisting of a small playset. It is the only play area in Ward 1.

- **The Major Joseph W. McDonald MIA Park** is a ± 0.4-acre park located in the NYSDOT right-of-way at the intersection of Route 9 and East Main Street in Ward 3. The park includes two monuments—one to honor Village native, Major Joseph W. McDonald, Jr. Missing in Action (MIA) in the Vietnam War since May 3, 1972, and a second monument to military personnel who were declared MIA in Vietnam. This park has the distinction of being the first park dedicated to MIAs in New York State.

- **Fisherman's Park** on Liss Road is a small ± 1.2-acre park adjacent to Wappinger Lake that provides lake access for fishing and non-motorized boating. It is located on land in the Town of Wappinger. The park has no improvements other than a small parking lot.

- **Mary Ross Park** located on the northeast corner of Mill Street and East Main Street in Ward 3 is a 0.02-acre pocket park that includes a bench, community information board, and landscaping. The Village Board has discussed the possibility of selling this park to a private landowner so it could be made available for commercial use downtown, and dedicating the revenue derived from the sale toward another park.

- **Franny Reese Memorial Park** is a new waterfront park on approximately 0.8 acres of land located on West Main Street that the Village purchased in 2016. Approximately half of the park's 450 feet of waterfront is on Wappinger Lake, and the other half is located after the dam, on the gorge which contains Wappinger Creek before it descends to the Falls. Franny Reese Memorial Park is named after the environmentalist who was a descendent of the Mesier family and a patron of many Wappingers Falls organizations. The park includes a scenic overlook of Wappinger Lake, and a waterfront performance space (a terraced amphitheater) that overlooks the Lake and historic dam. Capitalizing on the Falls' recreational and tourism opportunities will support and further encourage commercial development in the Village Commercial District.

- **Darrigan Park** is a waterfront park abutting 900 feet of the Wappinger Creek that is currently under construction. The 0.9-acre property, which was formerly the

Village highway garage, stretches from the intersection of McKinley and Market Streets to the southerly Village line. It is located across the street from Temple Field, and a portion of the Wappinger Greenway Trail runs adjacent to it. At the northern end of the property is a 19th century brick building, which was once a box factory before it served as the Village highway garage from 1955 to 2013. The property's location on the Creek and its historic 3,000 square foot building make it an ideal opportunity for aquatic recreation. The former highway garage is currently being renovated for use as a boathouse and community center, and small, non-motorized boats will be able to launch from the site. The proximity to Temple Field may promote better utilization of that park as well.

- **Wappingers Greenway Trail.** In addition to the parks discussed above, a portion of the Hudson River Valley Greenway Trail runs through the Village. The 2.86-mile portion of the "figure 8" loop of on- and off-road trails that is located in the Village links historic, cultural, natural and economic resources in the Village, including existing Village parks and the central business district. In 2014, a developer donated a portion of his site to the Village to be used as an addition to the Wappinger Greenway Trail, connecting the proposed Bain Park to Reese Park in the Town of Wappinger. The trail passes within one block of the Metro North train station in New Hamburg, allowing tourists who arrive by train to walk or bicycle from the station to the Village. The Wappinger Greenway Trail Committee completed the 40-segment, 2.86-mile trail in 2003, and maintains the trail.

Over the past 10 years, many of the Village parks have been improved with new equipment and additional landscaping to enhance their overall appearance. However, more improvements are needed, and the the buildings and equipment in all of the parks need to be continuously repaired, maintained, and upgraded.

Objective: Continue to maintain and enhance existing parks and recreational facilities.

Actions:

- Begin needed improvements to existing parks, including equipment replacement, upgrading and maintenance, and additional landscaping to improve overall attractiveness.
- Support youth activities through recreation programs and partnerships with other agencies, and specifically explore opportunities to partner with non-profit youth agencies in a contractual agreement to manage youth activities.

8.B PROPOSED PARKS

Recognizing the shortfall of recreational resources presently serving its residents, the Village of Wappingers Falls has actively sought to secure more land for parks, and has prepared plans to develop these lands for recreational purposes. In the last decade, based on extensive public participation including surveys, workshops, meetings and public hearings, the Village has prepared a number of reports to assess the recreational needs

and desires of Village residents. These include the *Veterans' Memorial Park Master Plan Report* (2009), the *Village of Wappingers Falls Local Waterfront Revitalization Strategy* (2011), and the *Brownfield Opportunity Area Nomination Study* (2019). The Village is actively working to develop these new parks, and to extend the Hudson River Valley Greenway Trail. In addition, Wappinger Creek and Wappinger Lake, 51 acres of which are located in the Village, have the potential to become major recreational attractions. The location of the Village's proposed parks, and the Greenway Trail extension, can be seen on Figure 18 at the end of this chapter.

Many of the proposed parks (and recently constructed parks) focus on the Village's stunning water resources, including Wappinger Lake, Creek and Falls, which have significant untapped potential for water-dependent and water-enhanced recreational uses. Wappinger Creek, which bisects the Village, makes a dramatic plunge over a series of Falls, totaling 75 feet in height, in the Village commercial center. While no longer the focus of industry, the Creek and Falls make a significant contribution to the Village setting and have the potential to promote economic development as a key tourist attraction. The Village recently competed two waterfront parks and proposes to create additional parks to take advantage of the recreational value of these resources. Capitalizing on the recreational and tourism opportunities of Wappinger Falls and Creek will further encourage the revitalization of the Village commercial center. Similarly, Wappinger Lake has significant recreational potential if it can be cleaned, dredged, and cleared of invasive species.

Parkland acquisition and development can be funded through recreation fees required for new residential development. The Village requires that new residential development provide land for parks or recreational facilities or, if a suitable park cannot be properly located on the property, payment of a fee to a general park fund to offset the costs of providing sufficient parkland and recreational opportunities incurred by new residential growth. Recreation fees could also be used to provide opportunities for open space preservation in a park dedicated for that purpose. The *Recreation Needs Assessment* established the need for additional recreational facilities in the Village.

Galucci Park and Falls View Park

Galucci Park on the east side of West Main Street will allow pedestrians a closer view of the Falls and the unique iron penstock, nine feet in diameter, that runs through the gorge and transports water from the impounded Wappinger Lake to the Market Street Industrial Park at the Falls' base. The land for Galucci Park, which was acquired by the Village in 1972, consists of two parcels that total 0.034 acres. A concept plan for Galucci Park appears in Appendix A of this *Comprehensive Plan*.

A second park, Falls View Park, has been proposed for a 0.17-acre parcel owned by the Village on the east side of the Creek on Market Street. This park would offer the best view of Wappingers Falls in the entire Village. A plan has been developed for this park (see Appendix B), but it has not been implemented due to the estimated cost. The Village is considering whether to commit public funds to develop this park, or to allow private development of the site on condition that public access to view the Falls be provided.

Bain Park

Bain Park is located west of Franklindale Avenue and Clapp Avenue in Ward 2. This six-acre park was formerly the Village landfill. In 2017, the *Draft Brownfield Opportunity Area Nomination Study* presented a concept plan for the property, depicting workforce housing near the street frontage on Clapp Avenue and Lower Henry Street, with the remainder of the property proposed as a park. Although the draft concept plan was initially embraced by the community, subsequent additional public input expressed opposition to the idea of additional housing, and the plans for housing were therefore abandoned. In the Spring of 2018, the Village and Dutchess County met to prepare a plan for the park, which will be outfitted with a universally-accessible playground, a track, and a multi-purpose field for users of all abilities. Between 2016 and 2019, the area of the property proposed for the park was gradually filled with clean fill from Village street renovation projects in order to level the site. The park is currently under construction. The Village anticipates that recreation amenities at Bain Park will help to attract additional private investment in the area and enhance the quality of life of residents.

Hillside Avenue Park and Shared Recreation Field

In addition to the proposed parks outlined above, which have detailed plans for development, the Village is also considering two additional parks which are in the initial planning phase—a playground in a park planned at the end of Hillside Avenue, and a recreation field shared between the Village and the Town of Wappinger, at a site to be determined.

Objective: Develop dynamic new waterfront parks that take advantage of the recreational value of Wappinger Creek for water-dependent and -enhanced uses.

Actions:
- Seek grants to design and construct Galucci Park.
- Consider whether to commit public funds to develop Falls View Park, or whether to allow private development of the site with a public access.

Objective: Develop new parks that serve the needs of the immediate neighborhood.

Actions:
- Complete construction of Bain Park.
- Seek grants to fund park acquisition, development and improvements for new neighborhood parks such as the Hillside Avenue Park, and the shared recreation field.

Objective: Ensure that sufficient park and recreation facilities exist to meet the demand created by new residential development.

Actions:
- Amend the Zoning Law to require the reservation of parkland or payment of a recreation fee in lieu thereof in accordance with the Village's Fee Schedule as a condition of signing an approved Site Plan or Subdivision Plat.

- Periodically review the Village recreation fee schedule and adjust as needed to reflect the actual costs of providing recreational services incurred by new residential growth in the Village.
- Amend Chapter A154 of the Village Code (entitled "Fees") to establish the Village's fee schedule by resolution so that in the future, the fee schedule, including the recreation fee, can be amended by resolution.

8.C WAPPINGER LAKE

Wappinger Lake has the potential to be the Village's greatest recreational resource. However, as discussed in detail in Chapter 3, public use of the Lake is significantly impaired by aquatic weed overgrowth, sedimentation, and pollution. As a result, the Lake has lost its recreational value for fishing, boating, and swimming.

Approximately half of Wappinger Lake lies within the Village of Wappingers Falls and the remainder of the Lake is split between the Towns of Poughkeepsie and Wappinger. However, the Village of Wappingers Falls owns the entire lake-bed, an area encompassing 121.5 acres. The Village purchased the Lake for recreational use in 1966 with New York State Parks funding assistance through the Environmental Protection Fund. Since the Lake was purchased with State Parks funding, the Village is eligible for a 75 percent grant to improve this resource. In 1998, the Village designated the Lake a Critical Environmental Area (CEA) under the State Environmental Quality Review Act (SEQRA). The designation highlights the issue of the Lake's water quality, and has also facilitated obtaining funding for dredging the Lake to further its cleanup.

Since most of the Village is already developed, opportunities for the creation of additional recreational space are limited. Full advantage should be taken of the recreational opportunity presented by the Lake, centrally located in the Village. The Village should continue to pursue water quality improvement and lake dredging activities to restore the quality and experience of Wappinger Lake as a recreational resource. Additional boat launches are also needed to improve Lake access.

Objective: Restore Wappinger Lake as a recreational resource.

Actions:

- Continue to pursue funding opportunities to improve water quality, remove invasive species, and lake dredging, as outlined in detail in Chapter 3, to restore the quality and experience of Wappinger Lake as a recreational resource.
- Add boat launches to improve Lake access.
- Identify waterfront access points with signage.

8.D WAPPINGER GREENWAY TRAIL EXTENSION

The Village is actively working to extend the Wappinger Greenway Trail. It plans to create a "Workers' Walk" from Givens Avenue to McKinley Street, and to extend the trail from Bain Park to Reese Park in the Town of Wappinger. The Village also is working

with NYSDOT to create a safe pedestrian walkway along the west side of Route 9 crossing Wappinger Lake to complete the Greenway Trail loop around the Lake. In total, these projects would add approximately 0.65 miles to the trail system. There is also considerable interest in creating a "blue way" trail on the Lake itself. In the future, the Village intends to seek easements to connect the Market Street Industrial Park with the Scenic Hudson property, which would add another 0.2 of a mile to the trail network.

The Wappinger Greenway Trail has numerous benefits and achieves many of the goals of the *Comprehensive Plan*. It increases local recreational opportunities, provides public access to the Lake and the Creek, encourages economic development and tourism, protects natural and cultural resources, and provides opportunities for interpretation of the historic uses of the Falls' power and the ecological significance of Wappinger Creek. Many studies demonstrate that greenways and trails increase nearby property values, and they are often major tourist attractions which generate expenditures on lodging, food and recreation-oriented services. Greenways help improve the overall appeal of a community to existing and prospective new residents. Trails along a greenway can provide additional park space in largely developed communities, such as Wappingers Falls, by linking local public properties and other points of interest in the community.

Establishment of the Greenway Trail has also created opportunities for local residents (especially those older and younger residents who do not have access to cars) to walk to significant community destinations along a scenically inspiring path. Perhaps most significantly, the Greenway Trail provides an opportunity for the kind of intermunicipal cooperation that will be needed to protect Wappinger Lake and Wappinger Creek.

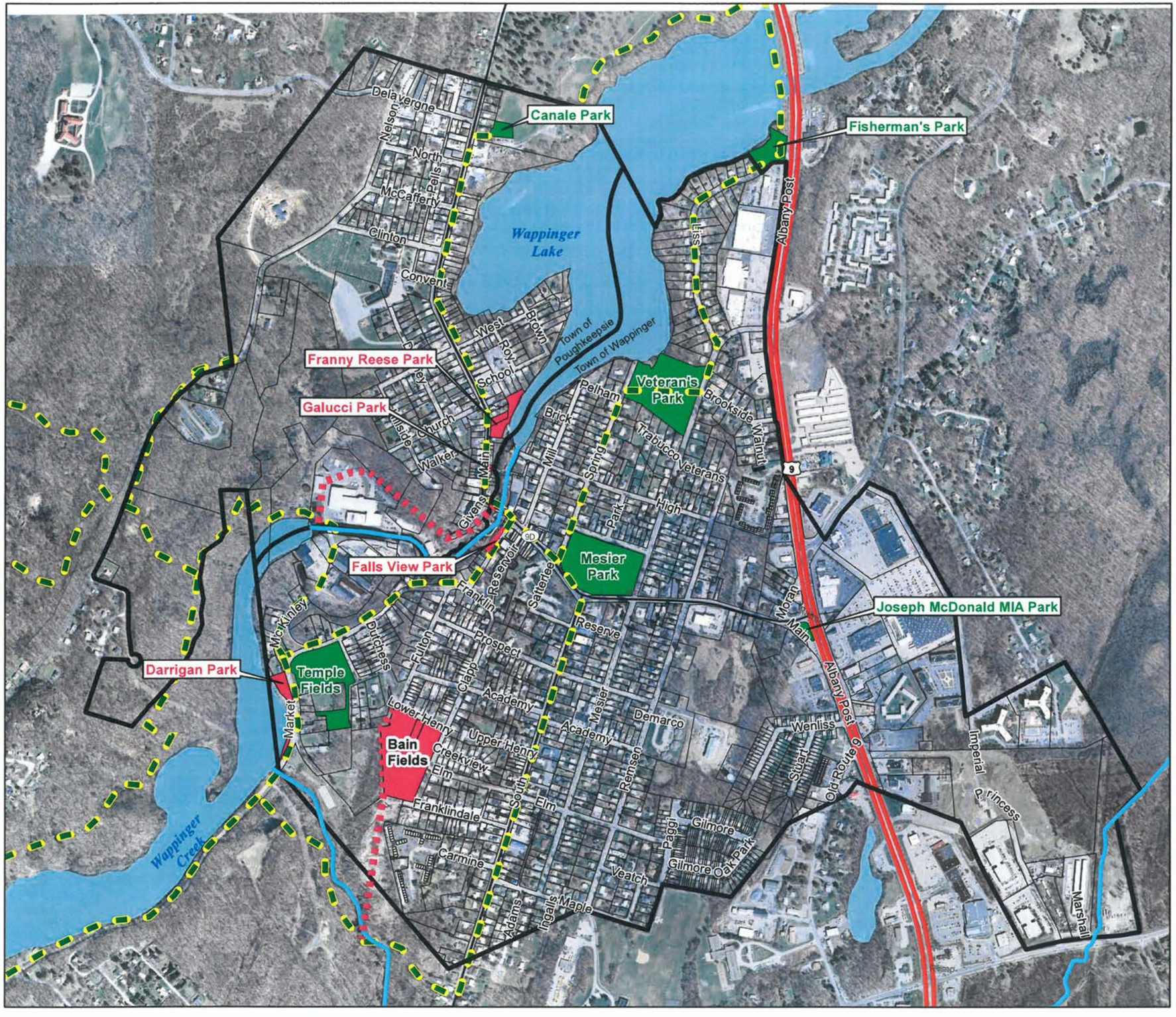
Objective: Continue extending the Wappinger Greenway Trail to link neighborhoods to each other and to the Village commercial center.

Actions:

- Continue municipal support of the Wappinger Greenway Trail Committee's ongoing efforts to seek funding for further development of the trail and related park development.
- Work with DOT to create a safe pedestrian walkway along the west side of Route 9 crossing Wappinger Lake to complete the Greenway Trail loop around the Lake.
- Extend the Greenway Trail from Bain Park to Reese Park in the Town of Wappinger.
- Secure easements to connect the Market Street Industrial Park with the Scenic Hudson property.
- With funding and when planning for upgraded infrastructure, extend the Greenway Trail to create a "Workers' Walk" from Givans Avenue to McKinley Street to increase pedestrian connectivity between the Bleachery and the downtown.

Village of Wappingers Falls
Comprehensive Plan

Figure 18: Existing and Proposed Parks



Legend

- Village Boundary
- Wappinger Greenway
- Existing Parks
- Proposed Trails
- Proposed Parks
- Streams
- Waterbodies

0 — 1,600 — 3,200 Feet

Prepared by: ELAN

Prepared for:

Source: ESRI Online, NYS GIS Clearinghouse, Dutchess County GIS

Chapter 9: Community Facilities and Services

Community Goal

Ensure that municipal facilities and services are adequate in location, capacity, and design to properly serve current needs and the planned development and growth of the Village.

A critical element in a community is the effectiveness and quality of its local government services. The greatest control that a municipality has is over the adequacy of its community facilities and the efficiency of government service delivery. This chapter describes the community facilities and services available in the Village of Wappingers Falls and identifies those that may need expansion or improvement. Privately-owned facilities that serve the community are also addressed in this chapter, since small villages like Wappingers Falls often rely on the complementary or supplemental facilities that they provide.

9.A FACILITIES

Public Facilities Objective: Continue to look for ways to reduce costs to Village taxpayers while striving to optimize the preservation, use and efficiency of historic and municipal spaces in the Village.

Village Hall

Village Hall is located at 2582 South Avenue. The 6,000-square foot building incorporates the offices of the Mayor, Village Clerk and Village Treasurer, the Water Department, the Building, Planning and Zoning Department, and the Village Court. Efficiency upgrades were made to the building when it was purchased in 2017, which reduced expenses by more than $7,000 per year. Previously, the Village Hall had been located in the former Post Office on the southeast corner of East Main Street and South Avenue.

Mesier Homestead

The Mesier Homestead is the Village's earliest residential dwelling and most important landmark. It is located within the 5.5-acre Village-owned Mesier Park, and was the original Village Hall. From 1914 to 2007, the large east room was used as a business office for the Water Department. For more than 50 years, from the early 1940s until the 1990s, the



Mesier Homestead

Village Police Department occupied the west room of the Homestead, in part to protect against vandalism on the Homestead and Park. Since 1970, the Wappingers Falls Historical Society has maintained the second floor of the Homestead as a museum. When the Water Department moved to the new Village Hall in 2007, the Historical Society assumed use of the entire building for the museum, which includes such artifacts as 18th century furniture, clothing, tools and documents, all of which originated within the Village, along with a photographic history of the Village.

The Mesier Homestead is listed on the State and National Registers of Historic Places as a contributing property in the Wappingers Falls Historic District. The Village is committed to restoring and preserving this significant structure for use by present and future generations. The Historical Society has worked with an architect specializing in historic preservation to determine how to restore the building. Over the years, the Village has received funding from the New York State Office of Parks, Recreation and Historic Preservation for this work. Funding is currently being sought to renovate the Homestead's original 1740 building, to be adaptively re-used as a museum. The Village should continue to apply for funding until the entire Mesier Homestead, both exterior and interior, has been fully restored.

In addition to its many historic, cultural and visual public benefits, Mesier Homestead directly impacts economic development activities of the Village. The Homestead is a major tourism attraction. With the Mesier Homestead as the centerpiece, Mesier Park hosts functions such as "Concerts in the Park" and "Christmas in the Park." In conjunction with the Wappingers Central School District, the annual "Festival of the Arts" is held in Mesier Park. On average, these functions attract more than 3,000 visitors to the Village, from more than four states. Many of these visitors shop in the Village commercial center and contribute to its vitality. The Mesier Homestead is a true village green located in the heart of the Village.

According to historic preservation architect Marilyn Kaplan, early survey maps of the Mesier property indicate that a barn was at one time located on the southeast corner of Mesier Park. The Historic Society has considered replicating the barn in its original location in Mesier Park to be used for community activities.

Zoning Office/American Legion Hall

The Village continues to lease a building located at 7 Spring Street from the American Legion, together with 15 parking spaces which the Village uses as additional parking for the Village commercial center. The building previously was used for the Building Department and Assessor's Offices. The large open space on the ground floor, which is still used as the American Legion Hall, also is used by the Village for meeting space, as well as by community groups. The building's location across from the Mesier Homestead keeps the Village offices in close proximity to each other—the Police Station is housed in the former Post Office at the opposite end of Mesier Park, and the Village Hall is located on South Street, four-tenths of a mile away.

Grinnell Library

Although Grinnell Library is not owned by the Village, its public purpose and its location in the Village commercial center at the corner of Spring and East Main Streets reinforces the image of Mesier Park as the civic center of the Village. Grinnell Library was built in 1887 and is listed on the State and National Registers of Historic Places as a contributing property in the Wappingers Falls Historic District. For many years, only the second floor of the building was occupied by the library. In 1967, to celebrate its centennial, the library expanded onto the main floor and now occupies the entire building. In addition to a large collection of books, periodicals, and historical information, the library provides special programs for children and adults, and has several personal computers. In 2013, Grinnell Library became a public library district, with a Board of Trustees and the power to tax to ensure a more sustainable future. The Friends of Grinnell Library, a non-profit group of library supporters, holds their annual "Grinnell Gala" to raise funds for library projects. Many of the Village's historic records are also housed in the Grinnell Library; this information is managed by the Wappingers Falls Historical Society.

Post Office

In 1989, the Post Office relocated from its original location in the historic fieldstone building at the junction of East Main Street and South Avenue (one of five post offices designed and commissioned by President Franklin D. Roosevelt) to a new building on the southeast corner of East Main Street and South Remsen Avenue. Because the new building and parking were constructed fairly recently and specifically for the Post Office, the new facility is adequate. It is fortunate that the General Service Administration (GSA) was able to find a site that is still in the heart of the Village. However, the Village believes that the chain link fence and its barbed wire protection facing East Main Street are unappealing to people who approach the Village from this entrance. If the GSA continues to consolidate Post Offices and determines that this one is not needed, or that less space is needed, the Village should consider purchasing the property or work with developers to adaptively re-use the facility in a manner that would best serve the Village.

Schools

The Village is served by the Wappingers Central School District (WCSD). WCSD's jurisdiction is an area of nearly 100 square miles and includes the Village of Wappingers Falls, the Town of Wappinger, and portions of the Towns of Poughkeepsie, Fishkill, East Fishkill, LaGrange, Kent and Phillipstown. No public schools are located within the Village. However, two public schools are located adjacent to the south boundary of the Village: James E. Evans Elementary School, which occupies a 12-acre site, and the Wappingers Falls Junior High School, which is situated on an adjacent 35-acre site.

Evans Elementary School and Wappingers Falls Junior High School each were designed to accommodate significantly more students than are presently attending. The Elementary School was designed for 660 students, but had a 2020-2021 enrollment of only 356 students. The Junior High School was designed for 1,200 students but had a 2020-2021 enrollment of 845 students. On the other hand, Roy C. Ketcham Senior High School,

which occupies a 55-acre site on Myers Comers Road, approximately three miles from Wappingers Falls, was designed for 1,500 students but serves more than 1,700 students.

Children who live near West Main Street in the north end of the Village, as well as students in the Second Ward, attend Sheafe Road Elementary School, located just north of the Village. Sheafe Road School's 2020-2021 enrollment was 586 students. The Village is interested in working with the Town of Wappinger and the WCSD on after-school programs and a dedicated community center.

The Village benefits from having schools within walking distance of it residents. However, because the WCSD serves several municipalities in a large geographic region, there is a tremendous amount of bus traffic on Village streets, which creates air, noise and traffic problems. These problems should be carefully weighed when the School District considers the need for expanding its bus garages. The Village expressed concern to the District that increased traffic and congestion will cause undue hardship and negatively affect the Village. As a result, when the WCSD completed a garage expansion project, it agreed to have the school buses exit primarily onto Middlebush Road, using South Remsen only for Village students.

Actions:

- Consider ways to further consolidate space, increase renewable energy options, and share databases by connecting departmental computers, where appropriate.
- Encourage Grinnell Library and/or the Wappingers Falls Historic Society to secure a state grant for Historic Preservation Records Management, or seek a grant directly.
- Continue to seek funding opportunities to restore the entire Mesier Homestead, both exterior and interior, following the recommendations in the *2018 Existing Conditions Study and Restorations Recommendations*.
- Seek an opportunity to build a community center with indoor sports/gathering possibilities either in Mesier Park as a replication of the barn or in Veteran's Park overlooking the Lake.
- Consider acquiring the American Legion building, with the provision that the American Legion be given a forever use of the property.
- Consider acquiring the parking lot associated with the American Legion building.
- Continue to work with the American Legion to rehabilitate and renovate the building for use as a community center for youth, seniors, community groups, and public meetings or alternatively, plan for its adaptive re-use in a way that is best suited for the Village.
- Work with the Post Office to improve the appearance of the fence facing East Main Street.
- If the GSA continues to consolidate Post Offices and determines that the East Main Street post office is no longer needed, or that less space is needed, the Village should consider purchasing the property or work with developers to adaptively re-use the facility in a manner that would best serve the Village.
- Work with the Town of Wappinger and the WCSD on after-school programs and a dedicated community center.

9.B SERVICES

Services Objective: Continue to investigate ways to make the provision of emergency and municipal services more effective and cost-efficient.

Police Department

The Police Department occupies the former Post Office. The facility includes an office for the Commissioner, a booking room, and areas assigned to the Lieutenant, the Sergeant, and the dispatcher. The location includes a kennel for the canine unit and a parking lot with spaces for about ten cars. In 2014, after the Village Offices were relocated to the new Village Hall, the Village constructed areas for a dispatcher, administrative offices and interrogation. The building will need a new roof installed at some point.

In August 2017, the Village Board voted to abolish the local police force and contract for additional services from the Dutchess County Sheriff to increase coverage and reduce costs. RBT LLP, a public accounting firm, reviewed the agreement and determined that the Village would save over $700,000 in 2017 if it contracted with the Sheriff. This analysis was used in a request from the Municipal Restructuring Fund from the New York State Department of State, which would have provided the Village $1 million in funding. It was also projected that the Village would have been able to reduce taxes by 16 percent in the 2018/2019 fiscal year, and that liability would have shifted from Village residents to Dutchess County. However, the proposal was defeated in a mandatory referendum in 2018, and the Village Board then voted to hire more full-time police officers to address some of its chief concerns in filling shifts.

Actions:

- Continue to assess whether the former Post Office building is best suited for the police personnel and the community as a Police Department.
- Seek funding for needed improvements to the Police Department building roof.
- Increase community policing through bicycle patrols, Neighborhood Watch activities, and citizen education of police services like House Watch for owners who are away.
- Investigate increased use of technology in the Police Department.
- Seek grants to help defray the costs of community policing, administrative help, and new technology.
- Continue to evaluate manpower requirements as population in the Village increases.
- Continue police and dispatcher training for domestic violence and opiate addiction.

Fire Department

The Village Volunteer Fire Department was founded in 1837 and provides 24-hour emergency fire and rescue response to Village residents. The Fire Department has two fire stations: Garner Fire House #1, located on West Academy Street, and Johnson Fire House

#2 located on School Street. Both fire stations are brick buildings and are well-maintained. Each has a large multi-purpose or conference room, which is available for community meetings and events. Garner Fire House is equipped with one pumper (purchased in 2005) and one ladder truck (2013). Johnson Fire House is equipped with two pumpers (1995 and 2005) and one utility/rescue truck (1987). This equipment is antiquated and will soon need replacement. Beginning in 2009, the Fire Chief and the Mayor developed a Long-Term Capital Equipment List to be included in each year's budget package.

Firefighters must continuously educate themselves and train for each of the potentially dangerous emergency situations that could arise in the Village. These dedicated volunteers make many personal sacrifices to serve their community. In recent years, the Village Fire Department has seen a decline in the number of volunteers. At the same time, the number of calls have been dramatically increasing. The result is that the Fire Department has fewer active members to respond to significantly higher call volumes.

In 1999, Village residents passed a referendum to create a Service Awards Program to provide an incentive for volunteers to join and remain active in the Fire Department. The awards program provides qualifying active volunteers with a death and disability benefit, and a modest monthly pension. The size of the pension is directly related to the number of years the volunteer is active. The program is funded through local tax revenues and is significantly less expensive than a paid fire department. The Village Board believes that the awards program is a cost-effective way to ensure an adequate staff of well-trained, active, long-term volunteers to provide emergency services in the Village.

In 2018 the capital improvements most requested by the Fire Department are an addition to Garner Fire House and a replacement for the 1995 pumper truck for Johnson Fire House.

Actions:

- Continue to support the Village Volunteer Fire Department through the Service Awards Program.
- Seek grants to upgrade firefighting equipment.
- Include replacement of firefighting equipment and ongoing maintenance of the fire stations in the Village Capital Infrastructure Plan.

Water Department

Since the Village was incorporated in 1871, providing water to citizens has been one of the most important services it provides. As of 2020, the Village water system served an estimated 6,103 people through approximately 1,524 service connections. The system consists of the water pumping station and wellfields located on an 8-acre site adjoining Wappinger Lake off West Main Street, two water storage facilities located on Wenliss Terrace and Delavergne Avenue (Hillside Avenue's tank is no longer used for water but is still used for radio equipment), and approximately 20 miles of pipe. Some of the pipe was laid in the late 1800s; much new pipe was installed by the Village between 2007 and 2017 when the Village secured more than $25 million in funding and constructed $38

million of water and sewer projects. Three active wells were renovated in 2010. Since 1997, when an interconnection was completed on Delavergne Avenue, the Village water system has been able to draw water from the Joint City/Town of Poughkeepsies' water system (which draws from the Hudson River) in an emergency.

In 2020, the Village's water plant had a total output of 182.2 million gallons, or approximately 499,085 gallons per average day, all of which was drawn from the Village well field. Estimated losses, municipal usage, and/or non-billed water theft accounted for 20.5 million gallons per year, or about 11.2 percent. According to the Annual Drinking Water Quality Report, in 2020, the Village water system was in compliance with applicable state drinking water operating, monitoring and reporting requirements. The 2020 Report includes a list of required Future Capital Improvements.

The Village water system is overseen by the Water Department, which is responsible for the wells, storage facilities, treatment plant, and distribution system. The Water Department employs one full-time office manager/clerk, and one part-time clerk, two full-time water plant operators, and one full-time water system maintenance mechanic. The number of county, state and federal regulations that pertain to the Water Department increases yearly, and each year at a faster rate. Computer systems and software need to be continuously upgraded to meet the needs of the office. The Water Treatment Facility has a very sophisticated Supervisory Control and Data Acquisition (SCADA) system, which controls the plant.

Actions:

- Include all of the capital improvements listed in the Annual Drinking Water Quality Report in the Village's overall Capital Infrastructure Plan.
- Continuously search for alternative funding (such as grants) to finance the Water Department's Capital Improvements.
- Continuously evaluate the efficiency of existing computer systems.
- Consider conveying management of the municipal water and wastewater systems to the Dutchess County Water and Wastewater Authority.
- If funding can be obtained, enhance the water towers with murals depicting the Falls and other natural resources to reinforce the Village identity as intertwined with its water resources.
- Continue to protect the Village water supply and seek a second source of water as a backup source, as discussed in Chapter 3.
- Although manganese is not currently over the allowable limits, there has been some increases and the Village should plan to address this either with filtration or by finding a second source of water.

Public Services

The Village is directly responsible for the maintenance and improvement of its streets, sidewalks, parks, and all buildings and infrastructure under its ownership or stewardship. These services are administered or coordinated by the Village Highway Department Supervisor or another contractor who reports to the Mayor and the Village Board. Trash

collection and curbside recycling are provided by private companies that contract with the Village.

The Mayor, the Village Board and its Engineers have developed a Capital Infrastructure Plan to project funding costs for potential infrastructure improvements and other needs. The allocation of funding for public improvements, whether for parks, recreational facilities, open space, roads, or municipal buildings, has a major effect on the development of a community.

Drainage and water quality structures

Because Wappinger Lake is a prime asset which has been severely damaged by both contaminated runoff and illicit discharge, the Village has worked diligently to construct new infrastructure to protect the lake and the watershed (and the Hudson River which collects the outfall). It also has been necessary to maintain newly-constructed and existing infrastructure that collects drainage and treats it for water quality. Over the past 10 years, the Village has installed the following drainage and water quality structures:

- Vortech© filtration units on the northeast and southwest side of Furnari Bridge, installed with funding from the Water Quality Improvement Program and American Recovery Reinvestment Act funding. These structures collect sediment from Route 9 drainage that enters Wappinger Lake from the Furnari Bridge. They are maintained by a private contractor retained by New York State.
- An ecosystem designed to simulate a natural wetland was installed in 2013 on two acres of property owned by the Southern Dutchess News, funded by the DEC Green Innovative Grant Program. It treats runoff from an approximately a 140-acre area. This location was identified as the highest contributor of contaminated sediment in a study funded by the Hudson River Estuary Program. The system is maintained by the Village.
- Sedimentation filtration systems for Market Street Drainage were installed in 2015 to collect sedimentation from Market Street runoff. The systems are maintained by the Village Highway Department.
- Spring Street/Veteran's Park bio-swale was installed in 2017 to catch runoff laden with sediment at the end of Spring Street before it enters the lake.
- Catch basins have been regularly replaced as part of the pavement and utility work done from 2007 to 2017, and will be a part of the work done on East Main Street. Catch basins are on an annual maintenance schedule by the Village Highway Department.

Public Sewer Service and Tri-Municipal Sewer Commission

The Village has shared the sewer treatment facility located at 345 Sheafe Road with the Town of Poughkeepsie as co-owner since the 1980s, and the Town of Wappinger has been a tenant. Thirty-six percent of the capacity is allocated for Village use. The Village and Town of Wappinger are interested in increasing the capacity of the Tri-Municipal sewer treatment facility so that private and public sewage treatment facilities can be

decommissioned and the wastewater sent to the facility to prevent it from adversely affecting water quality in the watershed.

Actions:

- Annually review and regularly update projections in a comprehensive Infrastructure Plan by surveying each of the Village Departments and Commissions to establish project priorities and cost estimates.

Village Highway Garage

The Village Highway Garage formerly was located at the foot of Market Street, where it occupied an approximately 5,000 square foot brick building built in the 1820s on one-third of an acre. The site did not provide enough room for the Highway Department's vehicles. A new garage was constructed on the southern corner of the property where Temple Field was located and opened in the Fall of 2013.

Many years ago, the Village and Town of Wappinger shared the cost of a salt storage shed. Recently, the Village decided that savings could be realized by storing salt near its trucks in the new garage. It is considering adding an environmentally-responsible salt storage shed at that location.

The former Village Highway Garage is located across from Temple Field near Franny Reese Park in the Town of Poughkeepsie. The Wappinger Greenway Trail runs along the property, which abuts the lower Wappinger Creek. The facility's location, and its historic brick building, make it ideal for future park development, including a community center and boathouse, as discussed in Chapter 8.

Actions:

- Construct a salt storage shed on the highway garage site.

Justice Court

The Village Justice Court occupies the first floor of the Village Hall. Court is staffed by one elected and one appointed Judge (both of whom are on call twenty-four hours a day), two full-time and two part-time court clerks, as well as 13 active court officers.

The Justice Court provides revenue to the Village. The availability of record storage space is an ongoing problem. Records are currently stored in three different locations since sufficient storage for all is not available at the Court.

Actions:

- Seek grants to upgrade the current Justice Court facilities.
- Ensure that Justice Court has adequate storage, and investigate electronic storage of court related documents.

9.C PUBLIC PARTICIPATION

Encouraging public participation in Village affairs is essential because in many cases a combination of government action and volunteerism is required to fulfill the vision of the *Comprehensive Plan*. The advent of new technologies has increased the number of ways the Village can connect with residents and engage them in the community. The Village website should be made easier to navigate and to maintain so it is always up-to-date. Its functions could be expanded to serve as a "virtual village," highlighting Village events, elections and candidates, plans and reports, volunteer opportunities, and issues of public interest. Making the website easier to maintain will support transparency in local government through timely publication of agendas, minutes, and recordings of Village meetings. Increased civic engagement will ensure that the Village remains a socially vibrant, participatory community.

Objective: Encourage effective public participation in the decision-making process among all residents of the Village.

Actions:

- Modernize and improve Village communications, particularly through the Village website and social media.
- Create a "Welcome to Our Community" page on the Village website with information for new residents about resources, opportunities, and contact information.
- Ensure that all Village plans and reports are included on the Village website, and update the website regularly to include Village events.
- Encourage residents to subscribe to Village emails to expand the reach of online communication and send residents timely information about issues.
- Develop a program of municipal volunteerism, in which residents are urged to participate on a range of committees in support of Village needs.
- Hold meetings in multiple locations, partner with existing groups and organizations, create events such as block parties and cultural celebrations, and hire bi-cultural and bilingual staff to involve more people in the community.
- Recognize the significant volunteer commitment of all Village-appointed board members.
- Develop a Village-wide program for rewarding special service, including awards presented ceremoniously for a broad range of volunteer activities.
- Reward volunteers by publicizing their achievements on the Village website and in local newspapers.
- Create a Comprehensive Plan Implementation Committee to ensure the recommendations of the plan are achieved.

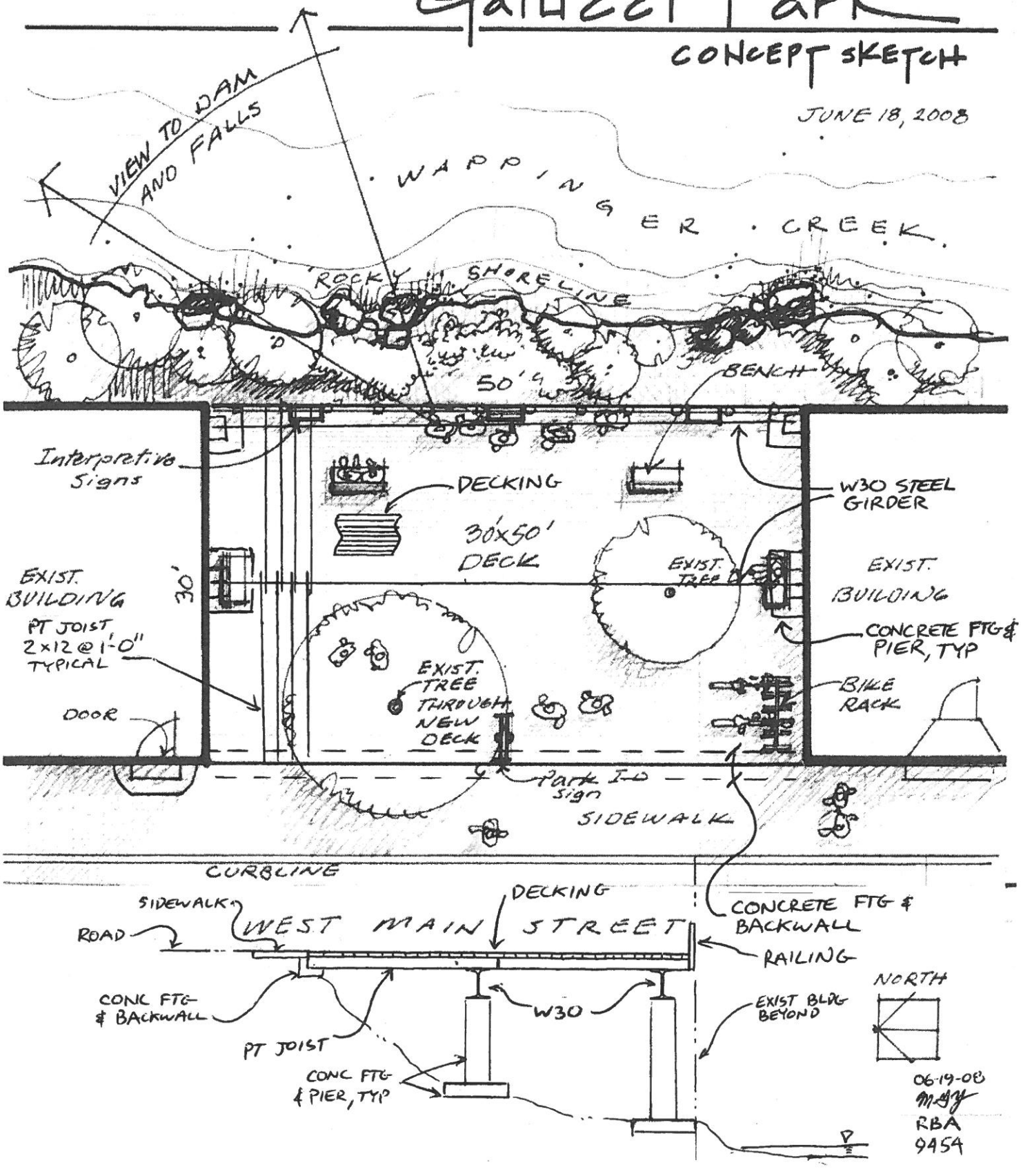
APPENDIX A:
GALUCCI PARK CONCEPT PLAN

the LA group
Landscape Architecture
and Engineering, P.C
40 Long Alley
Saratoga Springs
New York 12866

Galucci Park

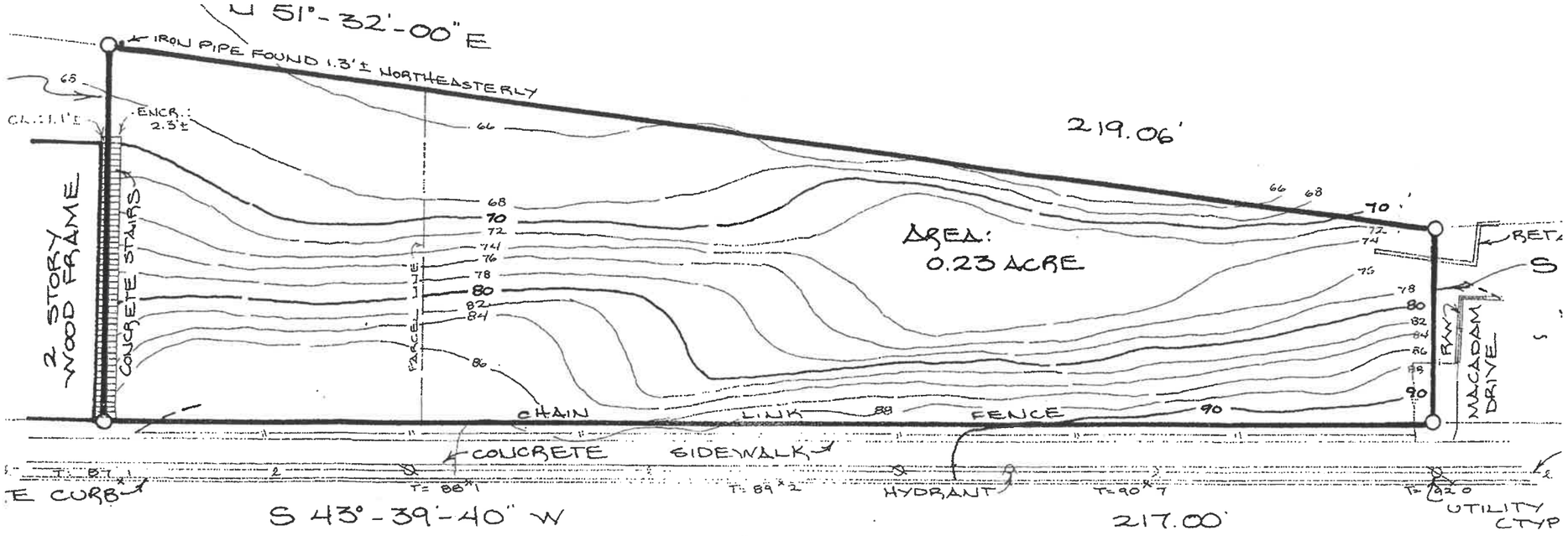
CONCEPT SKETCH

JUNE 18, 2008



06-19-08
MAY
RBA
9454

APPENDIX B:
FALLS VIEW PARK CONCEPT PLAN

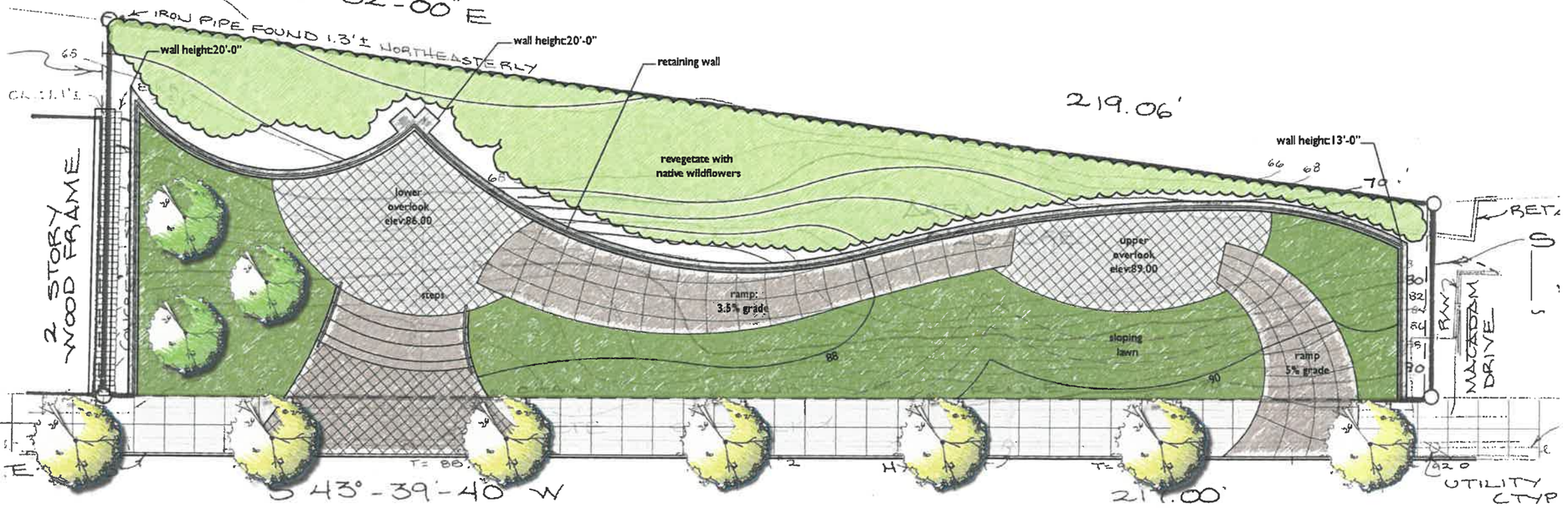


Existing Conditions

1"=10'-0"



Custom Railing to Match Park Aesthetics



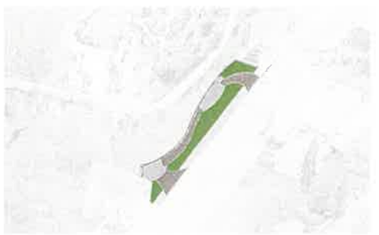
Proposed Park Design

1"=10'-0"



Birdseye View from Northwest - Proposed

nts



Birdseye View from Southeast - Proposed

nts

pouder design group
landscape architecture + environmental planning
4 CHARLES COLMAN BLVD., PAWLING, NY 12564
WWW.POUDER.COM 845.855.8255

Falls View Park
Village of Wappingers Falls, New York
July 13, 2009

scale: 1"=10'-0"