

VILLAGE OF  
WAPPINGERS FALLS

REPORT OF  
MAYOR'S PLANNING STUDY COMMITTEE

Date: February 7, 1961

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VILLAGE OF WAPPINGERS FALLS  
MAYOR'S PLANNING STUDY COMMITTEE

COMMITTEE MEMBERS

Mr. J. Stanley Thornton	Chairman
Mr. Frederick B. Jankowski, Jr.	Secretary

Mr. Sterling Begg  
Mr. G. William Bowman  
Mr. Albert I. Epstein  
Mrs. Theresa C. Fulton  
Mr. Leonard A. Hall  
Mr. Lawrence J. Oliva  
Mr. Francis R. Travis



## BACKGROUND

Mayor Joseph A. McCloskey, at the recommendation of the Village Board of Trustees, did on Wednesday, November 30, 1960, establish a committee to study planning requirements of the Village. This group was charged with the responsibility of determining whether or not a permanent planning board should be established for planning for the Village of Wappingers Falls.

This committee has held twelve (12) meetings since formation and their recommendation, together with supporting data, is contained in this brochure.

## INTRODUCTION TO COMMUNITY PLANNING

Planning is a process of obtaining information and data on which to base goals and policies, and of formulating programs to attain those aims.

Planning answers the questions:

Where do we stand and how did we get here?

Where do we want to go, and where are we likely to go if we do nothing?

How do we get to where we want to go with the means at our disposal or with means we can develop?

A systematic planning program is the only way a community can find out what it has and what it needs. A community has to start with what it has, decide what it needs, and determine how to get what it needs with the resources it has.

The job of a planning board is to survey and study the community to determine what the present resources and assets are and also to determine what the liabilities and inadequacies are. With this kind of a balance sheet, the planning board should be able to fulfill its responsibility of providing a reasonable and integrated means of obtaining our community of the future. This means that a planning board is in a position to get the facts and aid the local elected officials in the determination of policy. The planning board also studies and recommends concerning special problems referred to it by the local officials.

The tools of the planning board are: zoning ordinances, subdivision control and regulations, building codes, official maps, and general overall planning.



SUPPORTING DATA

VILLAGE OF WAPPINGERS FALLS

MAYOR'S PLANNING STUDY COMMITTEE

Considerable time and effort has been devoted by this committee in analyzing the general conditions of the Village of Wappingers Falls. Specific areas of interest are outlined in the following pages of this report.

It must be remembered that an impartial appraisal of existing conditions was the primary objective, without prejudice to anyone.

## I Village of Wappingers Falls

Planning is most important in seeing that proper growth is fostered and the things we love about Wappingers Falls are maintained. The general opinion of Village residents, over the past several years, has been that it is too late to maintain, develop, or improve conditions within the Village. We, of the Planning Study Committee, and you as members of the Board of Trustees, know this is not true.

Changes can be made, must be made, and will be made! These changes can be accomplished with proper direction and purpose.

We cannot stand idly by while the Town of Poughkeepsie and Town of Wappinger formulate plans which directly affect us and which could be detrimental to the Village of Wappingers Falls.

We offer the following data in support of our position:

### a) Residential Areas

The prime function of a planning board is in the area of preservation of the residential community and protection of property values. This can be accomplished by establishing proper zoning ordinances and building codes. Specific sites within the Village, such as, the old high school, Village dump and incinerator, and open lands should be utilized or changed to conform with the surrounding neighborhood.

b) Business Areas

The life blood of any community's shopping area, today, is the motorist and the arteries that carry him or her smoothly and unincumbered to convenient parking facilities. Hemmed-in by solid rows of buildings, our narrow streets and limited parking facilities are problems of the first magnitude.

In our study, we found that traffic lanes should be opened up and parking facilities developed adjacent and with easy access to business areas. Zoning of the business section as commercial would give stability and purpose to it. This could encourage other businesses to locate in the Village with an added feeling that their investment is being protected.

Planning is the primary means by which undesirable conditions can be either completely corrected or at least improved.

c) Industrial Park

At present, there are five diversified manufacturers operating in this section of the Village. To encourage the growth of these and other industries requires close cooperation by everyone. This would require a comprehensive study of this industrial area with a definite long-range plan of action encompassing traffic flow and general improvements. This is a minimum of what must be done to maintain these industries within our Village limits.



d) Traffic Patterns

Free flow of traffic on our main arteries and through Village streets cannot be left to solve itself. Widening of streets, parking provisions for pleasure and commercial vehicles, bus stops, no parking areas, one-way streets, and the present snail-like flow of traffic on certain hours on Sunday mornings must come under a comprehensive study to solve these problems for protection of life and property.

e) Recreational Development

Development of areas for recreation purposes should be within the scope of a permanent planning board.

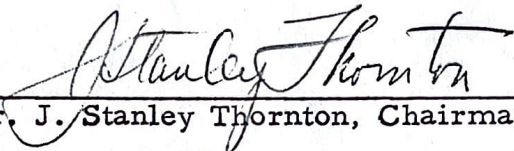
## II Cooperation With Surrounding Township, County, State, and Federal Groups

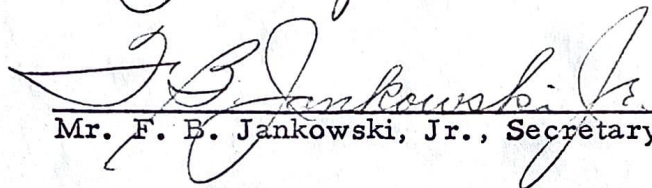
- A. Our neighbors, the Towns of Poughkeepsie and Wappinger, have established permanent planning boards which are developing plans and taking positive action. Since we are a part of both townships, mutual problems can only be solved by our Village officials establishing a similar planning board. Areas of mutual interest are as follows:
1. Roads and flow of traffic across Village and Town lines.
  2. Growth of economic development within the Village that would be advantageous to both Village and Town.
  3. Preservation of real property values by coordinated zoning for boundary areas.
  4. Study of specific problems including water, drainage, garbage disposal, and land reclamation.
- B. The State of New York and County of Dutchess are developing new roadways in all directions which will affect our immediate area. A planning board, permanent in nature, could assist the Village officials considerably, by investigating and reporting on development of these state and county plans. These changes can be coordinated to our advantage by establishing Village plans.
- C. Definite measures have been taken by the Federal and State governments to financially support local planning.

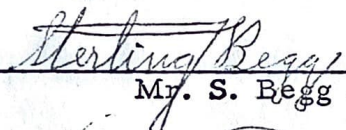


RECOMMENDATION

The Mayor's Planning Study Committee, consisting of the undersigned, hereby recommends that a Planning Board, permanent in nature, be established for the Village of Wappingers Falls, by resolution, and in accordance with existing Village laws.

  
Mr. J. Stanley Thornton, Chairman

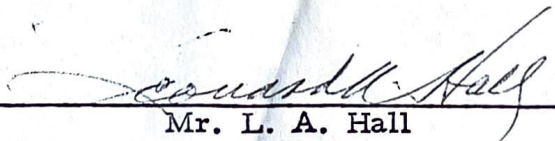
  
Mr. F. B. Jankowski, Jr., Secretary

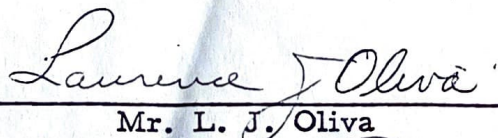
  
Mr. S. Begg

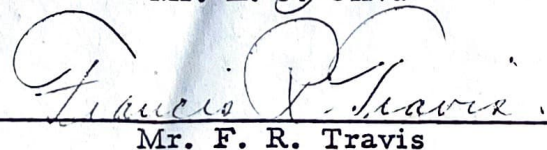
  
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